

[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 2,600 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
Oct 31, 2023	SMBC Mizuho Bank MUFG Bank SBI Shinsei Bank The Bank of Fukuoka Resona Bank	813	3M JPY TIBOR +0.47% (p.a.) ^{1,2,3}	May 25, 2028 (4.6 years)	Lump-sum repayment	No
	SMBC Mizuho Bank The Bank of Fukuoka Resona Bank Kansai Mirai Bank (new)	787	3M JPY TIBOR +0.68% (p.a.) ^{1,2}	Oct 25, 2031 (8.0 years)		
	SMBC	1,000	3M JPY TIBOR +0.68% (p.a.) ^{1,2}	Oct 25, 2031 (8.0 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, 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. Ichigo Office will announce the interest rate 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.

³ The base rate for the final payment period (April 26, 2028 to May 25, 2028) will be 1M JPY TIBOR.

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
Nov 2, 2016	SMBC	1,000	1M JPY TIBOR +0.66% (p.a.)	Oct 31, 2023 (7.0 years)	Lump-sum repayment	No
Nov 7, 2017	SMBC Mizuho Bank MUFG Bank Resona Bank SBI Shinsei Bank The Bank of Fukuoka ORIX Bank	1,600	1M JPY TIBOR +0.60% (p.a.)	Oct 31, 2023 (6.0 years)	Lump-sum repayment	No

4. Earnings Impact

The impact of the new loans on Ichigo Office's October 2023 and April 2024 fiscal period earnings has already been factored into the forecasts presented in the September 22, 2023 release "Earnings Forecast Revision for the October 2023 Fiscal Period" and the June 14, 2023 release "April 2023 Fiscal Period Earnings," respectively.

5. Other

Risks related to the loan have no material impact on the "Investment Risks" described in the latest Financial Report submitted on July 26, 2023.

Loan and Bond Composition after New Loans

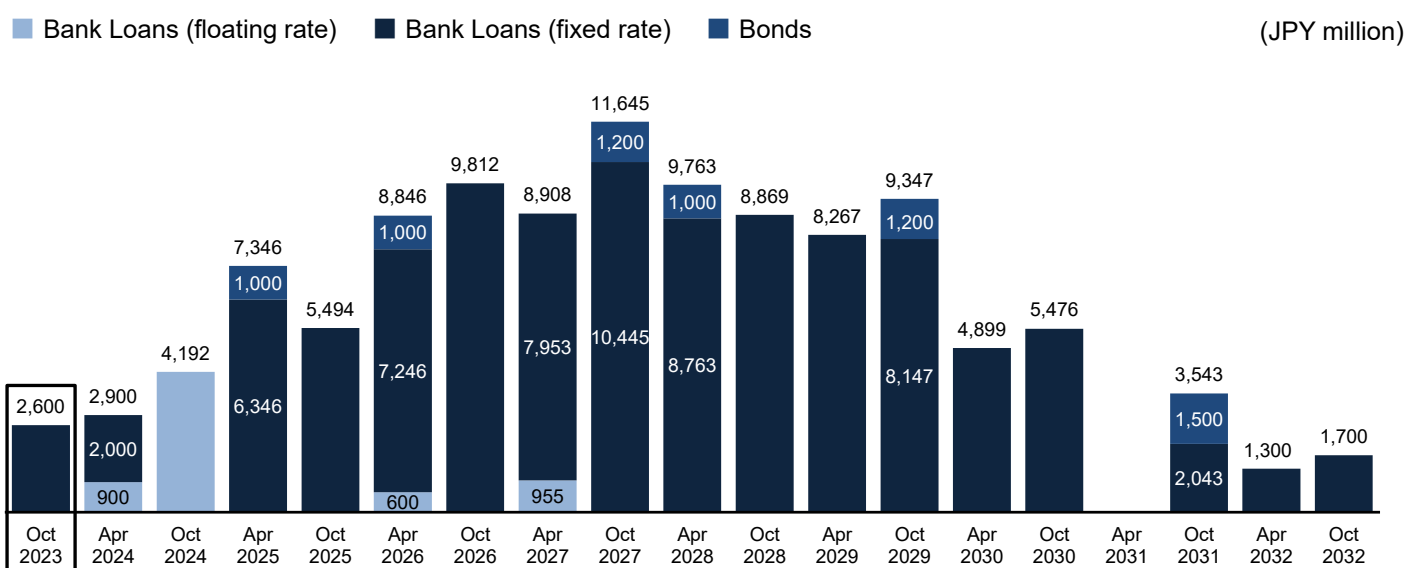
Outstanding Loan and Bond Balance

(JPY million)

	Before New Loans (A)	After New Loans (B)	Change (B) - (A)
Short-term bank loans	—	—	—
Long-term bank loans	108,007	108,007	—
Total bank loans	108,007	108,007	—
Bonds	6,900	6,900	—
Total bank loans and bonds	114,907	114,907	—

Distribution of Loan and Bond Maturities

Before New Loans



After New Loans

