Building a richer future together

[Provisional Translation Only]

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Notice of Completion of Asset Acquisitions (Eight Office Assets)

Ichigo Office REIT has completed the acquisition of the following assets announced in the May 9, 2016 release "Acquisition of Eight Office Assets."

I. Acquisition Summary

Asset Name[1]	O-77 Ichigo Ikenohata Building	O-78 Ichigo Ikebukuro East Building	O-79 Ichigo Motoazabu Building	O-80 Ichigo Otsuka Building
Legal Form of Asset	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)
Acquisition Price[2]	5,130,000,000 yen	3,010,000,000 yen	1,890,000,000 yen	2,740,000,000 yen
Contract Date	May 9, 2016	May 9, 2016	May 9, 2016	May 9, 2016
Closing Date	May 24, 2016	May 24, 2016	May 24, 2016	May 24, 2016

Asset Name[1]	O-81 Ichigo Nagoya Building	O-82 Ichigo Fushimi Building	O-83 Ichigo Nishiki Building	O-84 Ichigo Minami Morimachi Building
Legal Form of Asset	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)	Trust beneficiary interest in real estate (*juekiken*)
Acquisition Price[2]	3,420,000,000 yen	2,340,000,000 yen	1,330,000,000 yen	1,040,000,000 yen
Contract Date	May 9, 2016	May 9, 2016	May 9, 2016	May 9, 2016
Closing Date	May 24, 2016	May 24, 2016	May 24, 2016	May 24, 2016

[1] The current building names “MG Ikenohata Building,” “Higashi Ikebukuro Q Building,” “Vanguard Motoazabu Building,” “Otsuka Saint Core Building,” “EME Nagoya Building,” “HF Fushimi Building,” “Dai 41 Ocean Building,” and “Sun Center Building” will be changed to “Ichigo Ikenohata Building,” “Ichigo Ikebukuro East Building,” “Ichigo Motoazabu Building,” “Ichigo Otsuka Building,” “Ichigo Nagoya Building,” “Ichigo Fushimi Building,” “Ichigo Nishiki Building,” and “Ichigo Minami Morimachi Building,” respectively.

[2] Acquisition price excludes incidental expenses such as property, city planning, and consumption taxes.

II. Repayment of GK/TK Investments

As announced in the May 9, 2016 release “Notice of Completion of Asset Acquisitions (Five Office Assets),” Ichigo Office REIT also received payment in full today of its JPY 2 billion TK (tokumei kumiai) equity interest investments, plus all dividends owed, from Motoazabu Holdings GK and Ikenohata Holdings GK.