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*[Provisional Translation Only]*

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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](http://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

## **Purchase of Ichigo Office Shares by Ichigo**

Ichigo Office was notified today by its sponsor Ichigo (2337) that Ichigo is purchasing additional Ichigo Office shares, as detailed below.

### 1. Details of Ichigo’s Share Purchase

Total Number of Shares	42,168 shares
Price per Share	JPY 83,000 (TSE closing price of Ichigo Office shares on January 10, 2024, the most recent trading day)
Total Purchase Amount	JPY 3,499,944,000
Seller	Ichigo Trust Pte. Ltd.
Execution Date	January 11, 2024
Purchase Method	OTC transaction

### 2. Share Purchase Rationale

Ichigo Office has been notified by Ichigo that Ichigo is purchasing additional Ichigo Office shares to further strengthen its commitment to Ichigo Office as its sponsor and drive growth and shareholder value for Ichigo Office shareholders. To provide immediacy and certainty in the execution of today’s share purchase, Ichigo is purchasing the shares from Ichigo Trust Pte. Ltd., a major Ichigo Office shareholder.

Ichigo Office and Ichigo Hotel (3463) are the only J-REITs implementing a no fixed fee, performance-fee only structure that fully aligns with value creation for Ichigo Office and Ichigo Hotel shareholders. Ichigo Office believes that Ichigo’s share purchase will support its growth and drive long-term shareholder value.

### 3. Ichigo Office Shares Owned by Ichigo as Sponsor

	Before Share Purchase (A)	Share Purchase (B)	After Share Purchase (A) + (B)
Total Shares Outstanding	1,513,367	–	1,513,367
Number of Ichigo-Owned Shares	107,040	42,168	149,208
% Ownership	7.07%	2.79%	9.86%