

[Provisional Translation Only]

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

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Issuer

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Ichigo Office Portfolio Occupancy (Flash Data) – December 2021

| | | November 2021 (Final: A) | December 2021 (Flash: B) | Difference (B) - (A) |
|----------------|----------------------------|-----------------------------|-----------------------------|-------------------------|
| Total | | 94.6% | 94.9% | +0.3% |
| By Asset Type | Office | 96.2% | 96.5% | +0.3% |
| | Other | 53.5% | 53.5% | – |
| By Area | Central Tokyo | 94.7% | 95.3% | +0.6% |
| | Tokyo Metropolitan Area | 95.9% | 95.9% | – |
| | Four Major Regional Cities | 97.3% | 97.3% | – |
| | Other Regional Cities | 88.8% | 88.8% | – |
| No. of Assets | | 86 | 86 | – |
| No. of Tenants | | 926 | 927 | +1 |
| Leasable Area | | 264,709.09m ² | 264,700m ² | |
| Leased Area | | 252,544.23m ² | 251,300m ² | |

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small adjustments due to renovations or variations in rental contract terms.
3. Central Tokyo refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. Tokyo Metropolitan Area refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. Four Major Regional Cities refers to Osaka, Nagoya, Fukuoka, and Sapporo.

Explanation of Changes

Occupancy increased for Office and Central Tokyo due to new tenants at buildings including the Ichigo Hakozaki Building, Ichigo Kanda Nishikicho Building, and Ichigo Higashi Gotanda Building.

ESG Initiatives Toward a Sustainable Society

Ichigo Office and its sponsor, Ichigo, are dedicated to making the world more sustainable. In line with this mission, Ichigo joined RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, and is targeting sourcing 100% renewable electricity across its operations by 2025. Ichigo Office is working to transition all of its assets (73 assets, excluding partially-owned assets) to renewable electricity by April 2022. As of December 31, 2021, Ichigo Office has completed transitioning 65 assets, reducing CO2 emissions by 19,622 tons, an 89% reduction compared to 2019.

Ichigo Office will continue to work towards realizing a net zero carbon society by reducing energy consumption and CO2 emissions.

About RE100

[RE100](#) is a global initiative bringing together the world's most influential businesses driving the transition to 100% renewable electricity, with the aim of achieving a net-zero carbon society. Led by the [Climate Group](#) in partnership with [CDP](#), the group operates in a diverse range of sectors, and together, sends a powerful signal to markets and governments to accelerate the transition to a clean economy.

