

**For Immediate Release  
For Translation Purposes Only**

January 27, 2020

**Japan Excellent, Inc. (TSE: 8987)**  
Hidehiko Ogawa, Executive Director

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Japan Excellent Asset Management Co., Ltd.

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**Notice Concerning Debt Financing**

Japan Excellent, Inc. (hereinafter “JET”) announces the decision made today concerning new debt financing as follows.

**1. Details of Debt Financing**

No.	Lenders	Loan Amount	Interest Rate (Note 1)		Borrowing Period	Drawdown Date	Principal Repayment Date (Note 2)	Borrowing Method, Repayment Method, Collateral
1	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank	¥5.6billion	Floating	Base interest rate (JBA six-month Yen-TIBOR) +0.490% (Note 3)	9.0 years	January 31, 2020	January 31, 2029	Term loan agreement To be repaid in full on the repayment date Unsecured / Non-guaranteed
2	The Dai-ichi Life Insurance Company, Limited	¥1.0billion	Fixed	0.770%	9.0 years			
3	Development Bank of Japan Inc.	¥2.0billion	Fixed	0.707% (Note 4)	8.5years		July 31, 2028	
Total		¥8.6billion	-	-	-	-	-	-

(Note 1) All figures have been rounded off to three decimal places.

(Note 2) However, if the concerned date is not a business day, the subsequent business day; if this day falls within the following month, the business day immediately preceding the concerned date shall be the interest payment/principal repayment date.

(Note 3) JET plans to effectively fix the interest rate by executing an interest rate swap agreement. The details of the interest rate swap agreement will be announced separately when they are determined. The current JBA six-month Yen-TIBOR can be referenced on the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>). The latest information on debt financing can also be found on JET's website.

(Note 4) The interest rate is the provisional rate based on Base interest rate on January 24. The applicable rate will be disclosed if the rate will be changed from the provisional rate.

## 2. Purpose of Debt Financing

JEI intends to allocate the proceeds to the repayment of borrowings of a total of ¥8.6billion described in “3. Total Amount to be Borrowed, Use of Proceeds and Scheduled Expenditure Date / (2) Detailed Use of Proceeds and Scheduled Expenditure Date / (i) Detailed Use of Proceeds” below scheduled to fall due and payable on January 31, 2020.

## 3. Total Amount to be Borrowed, Use of Proceeds and Scheduled Expenditure Date

(1) Total Amount to be Borrowed

¥8.6billion (JPY 8,600,000,000)

(2) Detailed Use of Proceeds and Scheduled Expenditure Date

- (i) Detailed Use of Proceeds : To be allocated to repayment of borrowings of a total of ¥8.6billion (scheduled to fall due and payable on January 31, 2020) below
- Borrowings of ¥2.0 billion (Note 1)
  - Borrowings of ¥2.6 billion (Note 2)
  - Borrowings of ¥1.0 billion (Note 3)
  - Borrowings of ¥3.0 billion (Note 4)

(ii) Scheduled Expenditure Date : January 31, 2020

(Note 1) For details, please refer to 1-(3) of “Notice Concerning Debt Financing” dated January 26, 2012

(Note 2) For details, please refer to 1-(1) of “Notice Concerning Debt Financing” dated June 21, 2013

(Note 3) For details, please refer to 1-(6) of “Notice Concerning Debt Financing” dated June 21, 2013

(Note 4) For details, please refer to 1-(1) of “Notice Concerning Debt Financing” dated December 20, 2013

## 4. Interest of the Asset Management Company Concerning the Loan

The Dai-ichi Life Insurance Company, Limited is a sponsor-related party as defined in the “Rules on Transactions with Sponsor-related Parties,” an internal rule of the asset management company which was established by the asset management company for the purpose of implementing appropriate asset management by the investment corporation through elimination of conflict of interest. Upon executing the contract with The Dai-ichi Life Insurance Company, Limited, the asset management company has undergone deliberation at the Compliance Committee including external specialists; Investment Committee in accordance with the rule. This shall be reported to the Board of Directors of the investment corporation without delay.

## 5. Status of Interest-bearing Debt after Financing

(millions of yen)

	Before Drawdown	After Drawdown	Increase/ Decrease
Short-term borrowings	9,000	9,000	-
Long-term borrowings	87,600	87,600	-
Total borrowings	96,600	96,600	-
Investment corporation bonds	33,000	33,000	-
Total interest-bearing debt	129,600	129,600	-

\*Long-term borrowings include those due within one year.

## 6. Other Matters Required for Investors to Appropriately Understand and Evaluate the above Information

There is no change to the content of “Risks in Investment” set forth in JEI's Securities Report (yuka shoken houkoku-sho) for the 26th Fiscal Period (ended June 30, 2019) submitted on September 20, 2019 with respect to the risks of this debt financing.

(End)

Japan Excellent, Inc. Website: [www.excellent-reit.co.jp/en/](http://www.excellent-reit.co.jp/en/)