

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 26, 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 property 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
Stream Line Ohori	JPY 410,000 thousand	(Note2)

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

(Note2) The buyer for the property is domestic business company, but the details are undisclosed as the request of the buyer.

(Note3) Amount is rounded down to the indicated unit; hereinafter the same.

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 26, 2012
2. Total amount of prepaid loans: JPY 263 million
3. Summary of prepaid loans

(Unit: Million 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.	2,546	-37	2,509	June 22, 2009	June 22, 2012	1.83643% (March 23, 2012 to June 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.	7,273	-106	7,167	June 22, 2010	June 22, 2013	1.68000% (March 23, 2012 to April 23, 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	2,133	-31	2,102	June 22, 2011	June 22, 2014	0.88000% (March 23, 2012 to April 23, 2012)
		4,340	-63	4,277	June 22, 2016		1.08000% (March 23, 2012 to April 23, 2012)	
Credit-Line Loan	A9 (Note 1)	The Norinchukin Bank	2,177	-17	2,160	June 22, 2009	June 22, 2012	1.83643% (March 23, 2012 to June 22, 2012)
	A11 (Note 2)	Shinsei Bank, Limited	970	-8	961	June 22, 2010	June 22, 2013	1.68000% (March 23, 2012 to April 23, 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.



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: Million yen, except where otherwise indicated)

	Before	After	Change
Short-term borrowings (Note 1) (Note 4)	-	-	-
Long-term borrowings (Note 1) (Note 4)	74,833	74,570	-263
(Long-term borrowings due within one year) (Note 2) (Note 4)	12,867	12,813	-54
Total borrowings (Note 4)	74,833	74,570	-263
Investment corporation bonds (Note 4)	-	-	-
Total interest-bearing debt (Note 4)	74,833	74,570	-263
Interest-bearing debt ratio (%) (Note 3) (Note 4)	46.7	46.6	-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 26, 2012.

(Note 3) 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.

(Note 4) Amounts are rounded down to the nearest million yen. Ratios are rounded off to one 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.