日本賃貸住宅投資法人
Japan Rental Housing Investments Inc.

English Translation
The following is an English translation of the original Japanese press release and is being provided for informational purposes only.

June 25, 2019

To All Concerned Parties

REIT Issuer: Japan Rental Housing Investments Inc.
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Notice Concerning Refinancing of Loans

Japan Rental Housing Investments Inc. (hereinafter referred to as the "Investment Corporation") announces that the Investment Corporation decided refinancing of the existing borrowings (hereinafter referred to as the "Refinancing") at a meeting of its Board of Directors held today.

I. The Refinancing

1. Borrowing of Fund

(1) Reason for the Borrowing

The Investment Corporation has decided to enter into new borrowings for purposes of refinancing the existing borrowings of totaling 2,750 million yen, which are due for repayment on June 28, 2019. For details on the repayment, please refer to "2. Summary of the Existing Borrowings Subject to the Refinancing."

(2) Summary of Borrowings

The Investment Corporation has decided to enter into syndicated loan arrangements of JPY 2,750 million in total with 4 financial institutions with which the Investment Corporation currently has outstanding borrowings through a syndicated loan. MUFG Bank, Ltd. will be the arranger and agent.

<Term Loan DD 1st Term Loan >

(1) Lenders	MUFG Bank, Ltd.
(2) Amount of borrowing	JPY 550 million
(3) Drawdown date	June 28, 2019
(4) Due date	June 30, 2027
(5) Interest payment dates	On the 22nd of each month. (if not a business day, the next business day, and if the next business day falls in the next month, the business day immediately prior will be the interest payment date)
(6) Interest rate	1-month JBA Japanese Yen TIBOR+0.4825%
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement DD) to be concluded with the lenders specified in (1) above on June 25, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

<Term Loan DD 2nd Term Loan >

(1) Lenders	The Kagawa Bank, Ltd.
(2) Amount of borrowing	JPY 700 million
(3) Drawdown date	June 28, 2019
(4) Due date	June 30, 2026
(5) Interest payment dates	On the 22nd of each month. (if not a business day, the next business day, and if the next business day falls in the next month, the business day immediately prior will be the interest payment date)
(6) Interest rate	1-month JBA Japanese Yen TIBOR+0.4575%
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement DD) to be concluded with the lenders specified in (1) above on June 25, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

The 1-month JBA Japanese Yen TIBOR rate as of two business days prior to the immediately preceding interest payment date will be used as the base rate to calculate the applicable interest rate for the interest calculation periods. Please refer to the JBA TIBOR Administration website (http://www.jbatibor.or.jp/english/rate/) for 1-month JBA Japanese Yen TIBOR information.

<Term Loan DD 3rd Term Loan >

(1) Lenders	The Hyakugo Bank, Ltd., The Hiroshima Bank, Ltd.
(2) Amount of borrowing	JPY 1,500 million
(3) Drawdown date	June 28, 2019
(4) Due date	June 28, 2024
(5) Interest payment dates	On the 22nd of each month. (if not a business day, the next business day, and if the next business day falls in the next month, the business day immediately prior will be the interest payment date)
(6) Interest rate	Unfixed (Fixed interest rate)
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement DD) to be concluded with the lenders specified in (1) above on June 25, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

The interest rate of Term Loan DD is to be determined 2 business days prior to the drawdown date.
The Investment Corporation will announce as soon as it has been determined.

2. Summary of the Existing Borrowings Subject to the Refinancing

<Term Loan L>

(1) Lenders	MUFG Bank, Ltd., The Kagawa Bank, Ltd., The Hyakugo Bank, Ltd., The Hiroshima Bank, Ltd.
(2) Balance of borrowings	JPY 2,750 million
(3) Drawdown date	July 1, 2014
(4) Due date	June 28, 2019
(5) Interest rate	1-month JBA Japanese Yen TIBOR+0.60%
(6) Repayment conditions	Lump-sum repayment on the due date

Ⅱ. Status of the Balance and Interest-bearing Debt Ratio Before and After the Refinancing

(Unit: JPY million)

	Before the Refinancing (June 27, 2019)	After the Early Repayment (June 28, 2019)	Change
Short-term borrowings (Note 1)	–	–	–
Long-term borrowings (Note 1)	101,787	101,787	–
(Long-term borrowings due within one year) (Note 2)	13,500	10,750	▲ 2,750
Total borrowings	101,787	101,787	–
Investment corporation bonds	13,800	13,800	–
Total interest-bearing debt	115,587	115,587	–

(Note 1) The debt periods for short-term borrowings are within one year and long-term borrowings are over one year.
(Note 2) Long-term borrowings due within one year represent borrowings due within one year from the respective dates indicated above.

Ⅲ. Forecasts

There is minimal impact from the Refinancing on asset management conditions for the fiscal period ending September 30, 2019 (April 1, 2019 to September 30, 2019) and the fiscal period ending March 31, 2020 (October 1, 2019 to March 31, 2020).

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Ⅳ. Other

As for risks pertaining to the Refinancing, there are no material changes to the “Investment risks” stated in the most recent semiannual securities report (submitted June 19, 2019).

*URL: http://www.jrhi.co.jp/en/