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For Immediate Release

REIT Issuer

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 (Security Code: 8979)

Asset Management Company

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Notice Concerning Borrowing of Funds

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

## 1. Reason and Purpose of Borrowing

Borrowing will be conducted to allocate funds for repayment of borrowings totaling 4,000 million yen (Term Loan W) maturing on November 24, 2017. Moreover, the borrowing will be conducted with the participation of The Bank of Yokohama, Ltd. in addition to the existing lenders in Term Loan W for further diversification of procurement sources.

## 2. Details of Borrowing

	Term Loan 2J
Lender	The Bank of Yokohama, Ltd. Resona Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Chiba Bank, Ltd. The Musashino Bank, Ltd. Aozora Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited. ORIX Bank Corporation The Kagawa Bank, Ltd.
Loan Amount	4,000 million yen
Scheduled Drawdown Date	November 24, 2017
Principal Repayment Date	November 24, 2023
Interest Rate (Note 1)	Floating rate (Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.70%)
Interest Payment Date	The first interest payment date shall be the last day of November 2017, 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 as of November 21, 2017 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
Guarantee	Unguaranteed

(Note 1) The base interest rate applicable to the calculation period for the interest payable on an interest payment date is 1-month

Japanese Yen TIBOR published by JBA two business days preceding the interest payment date immediately preceding the interest payment date (drawdown date for the first interest payment date). After this, Starts Proceed will not announce the determination of interest rates for the concerned borrowing. 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.

### 3. Borrowings to be Repaid

	Term Loan W
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.
Repayment Amount	4,000 million yen
Drawdown Date	November 25, 2014
Principal Repayment Date	November 24, 2017
Interest Rate	Floating rate (Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.75%)

### 4. Status of Interest-Bearing Liabilities after Borrowing (as of November 24, 2017)

(Unit: million yen)

	Before Borrowing	After Borrowing	Change
Short-term loans payable	-	-	-
Current portion of long-term loans payable	6,500	2,500	(4,000)
Long-term loans payable	36,246	40,246	4,000
Total loans	42,746	42,746	-
Investment corporation bonds	-	-	-
Total interest-bearing liabilities	42,746	42,746	-
LTV ratio (%) (Note)	50.3	50.3	-

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

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

The unitholders' capital is 42,230 million yen as of the date of this document.

### 4. 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) submitted on July 27, 2017.

\*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/>