



**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.

April 27, 2026

Issuer

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

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Takafumi Kagiya, 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 April 23, 2026 release “New Loans.”

1. Interest Rates (Total JPY 7,154 million)

Floating Interest Rates (JPY 5,554 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Apr 30, 2026	SMBC Mizuho Trust & Banking SBI Shinsei Bank Aozora Bank Resona Bank MUFG Bank	3,954	1.53377% (p.a.) ¹	Jul 25, 2033 (7.2 years)	Lump-sum repayment	No
	SMBC	1,000	1.58377% (p.a.) ¹	Apr 25, 2034 (8.0 years)		
	Mizuho Bank	400	1.58377% (p.a.) ¹	Apr 25, 2034 (8.0 years)		
	SBI Shinsei Bank	200	1.46377% (p.a.) ¹	Apr 25, 2032 (6.0 years)		

Fixed Interest Rate (JPY 1,600 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Apr 30, 2026	SMBC Mizuho Bank Development Bank of Japan Aozora Bank SBI Shinsei Bank	1,600	2.82343% (p.a.) ²	Oct 25, 2030 (4.5 years)	Lump-sum repayment	No

¹ Interest payment date is the 25th of every month following the first interest payment date (the first payment date will be May 25, 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 April 30, 2026 through May 25, 2026.

The base rate for the floating interest rate loan after the first interest payment date will be JPY TIBOR 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 Interest payment date is the 25th of every third month following the first interest payment date (the first payment date will be July 25, 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

The impact of the loans on Ichigo Office's earnings is minimal, and thus there is no change to the April 2026 and October 2026 fiscal period earnings forecasts presented in the December 15, 2025 release "October 2025 Fiscal Period Earnings."

3. Other

Risks related to the loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on January 28, 2026.