



Translation of Japanese Original

March 26, 2014

To All Concerned Parties

Investment Corporation:
Top REIT Inc.
Executive Officer: Junichi Sahara
(Securities Code: 8982)

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Nobuhito Endo
President and Representative Director

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Notice concerning Borrowing

Top REIT, Inc. (“Top REIT”) hereby announces that it has decided today to make the prepayment of a short-term borrowing and to enter into a loan agreement as follows.

1. Outline of Prepayment

Borrowing to be prepaid	JPY 4,500 million
Repayment date	March 31, 2014 (scheduled)
Source of repayment	Borrowings (please refer to “3.Outline of Borrowing”)

(Note) There are no penalties to the prepayment.

2. Outline of Borrowing to be Prepaid

Amount of borrowing	JPY 4,500 million (Term Loan No.22)
Lender	Sumitomo Mitsui Trust Bank, Limited.
Interest rate	0.49636% per annum (applied from February 28, 2014 to March 31, 2014)
Execution date	November 28, 2013
Borrowing method	Borrowing based on the loan agreement concluded on November 26, 2013
Principal repayment date	April 30, 2014
Principal repayment method	Bullet repayment on principal repayment date
Collateral, etc.	Unsecured and unguaranteed

3. Outline of Borrowings

(1) Details of Borrowings

Term Loan No. 23-(1)

Lender	Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Bank of Fukuoka, Ltd. Aozora Bank, Ltd.
Amount of Borrowing	JPY 4,500 million
Interest rate	To be determined
Execution date	March 31, 2014 (scheduled)
Borrowing method	Borrowing based on the Loan agreement to be concluded on March 27, 2014 (scheduled)
Principal repayment date	March 29, 2019
Principal repayment method	Bullet repayment on the principal repayment date
Collateral, etc.	Unsecured and unguaranteed

Term Loan No. 23-(2)

Lender	Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Dai-ichi Life Insurance Company, Limited The Bank of Fukuoka, Ltd. Aozora Bank, Ltd.
Amount of loan	JPY 4,000 million
Interest rate	To be determined
Execution date	June 30, 2014 (scheduled)
Borrowing method	Borrowing based on the Loan agreement to be concluded on March 27, 2014 (scheduled)
Principal repayment date	March 29, 2019
Principal repayment method	Bullet repayment on the principal repayment date
Collateral, etc.	Unsecured and unguaranteed

(Note) Top REIT will announce the interest rate by our website once it has been determined.

(2) Reason for Borrowing

<Term Loan No. 23-(1)>

To apply the funds toward the early repayment of JPY 4,500 million of existing short-term loan (Lender: Sumitomo Mitsui Trust Bank, Limited.) due on April 30, 2014.

<Term Loan No. 23-(2)>

To apply the funds toward the repayment of JPY 4,000 million of existing long-term loan (Lender: Sumitomo Mitsui Trust Bank, Limited., Development Bank of Japan Inc., and The Dai-ichi Life Insurance Company, Limited) due on June 30, 2014.

(3) Amount, use and expected date of expenditure of proceeds to be borrowed

	Amount	Specific use of proceeds to be borrowed	Expected date of expenditure
Term Loan No. 23-(1)	JPY 4,500 million	To apply the funds toward the early repayment of existing loan due on April 30, 2014	March 31, 2014
Term Loan No. 23-(2)	JPY 4,000 million	To apply the funds toward the repayment of existing loan due on June 30, 2014.	June 30, 2014

4. Balance of loans and corporate bonds following the above borrowing

As of March 31, 2014 (planned)

(Unit: million yen)

	Balance prior to above loan	Balance after Term Loan No. 23-(1)	Difference
Short-term loans	4,500	—	(4,500)
Long-term loans	87,430	91,930	4,500
Total loans	91,930	91,930	—
Investment corporation bonds	8,500	8,500	—
Total	100,430	100,430	—

As of June 30, 2014 (planned)

(Unit: million yen)

	Balance prior to above loan	Balance after Term Loan No. 23-(2)	Difference
Short-term loans	—	—	—
Long-term loans	91,862	91,862	—
Total loans	91,862	91,862	—
Investment corporation bonds	8,500	8,500	—
Total	100,362	100,362	—

(Note) Long-term loans include the current portion of long-term loans.

5. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” described in the latest securities report submitted on January 30, 2014.

*Top REIT’s Internet website is: <http://www.top-reit.co.jp/english>

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