[Provisional Translation Only]
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New Loans

Ichigo Office decided today to borrow funds via new loans ("Term Loan XIII-A" and "Term Loan XIII-B").

1. Reason for New Loans

The new loans will be used to acquire the Ichigo Uchi Honmachi Building, as announced in today's release "Asset Acquisition (Ichigo Uchi Honmachi Building)."

2. Loan Details

Term Loan XIII-A

Lender	SMBC
Loan Amount	JPY 500 million
Use of Proceeds	Asset acquisition and related costs
Loan Date	September 28, 2018
Principal Repayment Date	February 29, 2024
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Interest Rate	1M JPY TIBOR + 0.57% (p.a.)
Interest Payment Date	Final day of each month following the Loan Date (the first payment date will be October 31, 2018 and the last payment date will be the same as the Principal Repayment Date)
Collateralized	No

Term Loan XIII-B

Lender	Mizuho Bank
Loan Amount	JPY 400 million
Use of Proceeds	Asset acquisition and related costs
Loan Date	September 28, 2018
Principal Repayment Date	February 29, 2024
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Interest Rate	1M JPY TIBOR + 0.57% (p.a.)
Interest Payment Date	Final day of each month following the Loan Date (the first payment date will be October 31, 2018 and the last payment date will be the same as the Principal Repayment Date)
Collateralized	No

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. Earnings Outlook

There is no change in Ichigo Office's October 2018 and April 2019 earnings forecasts due to the new loans and the asset acquisition announced in today's release "Asset Acquisition (Ichigo Uchi Honmachi Building)."

4. Other

Risks related to this loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted July 26, 2018.

Reference: Loan and Bond Composition after New Loan

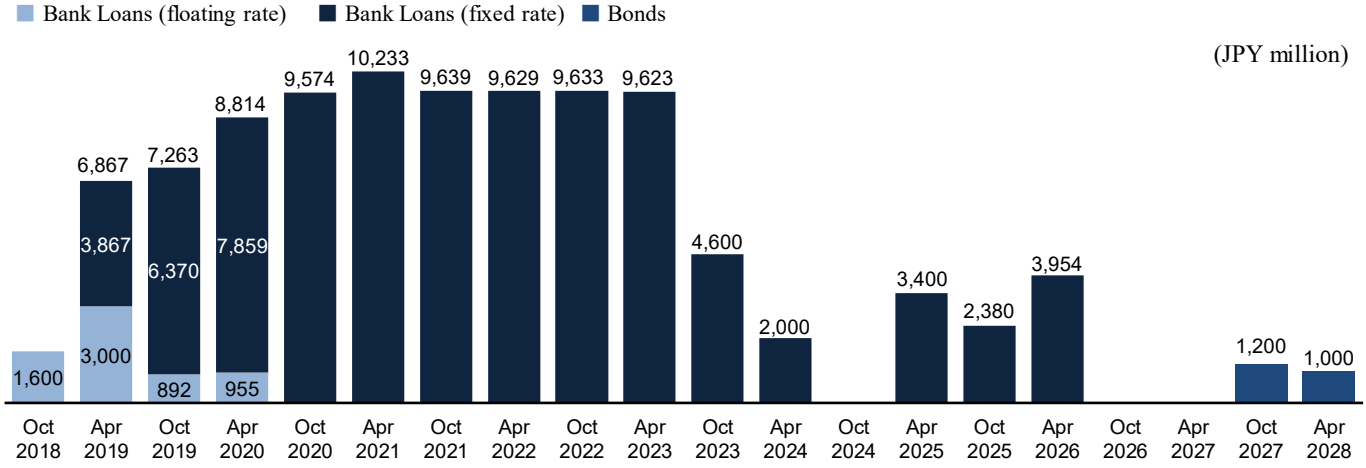
Outstanding Loan and Bond Balance (as of September 28, 2018)

(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)	14,986	14,986	–
Long-term bank loans	87,555	88,455	+900
Total bank loans	**102,542**	**103,442**	**+900**
Bonds	2,200	2,200	–
Total bank loans and bonds	**104,742**	**105,642**	**+900**
Other interest-bearing liabilities	–	–	–
Total interest-bearing liabilities	**104,742**	**105,642**	**+900**

Distribution of Loan and Bond Maturities (as of September 28, 2018)

Before New Loans



After New Loans

