

[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 12, 2024 release “New Loans.”

1. Interest Rates (Total JPY 4,192 million)

(1) Fixed-rate loan (JPY 2,132 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2024	SMBC Mizuho Bank MUFG Bank The Bank of Fukuoka	2,132	1.15381% (p.a.) ¹	Oct 25, 2028 (4.1 years)	Lump-sum repayment	No

(2) Floating-rate loan (JPY 2,060 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate for First Payment	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2024	SMBC Mizuho Bank The Bank of Fukuoka The Bank of Yokohama Mizuho Trust & Banking	2,060	0.95182% (p.a.) ²	Apr 25, 2031 (6.6 years)	Lump-sum repayment	No

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, 2024 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.

² Interest payment date is the 25th of every month following the first interest payment date (the first payment date will be October 25, 2024 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. The term for the first interest payment date is September 25, 2024 through October 25, 2024.

The base rate for the loan 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 new loans on Ichigo Office's October 2024 and April 2025 fiscal period earnings has already been factored into the forecasts presented in the June 14, 2024 release "April 2024 Fiscal Period Earnings" and the August 8, 2024 release "Upward Earnings Forecast Revision for the April 2025 Fiscal Period," respectively.

3. Other

Risks related to the loans have no material impact on the "Investment Risks" described in the latest Financial Report submitted on July 26, 2024.