Ichigo Preserves and Improves Real Estate

June 14, 2017

Earnings Summary for the April 2017 Fiscal Period

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Submission of Financial Report (*Yuka Shoken Hokokusho*): July 25, 2017 (expected)
Dividend Payment: July 21, 2017 (expected)
Supplemental Material to Financial and Business Results: Yes (Corporate Presentation)
Financial and Business Results Briefing: Yes (for institutional investors and analysts)

1. Financial Results for the April 2017 Fiscal Period (November 1, 2016 to April 30, 2017)

(1) Earnings

(JPY million; period-on-period change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
April 2017	7,352	+3.7%	3,378	-0.8%	2,616	+6.2%	2,615	+6.2%
October 2016	7,090	+6.1%	3,405	+6.1%	2,462	-3.1%	2,462	-0.8%

	Net Income per Share (JPY)	Ratio of Net Income to Equity	Ratio of Recurring Profit to Total Assets	Ratio of Recurring Profit to Operating Revenue
April 2017	1,706	2.6%	1.2%	35.6%
October 2016	1,623	2.5%	1.3%	34.7%

(2) Dividends

	Dividend per Share (JPY)	Total Dividends (JPY million)	Dividend per Share in Excess of Earnings (JPY)	Total Dividends in Excess of Earnings (JPY million)	Payout Ratio	DOE
April 2017	1,923	2,946	–	–	112.7%	2.9%
October 2016	1,904	2,917	–	–	118.4%	2.9%

Notes:

1. The October 2016 dividend includes a JPY 454 million dividend reserve reversal, so Total Dividends differ from Net Income.
2. The April 2017 dividend excludes a JPY 37 million provision to dividend reserves from unappropriated retained earnings, but includes JPY370 million of negative goodwill amortization, so Total Dividends differ from Net Income.
3. The October 2016 payout ratio reflects a new share issuance and is calculated as:
   Payout Ratio = Total Dividends / Net Income x 100

(3) Assets and Equity

	Total Assets (JPY million)	Net Assets (JPY million)	Equity Ratio (%)	Net Assets per Share (JPY)
April 2017	210,573	101,911	48.4%	66,509
October 2016	210,951	102,214	48.5%	66,706

(4) Cash Flow

	Cash Flows from Operating Activities (JPY million)	Cash Flows from Investing Activities (JPY million)	Cash Flows from Financing Activities (JPY million)	Cash and Cash Equivalents at End of the Period (JPY million)
April 2017	9,046	-4,099	-3,658	20,561
October 2016	3,572	-26,710	24,903	19,273

2. Earnings Forecast for the October 2017 Fiscal Period (May 1, 2017 to October 31, 2017) and the April 2018 Fiscal Period (November 1, 2017 to April 30, 2018)

(JPY million; period-on-period change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
October 2017	7,462	+1.5%	3,450	+2.1%	2,707	+3.5%	2,706	+3.5%
April 2018	7,338	-1.7%	3,551	+3.0%	2,735	+1.1%	2,735	+1.1%

	Dividend per Share (JPY)	Dividend per Share in Excess of Earnings
October 2017	1,930	–
April 2018	1,940	–

Notes:

1. The forecast Net Income per share for October 2017 is JPY 1,766 and for April 2018 is JPY 1,785.
2. The October 2017 and April 2018 dividend forecasts includes JPY 250 million and JPY 238 million, respectively, in negative goodwill amortization and dividend reserve reversals, so forecast Total Dividends differ from Net Income in both periods.

3. Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Retrospective Restatement

(i)	Changes Accompanying Amendments to Accounting Standards:	None
(ii)	Changes Not Listed in (i):	None
(iii)	Changes in Accounting Estimates:	None
(iv)	Retrospective Restatement:	None

(2) Number of Shares Issued and Outstanding

(i) The number of shares issued and outstanding (including treasury shares) was 1,532,287 shares at the end of October 2016 and 1,532,287 shares at the end of April 2017.
(ii) There were no treasury shares at the end of October 2016 or at the end of April 2017.

Completion Status of Auditing Procedures

This document is not subject to the auditing requirements set forth in the Financial Instruments and Exchange Law of Japan. The auditing procedures in accordance with those requirements have thus not been completed as of the date of the publication of this document.

Appropriate Use of Performance Forecasts and Other Matters of Special Note

The forecasts presented above are current figures based on certain preconditions. Accordingly, the actual operating revenue, operating profit, recurring profit, net income, dividend per share, and dividend per share in excess of earnings may vary due to changes in circumstances. Moreover, these forecasts should not be construed as a guarantee of such performance or results.

For details on preconditions, please refer to the “Preconditions for October 2017 Earnings Forecasts” and the “Preconditions for April 2018 Earnings Forecasts” on pages 4 and 5.

