[Provisional Translation Only]
This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

June 13, 2018

Issuer
Ichigo Office REIT Investment Corporation ("Ichigo Office," 8975)
1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative: Yoshihiro Takatsuka, Executive Director
www.ichigo-office.co.jp/english

Asset Management Company
Ichigo Investment Advisors Co., Ltd.
Representative: Wataru Orii, President
Inquiries: Hiroto Tajitsu, Head of Administration
Tel: +81-3-3502-4891

New Loan and Interest Rate Swap

Ichigo Office decided today to borrow funds via a new loan ("Term Loan XII") and to enter into an interest rate swap to lock-in the interest rate on this new loan.

1. Reason for New Loan and Interest Rate Swap

The new loan, together with cash-on-hand (JPY 3 million), will be used to repay existing floating interest rate loans (JPY 2.949 billion). Ichigo Office is fixing the interest rate on the new loan via a swap in order to hedge against any future rise in interest rates. The new loan's term is six and a half years, significantly longer than the existing loans, further strengthening Ichigo Office's finances. For details of the loans being repaid, please refer to "3. Existing Loans Being Repaid" below.

2. Loan and Interest Rate Swap Details

Term Loan XII

Lender	SMBC, Mizuho Bank, Shinsei Bank, MUFG Bank, Aozora Bank, Resona Bank, The Kagawa Bank
Loan Amount	JPY 2.946 billion
Use of Proceeds	Repayment of existing loans
Loan Date	June 15, 2018
Principal Repayment Date	November 11, 2024
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Interest Rate	1M JPY TIBOR + 0.63% (p.a.)[1]
Interest Payment Date	Final day of each month following the Loan Date (the first payment date will be June 30, 2018 and the last payment date will be the same as the Principal Repayment Date)
Collateralized	No

Swap Details

Counterparty	Mizuho Bank
Contract Date	June 13, 2018
Fixed Interest Rate	0.86000%

[1] As a result of the interest rate swap, the interest rate for Term Loan XII is fixed at 0.86000%. However, the interest rate for the payment on the first payment date (from June 15, 2018 through June 30, 2018) will be 0.64633%.

Notes:

The base rate for the loans will be JPY TIBOR as published by the Japanese Bankers Association (JBA) two business days before each interest payment date. For current JPY TIBOR rates, please visit the JBA's website: www.jbatibor.or.jp/english/rate

In the event the interest payment date is not a business day, payment shall be made on the previous business day.

3. Existing Loans Being Repaid

SMBC Syndicate Loan II (Term Loan 5)

Lender	SMBC, Mizuho Bank, Aozora Bank, Shinsei Bank, MUFG Bank, Resona Bank, ORIX Bank, The Kagawa Bank
Loan Amount	JPY 1.474 billion (original loan amount: JPY 1.5 billion)
Use of Proceeds	Repayment of existing loan
Loan Date	December 15, 2014
Principal Repayment Date	June 15, 2018
Principal Repayment Terms	JPY 937,500 of the principal will be repaid on each Partial Principal Repayment Date, with the remainder to be repaid in full on the Principal Repayment Date
Partial Repayment Date	Final business day of January, April, July, and October following the Loan Date
Interest Rate	1M JPY TIBOR + 0.70% (p.a.)
Collateralized	No

SMBC Syndicate Loan II (Term Loan 7)

Lender	SMBC, Mizuho Bank, Aozora Bank, Shinsei Bank, MUFG Bank, Resona Bank, ORIX Bank
Loan Amount	JPY 1.474 billion (original loan amount: JPY 1.5 billion)
Use of Proceeds	Repayment of existing loan
Loan Date	January 9, 2015
Principal Repayment Date	June 15, 2018
Principal Repayment Terms	JPY 937,500 of the principal will be repaid on each Partial Principal Repayment Date, with the remainder to be repaid in full on the Principal Repayment Date
Partial Repayment Date	Final business day of January, April, July, and October following the Loan Date
Interest Rate	1M JPY TIBOR + 0.70% (p.a.)
Collateralized	No

4. Earnings Outlook

The impact of the new loan and interest rate swap on Ichigo Office's October 2018 and April 2019 fiscal period earnings has already been reflected in Ichigo Office's April 25, 2018 release "Earnings Forecast Revision for the October 2018 Fiscal Period and Earnings Forecast for the April 2019 Fiscal Period" and May 23, 2018 release "Corrected: Earnings Forecast Revision for the October 2018 Fiscal Period and Earnings Forecast for the April 2019 Fiscal Period."

Reference: Loan and Bond Composition after New Loan

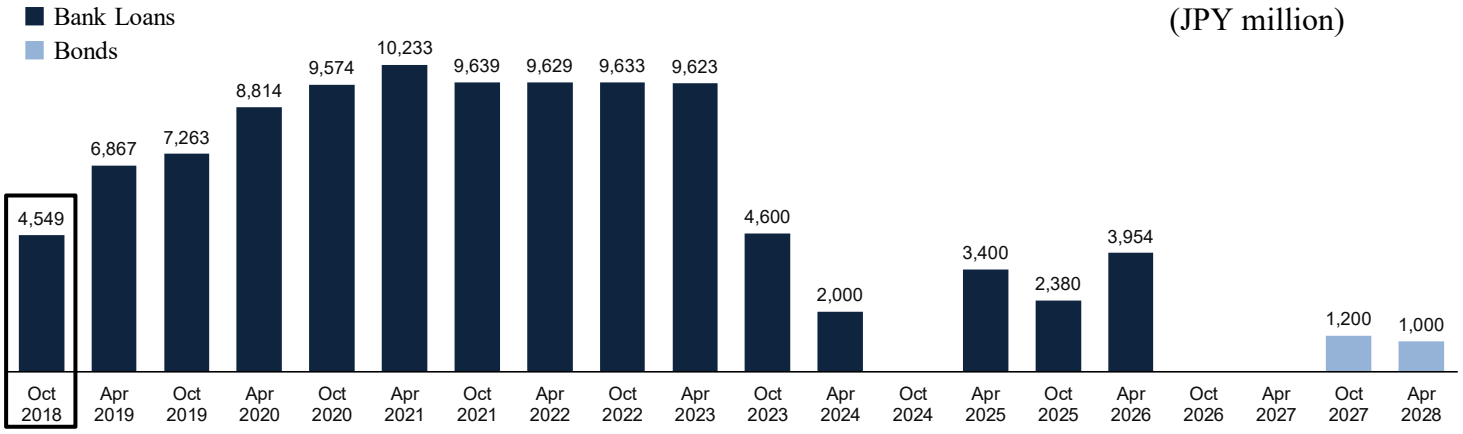
Outstanding Loan and Bond Balance (as of June 15, 2018)

(JPY million)

	Before New Loan (A)	After New Loan (B)	Change (B) - (A)
Short-term bank loans	–	–	–
Long-term bank loans (due within one year)	11,575	8,626	-2,949
Long-term bank loans	91,012	93,958	+2,946
Total bank loans	**102,587**	**102,584**	**-3**
Bonds	2,200	2,200	–
Total bank loans and bonds	**104,787**	**104,784**	**-3**
Other interest-bearing liabilities	–	–	–
Total interest-bearing liabilities	**104,787**	**104,784**	**-3**

Distribution of Loan and Bond Maturities (as of June 15, 2018)

Before New Loan



After New Loan

