

August 27, 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 2,000million yen, which are due for repayment on August 30, 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 2,000 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 EE 1st Term Loan >

(1) Lenders	MUFG Bank, Ltd.
(2) Amount of borrowing	JPY 500 million
(3) Drawdown date	August 30, 2019
(4) Due date	August 31, 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 EE) to be concluded with the lenders specified in (1) above on August 27, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

<Term Loan EE 2nd Term Loan >

(1) Lenders	The Senshu Ikeda Bank Ltd. , The Nomura Trust Banking Co., Ltd.
(2) Amount of borrowing	JPY 1,000 million
(3) Drawdown date	August 30, 2019
(4) Due date	August 30, 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	1-month JBA Japanese Yen TIBOR+0.3575%
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement EE) to be concluded with the lenders specified in (1) above on August 27, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

English Translation

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

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 EE 3rd Term Loan >

(1) Lenders	The Hiroshima Bank, Ltd.
(2) Amount of borrowing	JPY 500 million
(3) Drawdown date	August 30, 2019
(4) Due date	August 30, 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 EE) to be concluded with the lenders specified in (1) above on August 27, 2019.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

The interest rate of Term Loan EE 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 M>

(1) Lenders	MUFG Bank, Ltd., The Senshu Ikeda Bank Ltd. , The Nomura Trust Banking Co., Ltd., The Hiroshima Bank, Ltd.
(2) Balance of borrowings	JPY 2,000 million
(3) Drawdown date	September 1st, 2014
(4) Due date	August 30, 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 (August 29, 2019)	After the Early Repayment (August 30, 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)	18,099	16,099	▲ 2,000
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).



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/>