



**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 28, 2021

Issuer

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

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Norio Nagamine, Head of Ichigo Office

Tel: +81-3-3502-4891

Interest Rate

Ichigo Office has fixed the interest rate for the loan announced in the September 27, 2021 release “New Loan.”

1. Interest Rate

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Sep 30, 2021	Development Bank of Japan	500	0.76433% ¹ (fixed rate)	Sep 25, 2028 (7.0 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 October 25, 2021 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 Outlook

The impact of the new loan on Ichigo Office’s October 2021 and April 2022 fiscal period earnings has already been reflected in the forecast presented in Ichigo Office’s June 14, 2021 release “April 2021 Fiscal Period Earnings.”

4. Other

Risks related to the loans have no material impact on the “Investment Risks” described in the latest Financial Report submitted on July 29, 2021.