

*[Provisional Translation Only]*

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Issuer

**Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)**

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Takafumi Kagiya, Executive Director

[www.ichigo-office.co.jp/en](http://www.ichigo-office.co.jp/en)

Asset Management Company

**Ichigo Investment Advisors Co., Ltd.**

Representative: Hiroshi Iwai, President

Inquiries: Masahiro Izumi, Head of Finance & Planning

Tel: +81-3-4485-5231

## Interest Rate

Ichigo Office has fixed the interest rate for the loan announced in the September 16, 2025 release “New Loans.”

### 1. Interest Rate (Fixed rate applied to JPY 1,235 million of JPY 3,114 million in total loans)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2025	SMBC Mizuho Bank MUFG Bank Aozora Bank Resona Bank	1,235	2.01036% (Fixed) (p.a.) <sup>1</sup>	Mar 25, 2030 (4.5 years)	Lump-sum repayment	No

<sup>1</sup> Interest payment date is the 25th of every third month following the first interest payment date (the first payment date will be October 27, 2025 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.

### 2. Earnings Impact

The impact of the interest rate on Ichigo Office’s October 2025 fiscal period earnings has already been factored into the forecast presented in the June 16, 2025 release “April 2025 Fiscal Period Earnings.”

### 3. Other

Risks related to the loan have no material impact on the “Investment Risks” described in the latest Financial Report submitted on July 25, 2025.