

February 19, 2020

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 6,450 million yen, which are due for repayment on March 23, 2020. 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 6,450 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 HH 1st Term Loan >**

(1) Scheduled Lenders (Note)	MUFG Bank, Ltd. , Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited
(2) Amount of borrowing	JPY 2,450million
(3) Drawdown date	March 23, 2020
(4) Due date	September 30, 2025
(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+0.3825%
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement HH) to be concluded with the lenders specified in (1) above on March 17, 2020.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

#### **<Term Loan HH 2nd Term Loan >**

(1) Scheduled Lenders (Note)	MUFG Bank, Ltd. , Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited , Aozora Bank, Ltd.
(2) Amount of borrowing	JPY2,300 million
(3) Drawdown date	March 23, 2020
(4) Due date	March 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+0.4325%
(7) Method	Borrowings under individual loan agreements (Term Loan Agreement HH) to be concluded with the lenders specified in (1) above on March 17, 2020.
(8) Repayment conditions	Lump-sum repayment on the due date

(9) Collateral	Unsecured and unguaranteed
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<Term Loan HH 3rd Term Loan >

(1) Scheduled Lenders (Note)	MUFG Bank, Ltd. , Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited
(2) Amount of borrowing	JPY1,700million
(3) Drawdown date	March 23, 2020
(4) Due date	March 31, 2028
(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 HH) to be concluded with the lenders specified in (1) above on March 17, 2020.
(8) Repayment conditions	Lump-sum repayment on the due date
(9) Collateral	Unsecured and unguaranteed

(Note) The contracts have not yet been signed as of today. Therefore it is stated as “Scheduled”.

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.

## 2. Summary of the Existing Borrowings Subject to the Refinancing

<Term Loan A8 2nd Term Loan >

(1) Lenders	MUFG Bank, Ltd. , Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited , Aozora Bank, Ltd.
(2) Balance of borrowings	JPY 2,450million
(3) Drawdown date	March 6, 2014
(4) Due date	March 23, 2020
(5) Interest rate	1-month JBA Japanese Yen TIBOR+0.85%
(6) Repayment conditions	Lump-sum repayment on the due date

<Term Loan N 2nd Term Loan >

(1) Lenders	MUFG Bank, Ltd. , Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited , Aozora Bank, Ltd.
(2) Balance of borrowings	JPY 4,000million
(3) Drawdown date	March 26, 2014
(4) Due date	March 23, 2020
(5) Interest rate	1-month JBA Japanese Yen TIBOR+0.75%
(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 (March 19, 2020)	After the Early Repayment (March 23, 2020)	Change
Short-term borrowings (Note 1)	2,000	2,000	–
Long-term borrowings (Note 1)	101,787	101,787	–
(Long-term borrowings due within one year) (Note 2)	13,799	14,163	364
Total borrowings	103,787	103,787	–
Investment corporation bonds	11,800	11,800	–
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 March 31, 2020 (October 1, 2019 to March 31, 2020) and the fiscal period ending September 30, 2020 (April 1, 2020 to September 30, 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 December 19, 2019).

\*URL: <https://www.jrhi.co.jp/en/>