ICHIGO

Make The World
More Sustainable

[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.

September 18, 2026

Issuer
Ichigo Office REIT Investment Corporation ("Ichigo Office," 8975)
2-6-1 Marunouchi, Chiyoda-ku, Tokyo
Representative: Takafumi Kagiyama, 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

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 5,546 million)

   Floating Interest Rates (JPY 4,546 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2026	SMBC MUFG Bank Mizuho Bank The Bank of Fukuoka The Bank of Yokohama	2,546	1.98164% (p.a.)	Apr 25, 2033 (6.5 years)	Lump-sum repayment	No
	Resona Bank	1,000	1.79164% (p.a.)	Mar 25, 2030 (3.5 years)		
	The Bank of Fukuoka	1,000	2.18691% (p.a.)[1]	Apr 25, 2032 (5.5 years)		

   Fixed Interest Rate (JPY 1,000 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 25, 2026	SMBC	1,000	2.80000% (p.a.)[2]	Oct 25, 2030 (4.0 years)	Lump-sum repayment	No

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

[2] The interest rate that will be applied to each interest rate calculation period after the first interest payment date will be a fixed rate if the base rate, 3M JPY TIBOR, is 2.5% or less. If the base rate exceeds 2.5%, the applicable interest rate will be 3M JPY TIBOR minus a predetermined rate, plus the spread. The interest rate applied to the first interest calculation period (September 25, 2026 to October 26, 2026) is 2.53309%.

Interest payment date is the 25th of every third month following the first interest payment date (the first payment date will be October 26, 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 following month, payment shall be made on the previous business day.

The base rate for the loan 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 is presented in today's 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 loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on July 27, 2026.