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Interest Rates

Ichigo Office has fixed the interest rates for the loans announced in the October 30, 2024 release "New Loans."

1. Interest Rates (Total JPY 6,346 million)

Fixed-rate loan (JPY 812 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Nov 11, 2024	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank Resona Bank	812	1.35790% (p.a.)[1]	Oct 25, 2029 (5.0 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 January 25, 2025 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.

Floating-rate loans (JPY 5,534 million)

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate for First Payment	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Nov 11, 2024	SMBC Mizuho Bank SBI Shinsei Bank Aozora Bank Resona Bank The Kagawa Bank	2,134	0.91993% (p.a.)[2]	Apr 25, 2032 (7.5 years)	Lump-sum repayment	No
	SMBC	1,100	0.85993% (p.a.)[2]	Apr 25, 2031 (6.5 years)		
	Mizuho Bank	1,000				
	SBI Shinsei Bank	900	0.82993% (p.a.)[2]	Oct 25, 2030 (6.0 years)		
	Resona Bank	400				

[2] Interest payment date is the 25th of every month following the first interest payment date (the first payment date will be November 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 November 11, 2024 through November 24, 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 April 2025 fiscal period earnings has already been factored into the forecasts presented in the August 8, 2024 release "Upward Earnings Forecast Revision for the April 2025 Fiscal Period."

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.