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Interest Rates

Ichigo Hotel has fixed the interest rates for the first interest payment dates of the loans announced in the August 19, 2026 release "New Loans."

1. Interest Rates (Total Loan Amount JPY 8,200 million)

Floating Interest Rates (JPY 4,050 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Aug 25, 2026	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank Resona Bank	2,050	1.68267% (p.a.)[1]	Jul 31, 2029 (2.9 years)	Lump-sum repayment	No
	SMBC Mizuho Bank Resona Bank The Bank of Fukuoka	2,000	1.70767% (p.a.)[1]	Apr 30, 2030 (3.6 years)		

Fixed Interest Rates (JPY 4,150 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Aug 25, 2026	SMBC Mizuho Bank MUFG Bank Aozora Bank	2,000	3.26971% (p.a.)[2]	Feb 28, 2031 (4.5 years)	Lump-sum repayment	No
	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank	2,150	3.36654% (p.a.)[2]	Aug 31, 2031 (5.0 years)		

[1] The interest payment date is the final day of every month following the first interest payment date (the first payment date will be September 30, 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 term for the first interest payment date is August 25, 2026 through September 29, 2026. The base rates for the floating interest rate 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.

[2] The interest payment date is the final day of every third month following the first interest payment date (the first payment date will be October 30, 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.

2. Earnings Impact

Because the loan date of the loans is August 25, 2026, there is no impact on the July 2026 fiscal period earnings forecast announced in the May 15, 2026 release "Upward Earnings Forecast Revision for the July 2026 Fiscal Period." The impact of the new loans has already been factored into the January 2027 fiscal period earnings forecast presented in the March 16, 2026 release "January 2026 Fiscal Period Earnings."

3. Other

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