

May 24, 2019

To All Concerned Parties

REIT Securities Issuer  
Sakura Sogo REIT Investment Corporation  
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Makoto Muranaka  
Executive Director  
(Securities Code 3473)

Asset Management Company  
Sakura Real Estate Funds Management, Inc.  
("SREFM")  
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### Notice Concerning Borrowing

Sakura Sogo REIT Investment Corporation (hereinafter the "Investment Corporation") announces its decision to undertake a long-term borrowing (hereinafter the "Borrowing") as follows.

#### 1. Details of the Borrowing

Classification	Lender	Borrowing amount (billion yen)	Interest rate (Note 1)	Fixed/Floating	Date of borrowing	Repayment date	Method of borrowing	Method of repayment	Security
Long term	A syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation as an arranger (Note 2)	1.6	To be determined (Note 3)	Fixed	June 3, 2019	May 31, 2022	Borrowing based on a loan agreement to be concluded with the banks shown in the column of lenders to the left	Bullet repayment at maturity	Unsecured and unguaranteed

(Note 1) Loan fees and other charges to be paid to the lenders are not included in the "Interest rate"

(Note 2) The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, THE NISHI-NIPPON CITY BANK, LTD., Shinsei Bank, Limited and Aozora Bank, Ltd.

(Note 3) The first interest payment will be due on August 31, 2019, and subsequent interest payments will be due at the end of every 3-months and on the principal repayment date. If a payment date is not a business day, payment will be made on the next business day; provided, however, that if such payment date falls in the next month, payment will be made on the immediately preceding business day. The Investment Corporation will issue a separate notice upon the determination of the interest rates.

#### 2. Reason for the Borrowing

The Investment Corporation intends to allocate the funds for part of the acquisition of THE PORTAL AKIHABARA to be acquired as stated in the "Notice Concerning Asset Acquisition and Lease of Domestic Real Estate Trust Beneficiary Rights" announced today, and related incidental expenses.

#### 3. Total amount of loan proceeds, purpose of use and effective date

- (1) Total amount to be borrowed  
1.6 billion yen

(2) Detailed Use of Proceeds

To be allocated for part of the fund for acquisition of THE PORTAL AKIHABARA to be acquired and related incidental expenses.

(3) Expenditure Date

June 3, 2019

4. Loans status after the Borrowing

(Unit: million yen)

	Before	After	Increase (Decrease)
Short-Term Loans (Note 4)	900	900	0
Long-Term Loans (Note 4)	26,700	28,300	1,600
Total Loans	27,600	29,200	1,600
Total Interest-bearing liabilities	27,600	29,200	1,600

(Note 4) Short-term loans refer to loans with a maturity period of one year or less from the date of borrowing, and long-term loans refer to loans with a maturity period of more than one year from the date of borrowing.

5. Future Outlook

There are no revisions to forecasts for the fiscal periods ending June 2019 (January 1, 2019 to June 30, 2019) and December 2019 (July 1, 2019 to December 31, 2019). Forecast cash distributions remain unchanged at 2,634 yen per unit for the fiscal period ending June 2019 and 2,427 yen per unit for the fiscal period ending December 2019 respectively as stated in the Flash Report for Fiscal Period Ending December 2018 dated 14 February 2019.

6. Additional Items Required to Ensure Appropriate Understanding and Judgments by Investors Regarding Relevant Information

Concerning the risks as they chiefly pertain to the repayment of the funds, please refer to “Part 1. Fund information, I. Aspects of fund, 3. Investment risks” stated in the Annual Security Report submitted on March 28, 2019.

Sakura Sogo REIT Investment Corporation website address: <http://sakurasogoreit.com/en/>