Make The World
More Sustainable

[Provisional Translation Only]
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New Loan

Ichigo Office decided today to borrow funds via a new loan and redeem Ichigo Office Fifth Unsecured Investment Corporation Bonds.

1. Loan Rationale

The new loan will be used to redeem Ichigo Office Fifth Unsecured Investment Corporation Bonds (JPY 1,000 million).

2. New Loan Details

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Mar 25, 2025	SMBC	1,000	1M JPY TIBOR +0.50% (p.a.)[1]	Mar 25, 2030 (5.0 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 April 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. Ichigo Office will announce the interest rate after it is determined on two business days before the loan date.

Note: 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

3. Investment Corporation Bonds Being Redeemed

Name	Issue Amount (JPY million)	Issue Date	Redemption Date
Fifth Unsecured Investment Corporation Bonds (ranking *pari passu* among Ichigo Office investment corporation bonds)	1,000	Mar 26, 2020	Mar 26, 2025 (5.0 years)

4. Earnings Impact

The impact of the new loan on Ichigo Office's April 2025 and October 2025 fiscal period earnings has already been factored into the forecasts presented in the December 16, 2024 release "October 2024 Fiscal Period Earnings."

5. Other

Risks related to the loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on January 29, 2025.

Loan and Bond Composition after New Loan

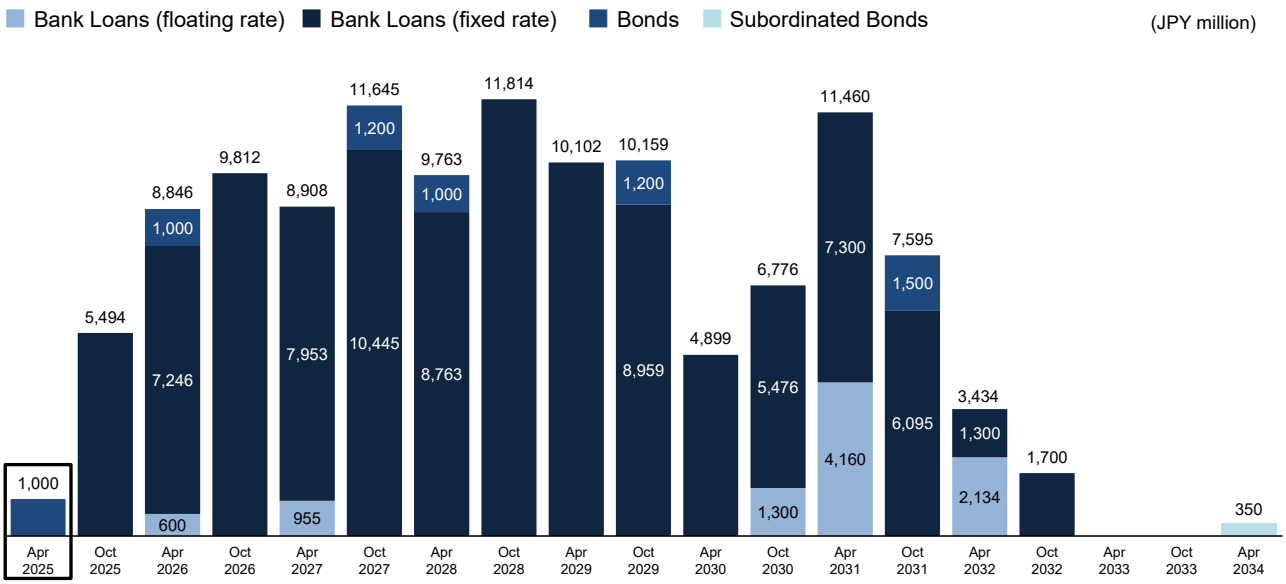
Outstanding Loan and Bond Balance

(JPY million)

	Before New Loan (A)	After New Loan (B)	Change (B) - (A)
Short-term bank loans	–	–	–
Long-term bank loans	116,507	117,507	+1,000
Total bank loans	**116,507**	**117,507**	**+1,000**
Bonds	7,250	6,250	-1,000
Total bank loans and bonds	**123,757**	**123,757**	**–**

Distribution of Loan and Bond Maturities

Before New Loan



After New Loan

