

[Provisional Translation Only]

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Issuer

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Interest Rates

Ichigo Office has fixed the interest rates for the loans announced in the October 17, 2025 release “New Loans.”

1. Interest Rates (Total JPY 2,380 million)

Fixed Interest Rate (JPY 734 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Oct 31, 2025	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank Resona Bank	734	2.03631% (p.a.) ¹	Mar 25, 2030 (4.4 years)	Lump-sum repayment	No

Floating Interest Rate (JPY 1,646 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate for First Payment	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Oct 31, 2025	SMBC Mizuho Bank MUFG Bank Resona Bank	1,646	1.18260% (p.a.) ²	Apr 25, 2032 (6.5 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 January 25, 2026 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 Interest payment date is the 25th of every month following the first interest payment date (the first payment date will be November 25, 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. The term for the first interest payment date is October 31, 2025 through November 24, 2025.

The base rate for the floating interest rate loan after the first interest payment date will be JPY TIBOR published by the Japanese Bankers Association (JBA) two business days before each interest payment date. For current JPY TIBOR rates, please visit the JBA's website: www.jbatibor.or.jp/english/rate

2. Earnings Impact

The impact of the interest rates on Ichigo Office's October 2025 and April 2026 fiscal period earnings has already been factored into the forecasts presented in the October 27, 2025 release "Upward Earnings Forecast Revision for the October 2025 Fiscal Period" and the June 16, 2025 release "April 2025 Fiscal Period Earnings," respectively.

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.