

Translation Purpose Only

For Immediate Release

REIT Issuer

 Starts Proceed Investment Corporation
 3-1-8 Nihonbashi, Chuo-ku, Tokyo
 Kazuya Hiraide, Executive Director
 (Security Code: 8979)

Asset Management Company

 Starts Asset Management Co., Ltd.
 Kazuya Hiraide, Representative Director
 Inquiries: Shigeru Matsuda, General Manager of
 Financial Control and Administration Division
 TEL. +81-3-6202-0856

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

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 an interest rate swap agreement. The details are as follows.

1. Reason and Purpose of Borrowings

Borrowings will be conducted to allocate funds for the repayment of borrowings totaling 3,700 million yen maturing on November 22, 2018.

2. Details of Borrowings

	Term Loan 2M (Term: 6 years / Floating interest rate)
Lender	Aozora Bank, Ltd. Resona Bank, Ltd. The Chiba Bank, Ltd. The Musashino Bank, Ltd. Mizuho Bank, Ltd. The Kagawa Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited
Loan Amount	3,700 million yen
Scheduled Drawdown Date	November 22, 2018
Principal Repayment Date	November 22, 2024
Interest Rate (Note 1)	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 2018, 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 2M as of November 20, 2018 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 of interest payable on the interest payment day is the JBA 1-month Japanese Yen TIBOR published two business days prior to the interest payment date immediately preceding each 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 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.

3. Borrowings to be Repaid

	Term Loan Z (Term: 3 years and 6 months / Floating interest rate)
Lender	Aozora Bank, Ltd. Resona Bank, Ltd. The Chiba Bank, Ltd. The Musashino Bank, Ltd. Mizuho Bank, Ltd. The Kagawa Bank, Ltd. Sumitomo Mitsui Banking Corporation ORIX Bank Corporation Sumitomo Mitsui Trust Bank, Limited
Repayment Amount	3,700 million yen
Drawdown Date	May 22, 2015
Principal Repayment Date	November 22, 2018
Interest Rate	Base interest rate (JBA 1-month Japanese Yen TIBOR)+0.71%

4. Interest Rate Swap Agreement

(1) Reason to conclude the interest rate swap agreement

To hedge against risk of interest rate hike concerning Term Loan 2M, the borrowings to be conducted under the condition of floating interest rate as mentioned above.

(2) Details of the interest rate swap agreement

Interest Rate Swap Agreement (Term Loan 2M)

Lender	Resona Bank, Ltd.
Notional Principle Amount	3,700 million yen
Interest Rate, etc.	Fixed interest rate payable: 0.93% Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.70% (Note)
Commencement Date	November 22, 2018
Termination Date	November 22, 2024
Payment Date	The first interest payment date shall be the last day of November 2018, 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 2M is, in effect, fixed at 0.93%.

5. Status of Interest-Bearing Liabilities After Borrowing (as of November 22, 2018)

(Unit: million yen)

	Before Borrowing (Note 1)	After Borrowing (Note 1)	Change (Note 1)
Short-term loans payable	-	-	-
Current portion of long-term loans payable	7,149	3,449	(3,700)
Long-term loans payable	38,897	42,597	3,700
Total loans	46,046	46,046	-
Investment corporation bonds	-	-	-
Total interest-bearing liabilities	46,046	46,046	-
LTV ratio (%) (Note 2)	52.2	52.2	-

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

(Note 2) LTV ratio is calculated as follows, rounded to the first decimal place.

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

Unitholders' capital is 42,230 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 July 27, 2018.

*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

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