

THIS MATERIAL IS NOT FOR DISTRIBUTION OR PUBLICATION IN OR INTO THE UNITED STATES. THIS IS NOT AN OFFER TO PURCHASE SECURITIES IN THE UNITED STATES. THE TENDER OFFEROR DOES NOT INTEND TO CONDUCT THE OFFER IN THE UNITED STATES OR TO PERSONS RESIDING IN THE UNITED STATES.

March 21, 2012

To All Concerned Parties

REIT Issuer:
 Japan Rental Housing Investments Inc.
 6-16-12 Shinbashi
 Minato-ku, Tokyo 105-0004
 Toshiya Kuroda, Executive Director
 (Securities Code: 8986)
 Asset Management Company:
 Mi-Casa Asset Management Inc.
 Yutaka Higashino, President and Chief Executive Officer
 Inquiries: Tetsu Kasuga, Chief Financial Officer
 Tel: +81-3-5425-5600

Notice Concerning Completion of Disposition of Asset and Prepayment of Loans

Japan Rental Housing Investments Inc. (hereafter referred to as the “**Investment Corporation**”) announces that it has today completed disposition of two properties described below out of eight properties to be disposed as announced in the press release “Notice Concerning Transfer of Asset” dated March 2, 2012 and has today made a prepayment of loans associated with the disposition. Details are as follows.

I. Summary of Disposition of Asset

Property Name	Disposition Price (Note1)	Buyer
Stars Uchiyama	JPY 96,500 thousand	(Note2)
Uchiyama-Minami Kokura-ekimae Building	JPY 265,000 thousand	

(Note1) Excludes sales expenses, fixed asset tax and city planning tax adjustments as well as consumption tax and local consumption tax.

(Note2) The buyers for the various properties are domestic business companies, but the details are undisclosed as per the request of the buyer.

For details on the above the disposition of asset, etc. please refer to the press release “Notice Concerning Transfer of Asset” dated March 2, 2012.

THIS MATERIAL IS NOT FOR DISTRIBUTION OR PUBLICATION IN OR INTO THE UNITED STATES. THIS IS NOT AN OFFER TO PURCHASE SECURITIES IN THE UNITED STATES. THE TENDER OFFEROR DOES NOT INTEND TO CONDUCT THE OFFER IN THE UNITED STATES OR TO PERSONS RESIDING IN THE UNITED STATES.

II. Prepayment of Loans

1. Date of prepayment: March 21, 2012
2. Total amount of prepaid loans: JPY295million
3. Summary of prepaid loans

(Unit: Millions of yen, except where otherwise indicated)

Lender		Outstanding Balance of Borrowing Before the Prepayment	Amount of Prepayment	Outstanding Balance of Borrowing After the Prepayment	Drawdown Date	Due Date of Repayment	Collateral	Most Recent Interest Rate (Planned Applicable Period of Interest Rate)
Term Loan	A3 (Note 1)	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	2,588	-41	2,546	June 22, 2009	June 22, 2012	1.83643% (December 23, 2011 to March 22, 2012)
	A4 (Note 2)	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation Resona Bank, Ltd. The Norinchukin Bank The Sumitomo Trust and Banking Co., Ltd. The Musashino Bank, Ltd.	7,392	-118	7,273	June 22, 2010	June 22, 2013	1.68000% (February 23, 2012 to March 22, 2012)
	A5 (Note 3)	Sumitomo Mitsui Banking Corporation Resona Bank, Ltd. The Norinchukin Bank The Chuo Mitsui Trust and Banking Company, Limited Shinsei Bank, Limited Mitsubishi UFJ Trust Banking Corporation	2,168	-34	2,133	June 22, 2011	June 22, 2014	0.88000% (February 23, 2012 to March 22, 2012)
			4,411	-70	4,340		June 22, 2016	1.08000% (February 23, 2012 to March 22, 2012)
Credit-Line Loan	A9 (Note 1)	The Norinchukin Bank	2,196	-19	2,177	June 22, 2009	June 22, 2012	1.83643% (December 23, 2011 to March 22, 2012)
	A11 (Note 2)	Shinsei Bank, Limited	980	-9	970	June 22, 2010	June 22, 2013	1.68000% (February 23, 2012 to March 22, 2012)

(Note 1) Please refer to the press release "Notice Concerning Borrowings and Repayment of Loans including Partial Prepayment" dated June 18, 2009, "Notice Concerning Completion of Asset Transfer and Prepayment of Loans" dated March 11, 2011, March 16, 2011, March 17, 2011 and March 22, 2011.

(Note 2) Please refer to the press release "Notice Concerning Borrowings and Repayment of Loans including Partial Prepayment" dated June 18, 2010, "Notice Concerning Completion of Asset Transfer and Prepayment of Loans" dated March 11, 2011, March 16, 2011, March 17, 2011 and March 22, 2011.

(Note 3) Please refer to the press release "Notice Concerning Borrowing of Funds and Repayment of Loans" dated June 20, 2011.

(Note 4) The outstanding balance is rounded down to the nearest JPY million.

THIS MATERIAL IS NOT FOR DISTRIBUTION OR PUBLICATION IN OR INTO THE UNITED STATES. THIS IS NOT AN OFFER TO PURCHASE SECURITIES IN THE UNITED STATES. THE TENDER OFFEROR DOES NOT INTEND TO CONDUCT THE OFFER IN THE UNITED STATES OR TO PERSONS RESIDING IN THE UNITED STATES.

[For reference] Outstanding Balance of borrowings (interest-bearing debt ratio)

(Unit: Millions of yen, except where otherwise indicated)

	Before	After	Change
Short-term borrowings (Note 1) (Note 3)	-	-	-
Long-term borrowings (Note 1) (Note 3)	73,710	73,415	▲295
(Long-term borrowings due within one year) (Note 2)	11,660	11,599	▲60
Total borrowings (Note 3)	73,710	73,415	▲295
Investment corporation bonds (Note 3)	-	-	-
Total interest-bearing debt (Note 3)	73,710	73,415	▲295
Interest-bearing debt ratio (%) (Note 4)	46.4	46.3	▲0.1

(Note 1) The periods for short-term borrowings are within one year and long-term borrowings are over one year.

(Note 2) Long-term borrowing due within one year represents the borrowing due within one year from March 21, 2012.

(Note 3) Amounts are rounded down to the nearest million yen.

(Note 4) Interest-bearing debt ratio = Total interest-bearing debt / (Total interest-bearing debt + Unitholders' capital + Investment surplus + Previous period's ending balance of Negative goodwill) × 100. The interest-bearing debt ratio is rounded off to the first decimal place.

- URL: <http://www.jrhi.co.jp/>

This press release includes forward-looking statements about the Investment Corporation. These forward-looking statements express the current intentions of the Investment Corporation, some of which are based on assumptions and beliefs of the Investment Corporation. Accordingly, they are subject to known and unknown risks, uncertainties and other factors. Such risks, uncertainties and other factors may cause the Investment Corporation's actual actions, results, performance or financial position to be materially different from any future actions, results, performance or financial position expressed or implied by these forward-looking statements.