[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.

April 28, 2017

Issuer
Ichigo Office REIT Investment Corporation (8975)
1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative: Yoshihiro Takatsuka, Executive Director
www.ichigo-office.co.jp/english

Asset Management Company
Ichigo Investment Advisors Co., Ltd.
Representative: Wataru Orii, President
Inquiries: Hiroto Tajitsu, Head of Business Administration
Tel: +81-3-3502-4891

Ichigo Nihonbashi East Building Receives DBJ Green Building Certification

Ichigo Office REIT today received a DBJ (Development Bank of Japan) Green Building certification for the Ichigo Nihonbashi East Building.

1. Certification Overview



Name	Ichigo Nihonbashi East Building
Address	2-7-8 Nihonbashi Bakurocho, Chuo-ku Tokyo
Total Floor Area	5,940.72m^2
Structure	Steel & RC 7 Floors and 1 Basement
Date Built	January 29, 2010

Certification:

Three Stars – Excellent Environmental and Social Awareness

DBJ Green Building 2016

2. DBJ Assessment

(1) Ichigo Nihonbashi East Building achieves a high level of energy efficiency through its zoned air conditioning system and the use of horizontal double louvres on its exterior walls.

(2) The building has implemented progressive disaster and crime prevention measures, including installation of a power generator, emergency kits available within elevators, and 24-hour manned security.

(3) Ichigo Office REIT has established a collaborative partnership with the property and building managers to exchange information and jointly work to increase energy efficiency.

3. DBJ Green Building Certification Overview

Based on its comprehensive evaluation system, which includes not only environmental factors but also social ones, such as whether the building is serving the needs of its diverse stakeholders, DBJ identifies and certifies Green Buildings which fully meet these environmental and societal needs, and ranks them from five stars to one star.

For details of the DBJ Green Building certification, please refer to the URL below:
http://igb.jp/en

4. Outlook

As a specialized office REIT, Ichigo Office REIT will continue to work to promote environmental and energy efficiency, reducing the environmental impact of its mid-size office buildings.