

[Provisional Translation Only]

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Issuer

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New Loans

Ichigo Office decided today to borrow funds via new loans.

1. Loan Rationale

The new loans will be used to repay existing loans (JPY 9,623 million). Details of the loans to be repaid are in Section 3 below.

2. New Loan Details

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
Nov 30, 2022	SMBC Mizuho Bank Shinsei Bank MUFG Bank Resona Bank The Bank of Fukuoka Nishi-Nippon City Bank	4,641	3M JPY TIBOR +0.50% (p.a.) ^{1,2}	Nov 25, 2027 (5.0 years)	Lump-sum repayment	No
	SMBC Mizuho Bank Shinsei Bank Aozora Bank	3,278	3M JPY TIBOR +0.53% (p.a.) ^{1,2}	Aug 25, 2028 (5.7 years)		
	SMBC Mizuho Bank Aozora Bank Resona Bank	1,700	3M JPY TIBOR +0.86% (p.a.) ^{1,2}	Sep 25, 2032 (9.8 years)		

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, 2023 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 for the first period (November 30, 2022 to January 25, 2023) after it is determined.

² Ichigo Office will also 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

3. Existing Loans Being Repaid

Loan Date	Lenders	Loan Amount (JPY million)	Interest Rate	Repayment Date (Loan Term)	Repayment Terms	Collateralized
May 9, 2016	SMBC Mizuho Bank MUFG Bank Shinsei Bank	3,849	1M JPY TIBOR +0.63%(p.a.)	Nov 30, 2022 (6.6 years)	Lump-sum repayment	No
May 24, 2016	SMBC Mizuho Bank MUFG Bank Shinsei Bank Aozora Bank The Bank of Fukuoka Nishi-Nippon City Bank Resona Bank	5,773	1M JPY TIBOR +0.63%(p.a.)	Nov 30, 2022 (6.5 years)	Lump-sum repayment	No

4. Earnings Impact

The new loans will be made on November 30, 2022 and therefore will have no impact on Ichigo Office's October 2022 fiscal period earnings. The impact of the new loans on April 2023 fiscal period earnings is minimal and thus there is no change to the forecast presented in Ichigo Office's October 31, 2022 release "Earnings Forecast Revision for the April 2023 Fiscal Period."

5. Other

Risks related to the loans have no material impact on the "Investment Risks" described in the latest Financial Report submitted on July 28, 2022.

Loan and Bond Composition after New Loans

Outstanding Loan and Bond Balance

(JPY million)

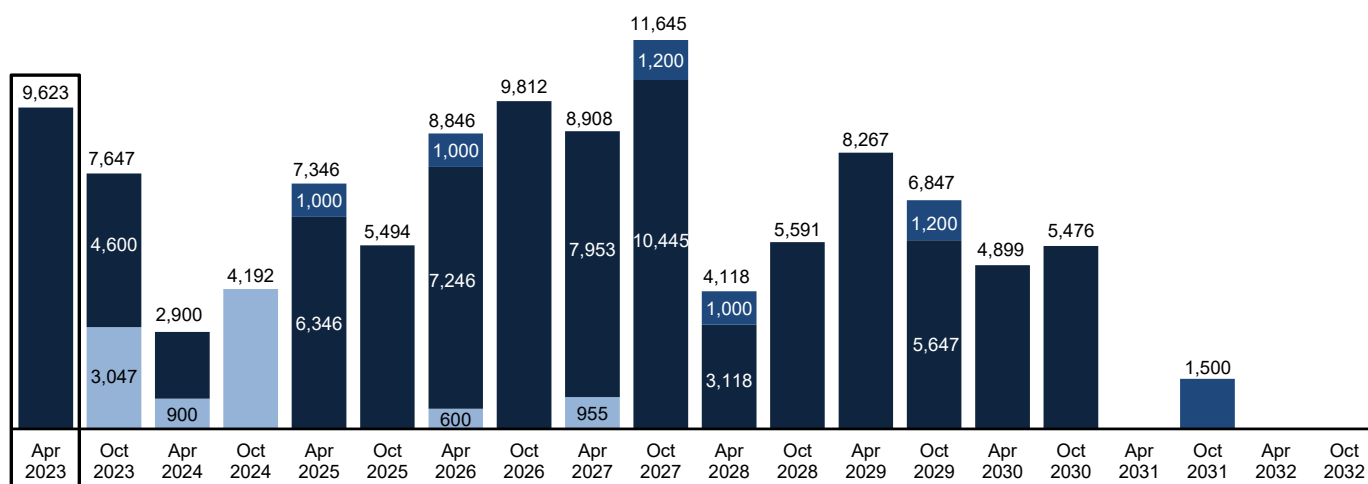
	Before New Loans (A)	After New Loans (B)	Change ¹ (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	106,211	106,207	-4
Total bank loans	106,211	106,207	-4
Bonds	6,900	6,900	—
Total bank loans and bonds	113,111	113,107	-4

¹The outstanding balance will decrease because JPY 4 million of existing loans will be repaid using cash-on-hand.

Distribution of Loan and Bond Maturities

Before New Loans

■ Bank Loans (floating rate) ■ Bank Loans (fixed rate) ■ Bonds (JPY million)



After New Loans

■ Bank Loans (floating rate) ■ Bank Loans (fixed rate) ■ New Loans ■ Bonds (JPY million)

