

[Provisional Translation Only]

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Issuer

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New Loan

Ichigo Office decided today to borrow funds via a new loan.

1. Loan Rationale

The new loan will be used to repay an existing loan (JPY 2,000 million). Details of the loan to be repaid are in Section 3 below.

2. New Loan Details

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
May 10, 2023	Development Bank of Japan	2,000	To be determined ¹ (fixed rate)	Sep 25, 2029 (6.3 years)	Lump-sum repayment	No

¹ Interest payment date is the 25th of every third month following the first interest payment date (the first payment date will be July 25, 2023 and the last payment date will be the same as the principal repayment date). In the event the interest payment date is not a business day, payment shall be made on the following business day. If the following business day falls into the following month, payment shall be made on the previous business day. Ichigo Office will announce the interest rate after it is determined.

3. Existing Loan Being Repaid

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
May 10, 2017	Development Bank of Japan	2,000	0.87163% (fixed rate)	May 10, 2023 (6.0 years)	Lump-sum repayment	No

4. Earnings Impact

The impact of the new loan on Ichigo Office's April 2023 and October 2023 fiscal period earnings has already been reflected in the forecast presented in the December 15, 2022 release "October 2022 Fiscal Period Earnings."

5. Other

Risks related to the loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on January 27, 2023.

Loan and Bond Composition after New Loan

Outstanding Loan and Bond Balance

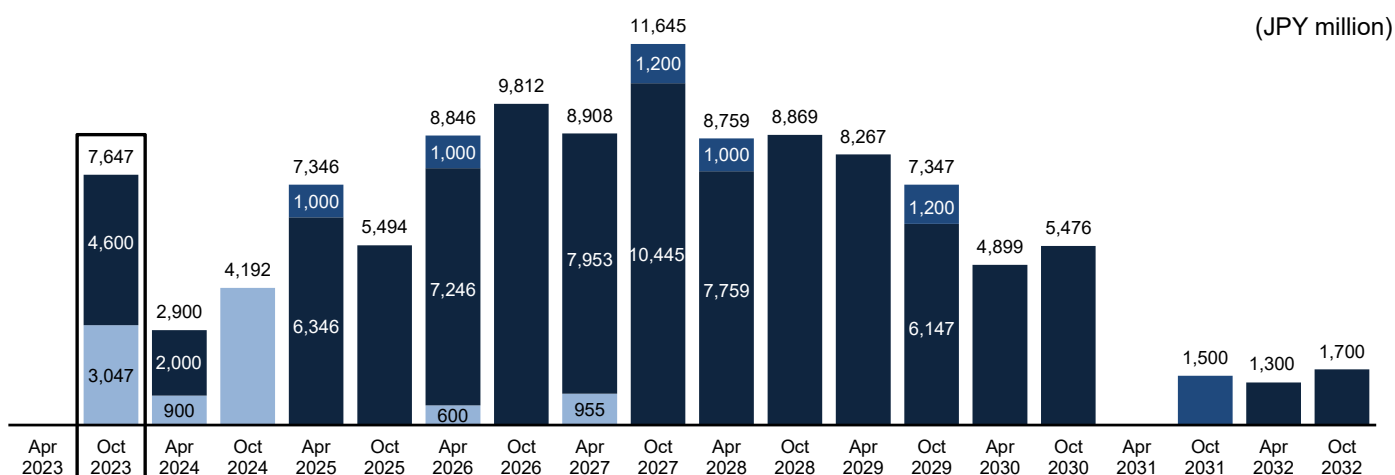
(JPY million)

	Before New Loan (A)	After New Loan (B)	Change (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	108,007	108,007	—
Total bank loans	108,007	108,007	—
Bonds	6,900	6,900	—
Total bank loans and bonds	114,907	114,907	—

Distribution of Loan and Bond Maturities

Before New Loan

■ Bank Loans (floating rate) ■ Bank Loans (fixed rate) ■ Bonds



After New Loan

■ Bank Loans (floating rate) ■ Bank Loans (fixed rate) ■ New Loan ■ Bonds

