

[Provisional Translation Only]

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Issuer

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Ichigo Office Receives Tokyo Low-Carbon Small and Medium-Sized Model Building Certification

Ichigo Office today received Tokyo Low-Carbon Small and Medium-Sized Model Building certifications (rank A1+) from the Tokyo Metropolitan Government for its Ichigo Omori Building and its Ichigo Otsuka Building, therefore adding to Ichigo Office’s three buildings that have already received this certification. As a result, Ichigo Office has now received a total of 20 environmental certifications across 19 of its assets and accounting for 33.2% of the total leasable office area of its portfolio.

1. Certifications Overview

Name	Ichigo Omori Building	Ichigo Otsuka Building
Address	6-25-3 Minami Oi, Shinagawa-ku, Tokyo	3-46-3 Minami Otsuka, Toshima-ku, Tokyo
Total Floor Area	5,811.81m ²	4,573.06m ²
Structure	Steel/Steel Reinforced Concrete, 8 Floors & 1 Basement	Steel Reinforced Concrete, 8 Floors
Photo		
Rank	Rank: A1+ CO2 emission intensity 64.2~68.0 (kg – CO2/m ²)	Rank: A1+ CO2 emission intensity 64.2~68.0 (kg – CO2/m ²)

2. CO2 Emission Reduction Initiatives

Ichigo Omori Building

(1) Building Management

The building both sets and achieves annual CO2 reduction targets.

The building started using renewable electricity since December 2021.

The building solicits tenant cooperation towards energy conservation and optimal air conditioning use via posters and stickers.

(2) Equipment

HVAC: Upgraded to a packaged air conditioning system

Lighting: Completed 100% LED lighting installations in the common areas. LED lighting installation completed on seventh floor tenant area. Installed lighting controls with detection sensors in the restrooms, kitchenettes, storage rooms, and stairways on each floor as well as in the basement elevator hall.

Ichigo Otsuka Building

(1) Building Management

The building both sets and achieves annual CO2 reduction targets.

The building started using renewable electricity since November 2021.

The building solicits tenant cooperation towards energy conservation and optimal air conditioning use via posters and stickers.

(2) Equipment

HVAC: Upgraded to a packaged air conditioning system

Lighting: Completed 100% LED lighting installations in the common areas. LED lighting scheduled to be installed in tenant areas.

3. Tokyo Low-Carbon Small and Medium-Sized Model Building Overview

The Tokyo Low-Carbon Building Assessment Index is a benchmark assessing the level of CO2 emission intensity of buildings and was developed by the Tokyo Metropolitan Government in May 2012 with the aim to promote a real estate market in which buildings with lower CO2 emissions are more valued. Buildings are ranked among A4 (highest rank), A3, A2, A1, B2, B1, and C (lowest rank) based on their level of CO2 emission intensity.

A building ranked A1 or higher is certified as a Tokyo Low-Carbon Small and Medium-Sized Model Building.

Tokyo Low-Carbon Small and Medium-Sized Model Building Requirements:

- a. A building leased to tenants
- b. Ranked A1 or higher as per the above
- c. Three consecutive years of submission of the Tokyo Carbon Reduction Report (If the building was constructed less than three years ago, then submission every year starting from its year of construction)
- d. Actively engages in energy conservation initiatives

For details of the certification, please refer to the URL below (Japanese only):

www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model_b/index.html

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.