

[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.

January 11, 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

Ichigo Office Receives Highest CASBEE Environmental Certification

Ichigo Office today received S and A rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certifications for the Ichigo Jingumae Building and the Ichigo Higashi Gotanda Building, respectively.

1. Certifications Overview

Name	Ichigo Jingumae Building	Ichigo Higashi Gotanda Building
Address	6-25-16 Jingumae, Shibuya-ku, Tokyo	1-6-3 Higashi Gotanda, Shinagawa-ku, Tokyo
Total Floor Area	5,218.72 m ²	7,072.68 m ²
Structure	Reinforced Concrete, 6 Floors & 1 Basement	Steel Reinforced Concrete/Reinforced Concrete, 9 Floors & 2 Basements
Photo		
Rank	Rank: S 	Rank: A 

2. CASBEE Assessment

Ichigo Jingumae Building

- (1) The building endeavors to reduce greenhouse gas emissions.
- (2) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvement
- (3) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to also reduce water usage.
- (4) The building employs environmentally conscious cleaning and sanitation practices.
- (5) The building complies with the Invasive Alien Species Act and sets its own green area policy therefore promoting biodiversity.
- (6) The building's windows allow for natural light as prescribed in the Building Standards Act and provide a comfortable environment for tenants with sufficient visibility.

Ichigo Higashi Gotanda Building

- (1) The building endeavors to reduce greenhouse gas emissions.
- (2) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.
- (3) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to also reduce water usage.
- (4) The building employs environmentally conscious cleaning and sanitation practices.
- (5) The building offers convenient access to and promotes the use of public transportation.
- (6) The building largely satisfies the Building Environmental Sanitation Management Standard.

3. CASBEE Overview

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For a list of CASBEE-certified buildings in Japan, please refer to the URL below (Japanese only):

www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

4. Outlook

In line with sponsor Ichigo joining RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, Ichigo Office is targeting to source 100% of the electricity needs across its assets (73 assets, excluding partially-owned assets) via renewable energy by the end of April 2022. As a result of already having transitioned 65 assets to renewable electricity as of the end of December 2021, Ichigo Office has reduced CO2 emissions by 19,622 tons, an 89% reduction compared to 2019.

As a specialized office REIT, Ichigo Office will continue to work to promote the environmental and energy efficiency and reduce the environmental impact of its office buildings.