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For Immediate Release

REIT Issuer

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Asset Management Company

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Notice Concerning Borrowing of Funds and Conclusion of Interest Rate Swap Agreements

Starts Proceed Investment Corporation (“Starts Proceed”) announces that it decided at its Board of Directors meeting held today to conduct borrowing of funds and to conclude interest rate swap agreements. The details are as follows.

1. Reason and Purpose of Borrowings

Borrowings will be conducted to allocate funds for the repayment of borrowings totaling 11,647 million yen maturing on November 25, 2014.

2. Details of Borrowings

	Term Loan V (Term: 1 year and 6 months / Floating interest rate)	Term Loan W (Term: 3 years / Floating interest rate)	Term Loan X (Term: 3 years and 6 months / Floating interest rate)	Term Loan Y (Term: 5 years / Floating interest rate)
Lender	Resona Bank, Ltd. Aozora Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. The Musashino Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited ORIX Bank Corporation The Kagawa Bank, Ltd.	Resona Bank, Ltd. Aozora Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. The Musashino Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited ORIX Bank Corporation The Kagawa Bank, Ltd.	Resona Bank, Ltd. Aozora Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. The Musashino Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited ORIX Bank Corporation The Kagawa Bank, Ltd.	Resona Bank, Ltd. Aozora Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. The Musashino Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited ORIX Bank Corporation The Kagawa Bank, Ltd.
Loan Amount	2,647 million yen	4,000 million yen	2,500 million yen	2,500 million yen
Scheduled Drawdown Date	November 25, 2014	November 25, 2014	November 25, 2014	November 25, 2014
Principal Repayment Date	May 24, 2016	November 24, 2017	May 25, 2018	November 25, 2019
Interest Rate (Note 1)	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.50%	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.75%	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.77%	Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.85%
Interest Payment Date	The first interest payment date shall be the last day of November 2014, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.			
Borrowing Method	Loan agreements will be individually concluded for Term Loan V, W, X and Y as of November 20, 2014 based on the basic loan agreement (hereinafter referred to as the “Basic Loan Agreement,” including subsequent revisions and additions of lenders (Note 2)) executed on November 19, 2009.			
Principle Repayment Method	Lump-sum repayment on repayment date			
Collateral	Unsecured (Note 3)			
Guarantee	Unguaranteed			

(Note 1) •The base interest applicable to the calculation of interest payable on the interest payment day is JBA 1-month Japanese Yen TIBOR two business days prior to the drawdown date.

•After this, Starts Proceed will not announce the determination of interest rates for the concerned borrowings. For fluctuations in

the Japanese Yen TIBOR of JBA, the base interest rate, please check the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/>).

(Note 2) For the details of the Basic Loan Agreement, please refer to the press release “Notice Concerning Borrowing of Funds and Repayment of Borrowings” dated November 18, 2009

(Note 3) For details, please refer to the press release “Notice Concerning Release of Collateral” separately announced today.

3. Borrowings to be Repaid

	Term Loan H (Floating interest rate)	Term Loan T (Floating interest rate)	Term Loan U (Floating interest rate)
Lender	Resona Bank, Ltd. The Chiba Bank, Ltd. The Musashino Bank, Ltd. Aozora Bank, Ltd. The Higashi-Nippon Bank, Limited ORIX Bank Corporation	Resona Bank, Ltd. Aozora Bank, Ltd.	Resona Bank, Ltd. Aozora Bank, Ltd.
Repayment Amount	4,447 million yen	2,000 million yen	5,200 million yen
Drawdown Date	May 24, 2012	October 27, 2014	November 4, 2014
Principal Repayment Date	November 25, 2014	November 25, 2014	November 25, 2014
Interest Rate	Base interest rate (JBA 1-month Japanese Yen TIBOR)+1.15%	Base interest rate (JBA 1-month Japanese Yen TIBOR)+0.30%	Base interest rate (JBA 1-month Japanese Yen TIBOR)+0.30%

4. Interest Rate Swap Agreements

(1) Reason to conclude interest rate swap agreements

To hedge against risk of interest rate hike concerning Term Loan X and Y, the borrowings to be conducted under the condition of floating interest rate as mentioned above.

(2) Details of interest rate swap agreements

Interest Rate Swap Agreement (Term Loan X)

Lender Resona Bank, Ltd.
 Notional Principle Amount 2,500 million yen
 Interest Rate, etc. Fixed interest payable: 1.022%
 Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.77% (Note)
 Commencement Date November 25, 2014
 Termination Date May 25, 2018
 Payment Date The first interest payment date shall be the last day of November 2014, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.

(Note) In accordance with conclusion of the interest rate swap agreement, the actual interest rate on Term Loan X is, in effect, fixed at 1.022%.

Interest Rate Swap Agreement (Term Loan Y)

Lender Resona Bank, Ltd.
 Notional Principle Amount 2,500 million yen
 Interest Rate, etc. Fixed interest payable: 1.190%
 Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.85% (Note)
 Commencement Date November 25, 2014
 Termination Date November 25, 2019
 Payment Date The first interest payment date shall be the last day of November 2014, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.

(Note) In accordance with conclusion of the interest rate swap agreement, the actual interest rate on Term Loan Y is, in effect, fixed at 1.190%.

5. Status of Interest-Bearing Liabilities After Borrowing (as of November 25, 2014)

(Unit: million yen)

	Before Borrowing (Note 1)	After Borrowing (Note 1)	Change (Note 1)
Short-term loans payable	10,900	3,700	(7,200)
Current portion of long-term loans payable	4,605	157	(4,447)
Long-term loans payable	14,651	26,298	11,647
Total loans	30,156	30,156	(0)
Investment corporation bonds	-	-	-
Total interest-bearing liabilities	30,156	30,156	(0)
LTV ratio (%) (Note 2)	50.1	50.1	(0)

(Note 1) All amounts indicated in the above table and below are rounded down to the nearest million.

(Note 2) LTV ratio is calculated as follows, and rounded to nearest one decimal place.

$$\text{LTV ratio} = \text{Interest-bearing liabilities} \div (\text{Interest-bearing liabilities} + \text{Unitholders' capital}) \times 100$$

The unitholders' capital is 30,096 million yen as of the date of this document.

6. Other

The risks associated with the repayment of borrowings, etc. do not change significantly from those detailed in "Investment Risks" in the periodic securities report (*yuka shoken hokokusho*) for the latest fiscal period, which was submitted on October 10, 2014.

*Distribution: Kabuto Club, Ministry of Land, Infrastructure, Transport and Tourism Press Club, and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications

*Start Proceed website: <http://www.sp-inv.co.jp/en/>