



**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.*

June 16, 2022

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 rates for the first payment date of the two loans announced in the June 14, 2022 release “New Loans.”

1. Interest Rates

Loan Date	Lender	Loan Amount (JPY million)	Interest Rate for First Payment	Repayment Date (Loan Term)	Repayment Terms	Collateralized
June 20, 2022	SMBC	950	0.70065% (p.a.) ^{1,2}	May 25, 2029 (6.9 years)	Lump-sum repayment	No
	Mizuho Bank	950				

¹ The term for the first interest payment date is June 20, 2022 through July 25, 2022.

² Ichigo Office will execute interest rate swaps on the loans, and will announce the swap interest rates after they are determined.

Note:

The base rate for the 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. Earnings Impact

The impact of the new loans on Ichigo Office’s October 2022 and April 2023 fiscal period earnings has already been reflected in the forecast presented in the June 14, 2022 release “April 2022 Fiscal Period Earnings.”

3. Other

Risks related to the new loans have no material impact on the “Investment Risks” described in the latest Financial Report submitted on January 27, 2022.