

[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 September 14, 2026 release “New Loans.”

1. Interest Rates (Total JPY 4,266 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 30, 2026	SMBC Mizuho Bank Aozora Bank	3,783	1.99664% (p.a.) ¹	Apr 25, 2033 (6.5 years)	Lump-sum repayment	No
	SBI Shinsei Bank	483	1.93664% (p.a.) ^{1, 2}	Apr 25, 2032 (5.5 years)	Lump-sum repayment	No

¹ The first calculation period is September 30, 2026 through October 25, 2026.

² Ichigo Office will execute an interest rate swap on the loan, and will announce the swap interest rate after it is determined.

The base rates for the loans going forward will be JPY TIBOR as 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 loans on Ichigo Office’s October 2026 earnings has been factored into the September 18, 2026 release “Upward Earnings Forecast Revision for the October 2026 Fiscal Period.” There is no change to the April 2027 earnings forecast.

3. Other

Risks related to the loans have no material impact on the “Investment Risks” described in the latest Financial Report submitted on July 27, 2026.