Creating peace of mind through honest and committed management.

[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.

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Ichigo Office REIT Portfolio Occupancy (Flash Data) – December 2015

Ichigo Office REIT hereby announces its portfolio occupancy as of the end of December 2015:

		End of November 2015 (Final: A)	End of December 2015 (Flash: B)	Difference (B-A)
Total		**96.2%**	**96.0%**	-0.2%
By Asset Type	Office	96.0%	95.8%	-0.2%
	Other	96.9%	97.0%	+0.1%
By Area	Central Tokyo	96.1%	95.6%	-0.5%
	Tokyo Metropolitan Area	97.2%	97.2%	—
	Four Major Regional Cities	93.8%	93.8%	—
	Other Regional Cities	96.0%	96.0%	—
No. of Assets		77	77	—
No. of Tenants		726	725	-1
Leasable Area		227,424.66m^2	227,400m^2	
Leased Area		218,750.86m^2	218,200m^2	

(Note 1) The above figures have not been audited.
(Note 2) Leasable Area is the total space of the individual properties that is available to be leased and is subject to minor adjustments due to refurbishing or individual rental contract terms.
(Note 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.
(Note 4) Amounts less than a hundred square meters of Leasable Area and Leased Area for Flash Data are rounded off.

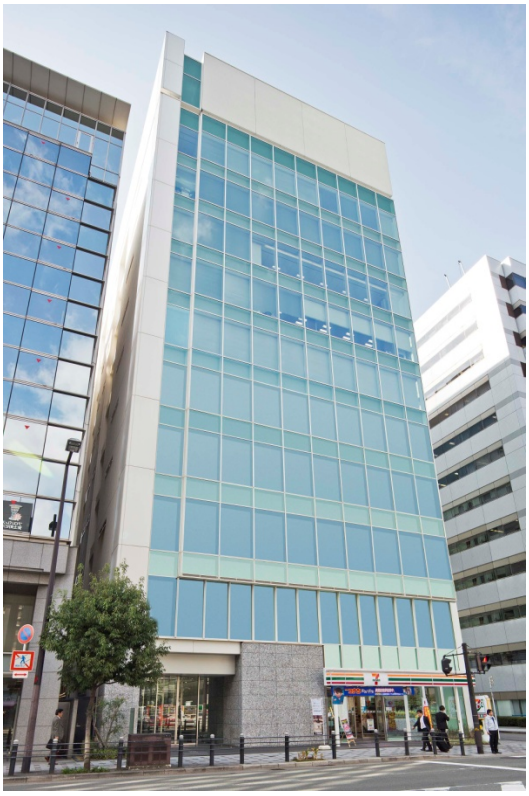
Explanation of Changes

Lease terminations at the Ichigo Hanzomon Building and Ichigo Higashi Gotanda Building decreased occupancy for Central Tokyo. Ichigo Office REIT is working towards a rapid lease-up of these assets.

Leasing and Value Enhancement Activities

In acquiring new tenants at the Ichigo Sakaisuji Honmachi Building, Ichigo Office REIT placed a promotional video on YouTube to introduce the building and directly appeal to potential tenants. The QR code to display the video was included in sales materials so that it could be immediately accessed on smartphones and PCs. The video shows both common areas such as the entrance, elevator hall, and restrooms and the offices being leased, allowing potential tenants to easily view the layout and how it could match to their needs.

Ichigo Sakaisuji Honmachi Building



The video is also available on YouTube: http://youtu.be/hX-qHXmnACg

Website of Ichigo Office REIT: www.ichigo-office.co.jp/english