

[Provisional Translation Only]

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Issuer

Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Keisuke Chiba, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Yuji Kamo, Head of Ichigo Office

Tel: +81-3-3502-4891

New Loans

Ichigo Office decided today to borrow funds via new loans.

1. Loan Rationale

The new loans will be used to repay an existing loan (JPY 3,047 million). Details of the loan to be repaid are in Section 3 below.

2. New Loan Details

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2023	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank	1,004	3M JPY TIBOR +0.47% (p.a.) ^{1,2}	Apr 25, 2028 (4.6 years)	Lump-sum repayment	No
	SMBC Mizuho Bank SBI Shinsei Bank	2,043	3M JPY TIBOR +0.68% (p.a.) ^{1,2}	Jul 25, 2031 (7.8 years)		

¹ Interest payment date is the 25th of every third month following the first interest payment date (the first payment date will be October 25, 2023 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. Ichigo Office will announce the interest rate after it is determined.

² Ichigo Office will also execute interest rate swaps on the loans, and will announce the swap interest rates after they are determined.

Note: The base rate for the loans 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

3. Existing Loan Being Repaid

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
May 29, 2020	SMBC SBI Shinsei Bank Mizuho Bank MUFG Bank	3,047	3M JPY TIBOR +0.41% (p.a.)	Sep 25, 2023 (3.3 years)	Lump-sum repayment	No

4. Earnings Impact

The impact of the new loans on Ichigo Office's October 2023 and April 2024 fiscal period earnings has already been factored into the forecast presented in the June 14, 2023 release "April 2023 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 July 26, 2023.

Loan and Bond Composition after New Loans

Outstanding Loan and Bond Balance

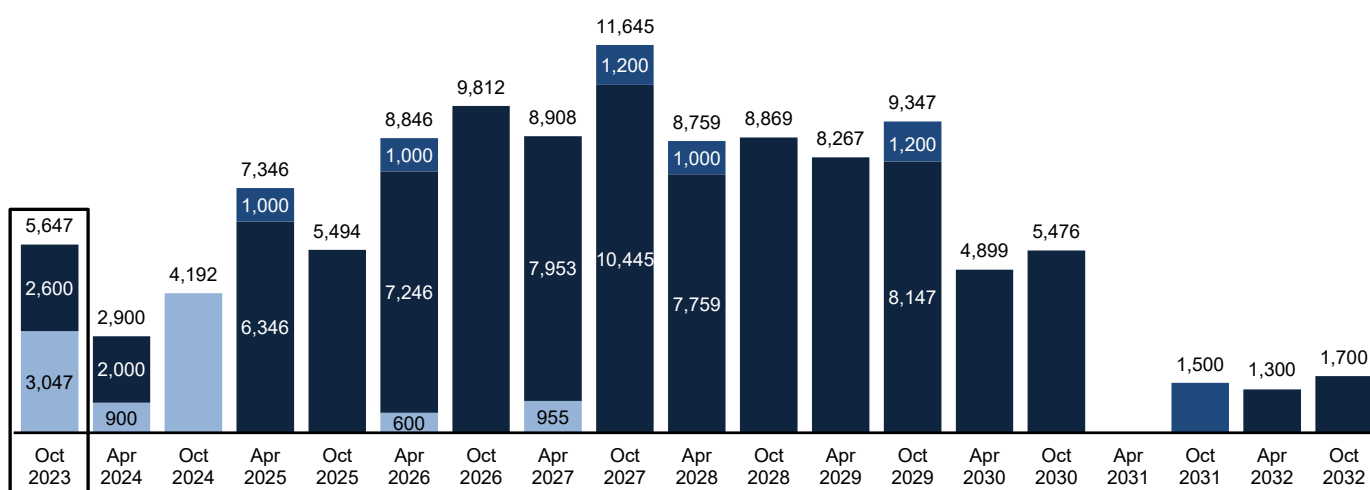
(JPY million)

	Before New Loans (A)	After New Loans (B)	Change (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	108,007	108,007	—
Total bank loans	108,007	108,007	—
Bonds	6,900	6,900	—
Total bank loans and bonds	114,907	114,907	—

Distribution of Loan and Bond Maturities

Before New Loans

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



After New Loans

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

