

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

March 18, 2026

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

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Masahiro Izumi, Head of Finance & Planning

Tel: +81-3-4485-5231

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 692 million). Details of the loan to be repaid are outlined in Section 3 below.

2. New Loan Details

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Mar 25, 2026	SMBC	692	1M JPY TIBOR +0.64% (p.a.) ¹	Jul 25, 2033 (7.3 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 April 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. Existing Loan Being Repaid

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 30, 2019	SMBC	692	0.726% (p.a.)	Mar 25, 2026 (6.5 years)	Lump-sum repayment	No

4. Earnings Impact

The impact of the new loan on Ichigo Office's 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."

5. 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 Loan

Outstanding Loan and Bond Balance

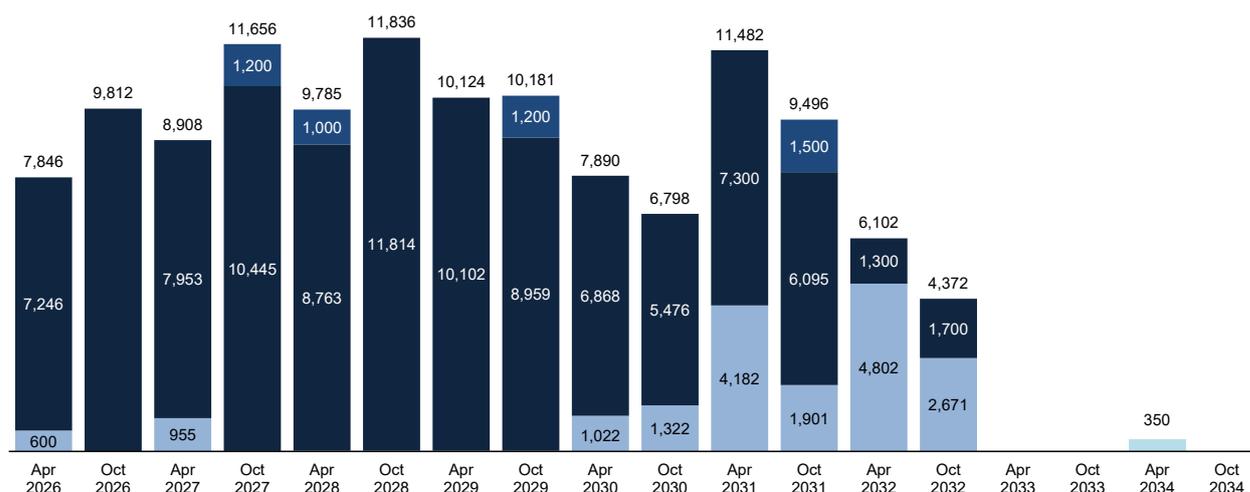
(JPY million)

	Before New Loan (A)	After New Loan (B)	Change (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	121,388	121,388	—
Total bank loans	121,388	121,388	—
Bonds	5,250	5,250	—
Total bank loans and bonds	126,638	126,638	—

Distribution of Loan and Bond Maturities

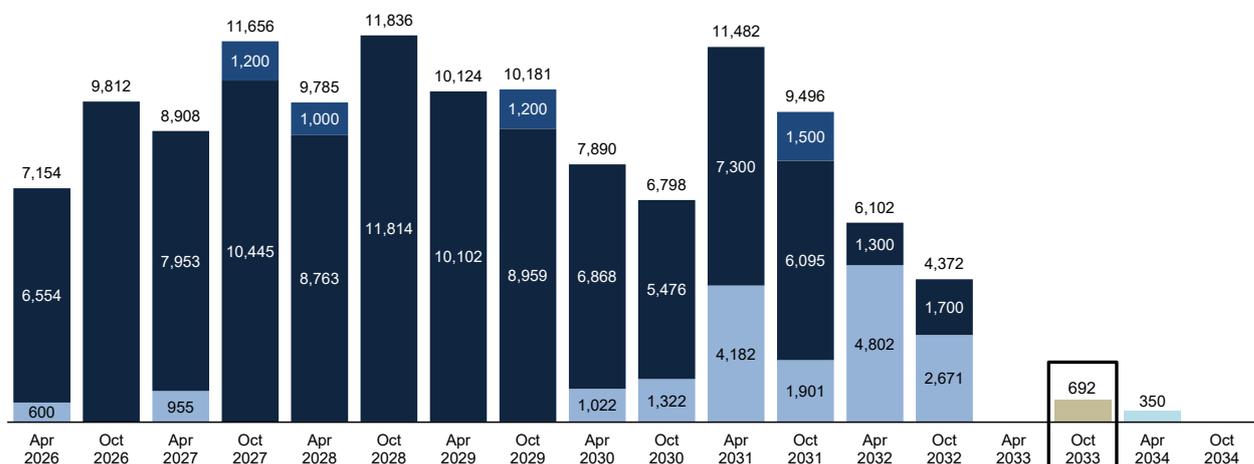
Before New Loan

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



After New Loan

■ Bank Loans (floating rate) ■ Bank Loans (fixed rate) ■ Bonds ■ Subordinated Bonds ■ New Loan (JPY million)



Note: Amount for certain borrowings are not presented above.