

[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, 2024

Issuer

Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Keisuke Chiba, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Yuji Kamo, Head of Ichigo Office

Tel: +81-3-4485-5231

**Corrected: October 2023 Fiscal Period Earnings &
October 2023 Fiscal Period Corporate Presentation**

Ichigo Office has made corrections to the December 15, 2023 releases “October 2023 Fiscal Period Earnings” and “October 2023 Fiscal Period Corporate Presentation.”

1. October 2023 Fiscal Period Earnings

Portfolio Asset Details (Page 23)

No.	Asset Name	(Before Correction) Total Rental Income (JPY thousand)	(After Correction) Total Rental Income (JPY thousand)
Z-10	Ichigo Shibuya Bunkamura Dori Building	<u>75,233</u>	<u>75,223</u>

The corrected “October 2023 Fiscal Period Earnings” has been uploaded to our website.

2. October 2023 Fiscal Period Corporate Presentation

Portfolio Details (Page 48)

No.	Asset Name	(Before Correction) Leasable Area (m ²)	(After Correction) Leasable Area (m ²)
O-21	Ichigo Shin Yokohama Building	<u>4,021.32</u>	<u>4,097.85</u>

Portfolio Details (Pages 48-49)

(Before Correction)

No.	Asset Name	(Before Correction) Occupancy	(After Correction) Occupancy
O-03	Ichigo Mita Building	<u>73.4%</u>	<u>84.4%</u>
O-10	Ichigo Ebisu Nishi Building	<u>100%</u>	<u>85.9%</u>
O-12	Ichigo Uchikanda Building	<u>89.8%</u>	<u>79.6%</u>
O-14	Ichigo Yotsuya 4 Chome Building	<u>81.8%</u>	<u>90.9%</u>

No.	Asset Name	(Before Correction) Occupancy	(After Correction) Occupancy
O-15	Ichigo Tameike Building	<u>82.8%</u>	<u>100%</u>
O-16	Ichigo Jimbocho Building	<u>100%</u>	<u>85.3%</u>
O-21	Ichigo Shin Yokohama Building	<u>97.7%</u>	<u>100%</u>
O-34	Ichigo Sakae Building	<u>97.4%</u>	<u>96.2%</u>
O-48	Ichigo Sakaisuji Honmachi Building	<u>93.3%</u>	<u>100%</u>
O-49	Ichigo Kanda Ogawamachi Building	<u>79.7%</u>	<u>89.8%</u>
O-53	Ichigo Takadanobaba Building	<u>75.2%</u>	<u>90.7%</u>
O-54	Ichigo Omiya Building	<u>97.5%</u>	<u>94.4%</u>
O-56	Ichigo Ofuna Building	<u>94.3%</u>	<u>83.3%</u>
O-58	Ichigo Kumamoto Building	<u>100%</u>	<u>98.1%</u>
O-61	Ichigo Hiroo Building	<u>100%</u>	<u>94.0%</u>
O-69	Ichigo Higashi Ikebukuro Building	<u>87.8%</u>	<u>91.6%</u>
O-70	Koriyama Big-i (Office Section)	<u>94.1%</u>	<u>100%</u>

There is no change to the total portfolio occupancy.

The corrected “October 2023 Fiscal Period Corporate Presentation” has been uploaded to our website.