

日本ヘルスケア投資法人

Nippon Healthcare Investment Corporation

This translation of the original Japanese notice is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

February 21, 2020

REIT Issuer: Nippon Healthcare Investment Corporation (Securities Code: 3308)
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Notice Concerning Early Repayment of Existing Borrowings and Borrowing of Funds

We hereby give notice that Nippon Healthcare Investment Corporation (the “Investment Corporation”) decided today to make an early repayment of 900 million yen in total of existing borrowings (the “Early Repayment”) and to borrow a total of 900 million yen (the “Borrowing”) as follows.

1. Details of the Early Repayment

Lender	Shinkin Central Bank	
Loan amount (million yen)	500	400
Repayment amount (million yen)	500	400
Borrowing date	2017/10/31	2018/10/31
Repayment date	2020/10/30	2022/10/31
Early repayment date	2020/2/28	
Repayment resource	Please refer to Postscript 「2.Details for the Borrowing」 (Note)	
Collateral	Secured and unguaranteed	

2. Details for the Borrowing

Scheduled Lender (Note1)	Loan Amount (million yen)	Interest Rate (basic applicable interest rate + spread)	Scheduled Borrowing Date	Borrowing / Repayment Method	Repay ment Date
Mizuho Bank, Ltd.	500	1 month Japanese Yen TIBOR + 0.175% (Note2)	2020/2/28	Unsecured Repayment in lump sum	2020/1 0/30
	400	1 month Japanese Yen TIBOR + 0.275% (Note2)			2022/1 0/31

(Note 1) The contract has not yet been signed as of today. Therefore it is stated as “Scheduled”

(Note 2) Interest shall be paid at the end of every month (If any such date is not a business day, the immediately following business day; and if such date falls within the next month, the preceding last business day of the month.) and the repayment date. Interest Rate is calculated based on 1 month Japanese Yen TIBOR which Japanese Bankers Association (“JBA”) announces two business days prior to the first day of the applicable period.

(*) Please refer to the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>) for Japanese Yen TIBOR.

Note: This press release was prepared as a public announcement regarding early repayment of existing borrowings and borrowing of funds and was not prepared with the aim of soliciting investments.

3. Reason for the Borrowing

The loan will be provided for the Early Repayment.

4. Date of Signing Contract

February 25, 2020

5. Status of Interest-Bearing Liabilities after the Borrowing

Please refer to “Reference” for the status of interest-bearing liabilities after the Early Repayment and the Borrowing.

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

There arises no change to the content of the investment risks described at “1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk” of the Yukashouken Houkokusyo filed as of January 21, 2020 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

(1) Outstanding Balance of Interest-Bearing Liabilities after the Early Repayment and the Borrowing

As of February 28, 2020

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	3,000	3,000	0
Long-term loans (loan period: over 1 year) (Note)	6,800	6,800	0
Total loans	9,800	9,800	0
Investment corporation bonds	0	0	0
Total interest-bearing liabilities	9,800	9,800	0

(Note) The long-term loans to be repaid within 1 year are included in the short-term loans.

(2) Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities after the Early Repayment and the Borrowing

As of February 28, 2020

(Unit: million yen)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	2,900	29.6%
Fixed-rate interest-bearing liabilities*	6,900	70.4%

* Fixed-rate interest-bearing liabilities include liabilities changed from floating-rate to fixed-rate through swap transactions.

* Website URL of the Investment Corporation: <http://www.daiwa-office.co.jp/en/>

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