Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

January 15, 2020

Japan Excellent, Inc. (TSE: 8987)
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Notice Concerning Pricing for the Issue of New Investment Units and Secondary Offering

Japan Excellent, Inc. ("JEI" or the "Investment Corporation") announces its decision, by resolutions of its Board of Directors adopted on January 6, 2020, concerning the offer price and other details of the issue of new investment units and secondary offering determined at its Board of Directors on January 15, 2020. Brief details are as follows:

1. Public Offering for the Issue of New Investment Units (Primary Offering)

(1)	Total number of units to be issued	43,000 units Out of the above number of investment units, 11,825 units will be sold to overseas investors in overseas markets mainly consisting of Europe and Asia (excluding the United States and Canada).
(2)	Offer price	¥173,355 per unit
(3)	Total offer price	¥7,454,265,000
(4)	Issue price	¥167,754 per unit
(5)	Total issue price	¥7,213,422,000
(6)	Application period	January 16, 2020 (Thursday) to January 17, 2020 (Friday)
(7)	Payment date	January 21, 2020 (Tuesday)

(Note) Underwriters will underwrite and purchase the Investment Corporation's investment units at the above issue price, and conduct a public offering at the above offer price. The proceeds, i.e., the difference between the offer and issue price, will be treated as the underwriting fee for the underwriters.

Note: This press release provides information regarding JEI's pricing for the issue of new investment units and secondary offering and is not intended to solicit investment from investors. Additionally, this press release is not an offer of securities for sale in the United States of America. The investment units have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. No offer, public or otherwise, of securities in the United States will be made in connection with the above-mentioned transactions.

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2. Secondary Offering (Over-Allotment)

(1)	Total number of units to be offered	4,300 units
(2)	Offer price	¥173,355 per unit
(3)	Total issue price	¥745,426,500
(4)	Application period	January 16, 2020 (Thursday) to January 17, 2020 (Friday)
(5)	Delivery date	January 22, 2020 (Wednesday)

3. Third-Party Allotment (Greenshoe Option)

(1)	Total number of units to be issued	4,300 units
(2)	Issue price	¥167,754 per unit
(3)	Total issue price	¥721,342,200
(4)	Application period (application date)	February 12, 2020 (Wednesday)
(5)	Payment date	February 13, 2020 (Thursday)

(Note) If no application is made by the third party for all or a part of the investment units to be allotted, the issue of such investment units will be canceled.

<Notes>

1. Basis for Calculating the Offer Prices for the Primary Offering and Secondary Offering

(1)	Reference date for calculation	January 15, 2020 (Wednesday)
(2)	Closing price on the reference date	¥177,800
(3)	Discount rate	2.50%

2. Syndicate Cover Transaction Period

January 18, 2020 (Saturday) through February 7, 2020 (Friday)

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3. Changes of Number of Units Issued and Outstanding Upon New Issuance of Units

Number of units outstanding before the offering	1,305,700 units	
Number of newly issued units by primary offering	43,000 units	
Number of units outstanding after primary offering	1,348,700 units	
Number of newly issued units by third-party allotment	4,300 units	(maximum)
Number of units outstanding after third-party allotment	1,353,000 units	(maximum)

4. Use of Proceeds

JEI plans to use the net proceeds of ¥7,213,422,000 from the primary offering for the repayment of the borrowings (4.0 billion yen) in line with the acquisition of BIZCORE AKASAKA MITSUKE (Note 1), the cash on hand partly used for the acquisition of BIZCORE AKASAKA MITSUKE and Senshin Building (Note 2), and the funds for acquisition of GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building) (Note 3). The net proceeds with a maximum of ¥721,342,200 procured from the issuance of new investment units by third-party allotment which was resolved on the same date as the primary offering will be kept as cash on hand, and will be used as part of funds for future acquisitions of specified assets (as defined in Article 2, paragraph 1 of Act on Investment Trusts and Investment Corporations) or as part of repayment of borrowings.

(Note 1) For details on BIZCORE AKASAKA MITSUKE, please refer to "Notice concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights (BIZCORE AKASAKA MITSUKE)" announced on August 19, 2019.

(Note 2) For details on Senshin Building, please refer to "Notice concerning Acquisition of Domestic Real Estate (Senshin Building)" announced on November 12, 2019.

(Note 3) For details on GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building), please refer to "Notice concerning Acquisition of co-ownership interest of Domestic Real Estate Trust Beneficiary Rights (GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building)" announced on January 6, 2020.

(End)

Japan Excellent, Inc. Website: https://www.excellent-reit.co.jp/en/

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