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Translation Purpose Only

For Immediate Release

REIT Issuer

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Notice Concerning Conclusion of Interest Rate Swap Agreements (Determination of Interest Rate)

Starts Proceed Investment Corporation (“SPI”) announces that the undecided fixed interest rate of interest rate swap agreements has been determined, which is described in the press release “Notice Concerning Borrowing of Funds and Interest Rate Swap Agreements” dated May 20, 2024. The details are as follows.

## 1. Details of the interest rate swap agreements

	Agreement concerning Term Loan 3C	Agreement concerning Term Loan 3D
Lender	Aozora Bank, Ltd.	
Notional Principle Amount	2,900 million yen	2,161 million yen
Interest Rate, Etc.	Fixed interest rate payable: 1.577% (Note) Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.68%	Fixed interest rate payable: 1.129% (Note) Floating interest rate receivable: Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.47%
Commencement Date	May 24, 2024	May 24, 2024
Termination Date	November 22, 2030	May 24, 2027
Payment Date	The first interest payment date shall be the last day of May 2024, and for subsequent payments, the last day of every month thereafter (however, in the event that one of these days is not a business day, the business day immediately preceding it) and the principal repayment date.	

(Note) In accordance with conclusion of the interest rate swap agreements, the actual interest rate on Term Loan 3C and 3D is, in effect, fixed.

## 2. Other

The risks associated with the repayment of borrowings, etc. do not change significantly from those detailed in “Investment Risks” in the periodic securities report (*yuka shoken hokokusho*) for the latest fiscal period, which was submitted on January 29, 2024.

\* SPI website: <https://www.sp-inv.co.jp/en/>