

[Provisional Translation Only]

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Issuer

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New Loans

Ichigo Office decided today to borrow funds via new loans.

1. Loan Rationale

The new loans will be deployed towards acquiring the Ichigo Funabashi Building as announced in today’s release “Acquisition of Office Asset (Ichigo Funabashi Building).”

2. New Loan Details (Total JPY 2,000 million)

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Feb 18, 2026	SMBC	1,000	1M JPY TIBOR +0.59% (p.a.) ¹	Jul 25, 2032 (6.4 years)	Lump-sum repayment	No
Feb 18, 2026	MUFG Bank	1,000	1M JPY TIBOR +0.59% (p.a.) ¹	Jul 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 February 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 next month, payment shall be made on the previous business day.

The base rate for the loan after the first interest payment date will be JPY TIBOR as published by the Japanese Bankers Association (JBA) two business days before each interest payment date. The base rate for the first interest payment period will be JPY TIBOR published two business days before the loan date. For current JPY TIBOR rates, please visit the JBA’s website:

www.jbatibor.or.jp/english/rate

3. Earnings Impact

The impact of the new loans on Ichigo Office's April 2026 fiscal period earnings is minimal, and thus there is no change to the April 2026 and October 2026 fiscal period earnings forecasts presented in the December 15, 2025 release "October 2025 Fiscal Period Earnings."

4. Other

Risks related to the loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on January 28, 2026.

Loan and Bond Composition After New Loans

Outstanding Loan and Bond Balance

(JPY million)

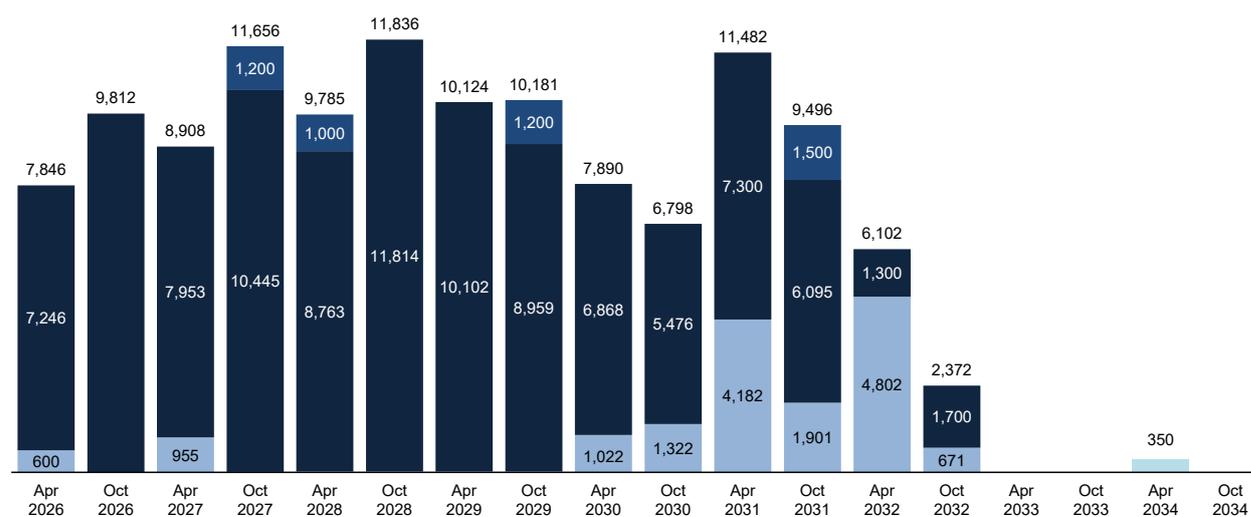
	Before New Loans (A)	After New Loans (B)	Change (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	119,388	121,388	+2,000
Total bank loans	119,388	121,388	+2,000
Bonds	5,250	5,250	—
Total bank loans and bonds	124,638	126,638	—

Distribution of Loan and Bond Maturities

Before New Loans

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

(JPY million)



After New Loans

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

(JPY million)

