

April 20, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1 Shimbashi, Minato-ku, Tokyo
Toshio Sugita
Executive Officer
(Securities Code: 3296)
Asset Management Company:
Sojitz REIT Advisors K.K.
Toshio Sugita
President & CEO
Contact:
Takahiro Ishii
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-5501-0080)

Notice Concerning Borrowing of Funds (Determination of Interest Rate)
and the Conclusion of Interest Rate Swap Agreement

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces today interest rate has been determined and the following Interest Rate Swap Agreements (the “Swap Agreement”) have been concluded concerning the part of the borrowing of funds announced in “Notice Concerning Borrowing of Funds” dated March 28, 2018 (the “Borrowing”).

1. Content of the Borrowing (Determination of Interest Rate)

No.	Lender	Loan amount (mn yen)	Interest rate	Fixed/Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
038	Meiji Yasuda Life Insurance Company	500	0.70343% (Note1)	Fixed	April 24, 2018	Borrowing based on the monetary loan agreement with the lender shown to the left as the loaner	April 20, 2026	Lump-sum repayment on repayment date (Note 2)	Unsecured Unguaranteed

(Note 1) The first interest payment date shall be May 21, 2018, and the subsequent interest payment date shall be the 20th day of every month and the principal repayment date (if the date is not a business day, then it shall be the next business day.).

(Note 2) NIPPON REIT can make early repayment of the loan, in whole or in part, if certain terms and conditions such as prior written notice by NIPPON REIT are met by the repayment date.

2. Conclusion of Interest Rate Swap Agreement

(1) Reason for the conclusion of the Swap Agreement

To convert the interest rate payable for the Borrowing into a fixed rate and hedge the risks against interest rate fluctuations.

(2) Content of the Swap Agreement

Counterparty	Notional Amount (mn yen)	Interest (Note1)		Commencement Date	Termination Date	Corresponded Loan		
		Fixed interest rate payable	Floating interest rate receivable			Loan No.	Loan Amount (mn yen)	Loan Period
Mizuho Bank, Ltd.	3,200	0.15990% (Note2)	JBA Japanese Yen TIBOR applicable to the respective interest calculation period of the Loan No.032	April 24, 2018	April 22, 2024	032	3,200	6 years
Mizuho Bank, Ltd.	2,000	0.19306% (Note3)	JBA Japanese Yen TIBOR applicable to the respective interest calculation period of the Loan No.033		April 21, 2025	033	2,000	7 years
Shinsei Bank, Limited.	600	0.23370% (Note4)	JBA Japanese Yen TIBOR applicable to the respective interest calculation period of the Loan No.034		April 20, 2026	034	600	8 years
Mizuho Bank, Ltd.	1,200	0.31181% (Note5)	JBA Japanese Yen TIBOR applicable to the respective interest calculation period of the Loan No.039		April 20, 2028	039	1,200	10 years

(Note1) Interest payment date shall be the 20th day of every month until the termination date and the termination date (if the date is not a business day, then it shall be the next business day.).

(Note2) The interest rate payable for the Loan No.032 will be fixed at 0.51990% by the Swap Agreement.

(Note3) The interest rate payable for the Loan No.033 will be fixed at 0.61306% by the Swap Agreement.

(Note4) The interest rate payable for the Loan No.034 will be fixed at 0.75370% by the Swap Agreement.

(Note4) The interest rate payable for the Loan No.039 will be fixed at 0.96181% by the Swap Agreement.

3. Future outlook

The forecast of the management status for fiscal period ending June 2018 (from January 1, 2018 to June 30, 2018) and fiscal period ending December 2018 (from July 1, 2018 to December 31, 2018) announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2017 (REIT)” dated February 16, 2018 remains unchanged because the impact will be minimal.

4. Other matters necessary for investors’ appropriate understanding/judgment of the concerned information

Concerning the risks associated with the borrowing, there is no change from the content of “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” of the Securities Reports submitted on March 28, 2018.

* NIPPON REIT website : <http://www.nippon-reit.com/en>

This notice is the English translation of the original Japanese document and is provided solely for information purposes. There is no assurance as to the accuracy of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.