

[Provisional Translation Only]

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Issuer

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Interest Rate

Ichigo Office has fixed the interest rate for the loan announced in the November 20, 2025 release “New Loan.”

1. Interest Rate (JPY 1,000 million)

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Nov 27, 2025	Mizuho Bank	1,000	1.18364% (p.a.) ¹	Apr 25, 2032 (6.4 years)	Lump-sum repayment	No

¹ Interest payment date is the 25th of every month following the first interest payment date (the first payment date will be December 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 next month, payment shall be made on the previous business day. The term for the first interest payment date is November 27, 2025 through December 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 rate on Ichigo Office’s April 2026 fiscal period earnings has already been factored into the forecast presented in the November 10, 2025 release “Upward Earnings Forecast Revision for the April 2026 Fiscal Period.”

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.