

[Provisional Translation Only]

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February 4, 2022

Issuer

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**Ichigo Office Portfolio Occupancy (Flash Data) – January 2022**

		December 2021 (Final: A)	January 2022 (Flash: B)	Difference (B) - (A)
<b>Total</b>		<b>94.9%</b>	<b>95.8%</b>	<b>+0.9%</b>
By Asset Type	Office	96.5%	96.8%	+0.3%
	Other	53.5%	69.6%	+16.1%
By Area	Central Tokyo	95.3%	96.0%	+0.7%
	Tokyo Metropolitan Area	95.9%	96.0%	+0.1%
	Four Major Regional Cities	97.3%	97.4%	+0.1%
	Other Regional Cities	88.8%	93.0%	+4.2%
No. of Assets		86	86	–
No. of Tenants		928	934	+6
Leasable Area		264,709.07m <sup>2</sup>	264,700m <sup>2</sup>	
Leased Area		251,312.42m <sup>2</sup>	253,600m <sup>2</sup>	

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 Other and Other Regional Cities due to a new tenant leasing c. 40% of the leasable area at the Future Izumi. Occupancy increased for Office, Central Tokyo, Tokyo Metropolitan Area, and Four Major Regional Cities due to new tenants at buildings including the Ichigo Kanda Nishikicho Building, Ichigo Nakano North Building, and Ichigo Marunouchi Building.

## ESG Initiatives Toward a Sustainable Society

Ichigo Office has made sustainability a key management priority and actively engages in ESG (Environmental, Social, and Governance) initiatives.











As part of its environmental initiatives, Ichigo Office participates in the GRESB Real Estate Assessment, and was awarded Three Stars in the GRESB Rating (maximum five stars) four years in a row.

Ichigo Office continues to apply for environmental certifications for its buildings, and received S and A rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certifications for the Ichigo Jingumae Building and Ichigo Higashi Gotanda Building, respectively, in January 2022. This brings the total number of Ichigo Office assets with environmental certifications to 17, covering 30.3% of total leasable office area as of December 31, 2021.

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

Note: GRESB was established in 2009 as a global standard for ESG benchmarking of the real estate sector by a group of major European pension funds that also played leading roles in launching the Principles for Responsible Investment (PRI).

## Environmental Certifications

CASBEE	BELS	Tokyo Low-Carbon Small and Medium-Sized Model Buildings
<p><b>S Rank</b></p>  <p>Ichigo Marunouchi Building    Ichigo Takamatsu Building    Ichigo Jingumae Building</p> <p><b>A Rank</b></p>  <p>Ichigo Ebisu Green Glass    Ichigo Sakaisuji Honmachi Building    Ichigo Sendai East Building    Ichigo Ikenohata Building</p>  <p>Ichigo Kanda Nishikicho Building    Ichigo Mirai Shinkin Building    Win Gotanda Building 2    Ichigo Higashi Gotanda Building</p>	<p><b>2 Stars (★★)</b></p>  <p>Ichigo Akihabara North Building</p> <p><b>1 Star (★)</b></p>  <p>Ichigo Omiya Building</p> <p><b>DBJ Green Building</b></p> <p><b>3 Stars (★★★)</b></p>  <p>Ichigo Nihonbashi East Building</p> <p><b>1 Star (★)</b></p>  <p>Win Gotanda Building</p>	<p><b>A2+</b></p>  <p>Ichigo Kudan Building</p> <p><b>A1+</b></p>  <p>Ichigo Akihabara North Building</p> <p><b>A1</b></p>  <p>Ichigo Hiroo Building</p>