This English version is a translation of the original Japanese report and is provided solely for informational purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Preconditions for October 2017 Earnings Forecast

Preconditions	
Period	October 2017: May 1, 2017 – October 31, 2017 (184 days)
Number of Assets	• 85 assets. The forecast assumes there will be no additional acquisitions or sales through October 31, 2017.
Number of Shares	• 1,532,287 shares issued and outstanding as of today
Operating Revenue	• Rental income is calculated conservatively based on lease contracts that are in effect as of April 30, 2017 while taking into consideration such factors as historical rents, the competitiveness of the properties, and market conditions. • Total occupancy: 97.1% as of October 31, 2017
Operating Expenses	• Among rental expenses, Ichigo Office REIT's principal operating expenses (other than depreciation – see below) are calculated based on historical data while taking into consideration variable expenses. • Property and city planning taxes: JPY 595 million • Building maintenance and repair expenses: JPY 128 million. However, expenses for each period may differ significantly from these estimated amounts for reasons including the variability of maintenance and repair expenses, costs due to unexpected building damage, etc. • Service provider expenses including property management fees: JPY 664 million • Depreciation: JPY 925 million. Depreciation has been calculated using the straight-line method and includes the depreciation of forecast future capital expenditures in the depreciation amount. • Performance fees: JPY 165 million
Non-Operating Expenses	• Interest expenses: JPY 532 million • Borrowing-related expenses: JPY 211 million
Loans	• Total borrowings: JPY 103,193 million as of October 31, 2017
Dividend per Share	• The dividend forecast assumes that distributions will comply with the dividend distribution policy stipulated in Ichigo Office REIT's Articles of Incorporation. • Dividends for the October 2017 period are forecast to be the total of unappropriated retained earnings of JPY 2,706 million, JPY 200 million of negative goodwill amortization, and a JPY 50 million dividend reserve reversal. • The dividend is subject to change due to such factors as tenant turnover, property changes, unexpected maintenance and repair costs and other expenses, fluctuations in interest rates, and the issuance of additional shares.
Dividend in Excess of Earnings per Share	• Ichigo Office REIT does not plan on making any dividend distribution in excess of earnings.
Other	• This forecast assumes that there are no material changes to laws and regulations, the tax system, accounting standards, listing rules of the Tokyo Stock Exchange, rules of the Investment Trusts Association, Japan, the state of the economy, and real estate market conditions.

Preconditions for April 2018 Earnings Forecast

Preconditions	
Period	April 2018: November 1, 2017 – April 30, 2018 (181 days)
Number of Assets	• 85 assets. The forecast assumes there will be no additional acquisitions or sales through April 30, 2018.
Number of Shares	• 1,532,287 shares issued and outstanding as of today
Operating Revenue	• Rental income is calculated conservatively based on lease contracts that are in effect as of April 30, 2017 while taking into consideration such factors as historical rents, the competitiveness of the properties, and market conditions. • Total occupancy: 96.8% as of April 30, 2018
Operating Expenses	• Among rental expenses, Ichigo Office REIT's principal operating expenses (other than depreciation – see below) are calculated based on historical data while taking into consideration variable expenses. • Property and city planning taxes: JPY 589 million • Building maintenance and repair expenses: JPY 110 million. However, expenses for each period may differ significantly from these estimated amounts for reasons including the variability of maintenance and repair expenses, costs due to unexpected building damage, etc. • Service provider expenses including property management fees: JPY 651 million • Depreciation: JPY 918 million. Depreciation has been calculated using the straight-line method and includes the depreciation of forecast future capital expenditures in the depreciation amount. • Performance fees: zero
Non-Operating Expenses	• Interest expenses: JPY 526 million • Borrowing-related expenses: JPY 289 million
Loans	• Total borrowings: JPY 103,151 million as of April 30, 2018
Dividend per Share	• The dividend forecast assumes that distributions will comply with the dividend distribution policy stipulated in Ichigo Office REIT's Articles of Incorporation. • Dividends for the April 2018 period are forecast to be the total of unappropriated retained earnings of JPY 2,735 million, JPY 200 million of negative goodwill amortization, and a JPY 38 million dividend reserve reversal. • The dividend is subject to change due to such factors as tenant turnover, property changes, unexpected maintenance and repair costs and other expenses, fluctuations in interest rates, and the issuance of additional shares.
Dividend in Excess of Earnings per Share	• Ichigo Office REIT does not plan on making any dividend distribution in excess of earnings.
Other	• This forecast assumes that there are no material changes to laws and regulations, the tax system, accounting standards, listing rules of the Tokyo Stock Exchange, rules of the Investment Trusts Association, Japan, the state of the economy, and real estate market conditions.

Financial Statements

(1) Balance Sheet

(JPY thousand)

	October 2016 (as of October 31, 2016)	April 2017 (as of April 30, 2017)
Assets		
Current Assets		
Cash and cash equivalents	7,884,552	8,630,416
Cash and cash equivalents in trust	11,436,045	11,986,481
Accounts receivable	40,091	70,498
Prepaid expenses	389,814	377,384
Consumption taxes receivable	403,134	–
Other	10,366	2,254
Less: allowance for doubtful accounts	-4,094	–
Total Current Assets	20,159,911	21,067,035
Fixed Assets		
Property, Plant, and Equipment		
Buildings	7,617,282	7,640,484
Depreciation	-1,111,178	-1,225,911
Buildings (net)	6,506,104	6,414,572
Structures	32,545	32,545
Depreciation	-21,490	-23,450
Structures (net)	11,054	9,095
Machinery and equipment	251,701	257,124
Depreciation	-90,704	-100,708
Machinery and equipment (net)	160,997	156,415
Fixtures	50,132	51,304
Depreciation	-31,035	-33,944
Fixtures (net)	19,097	17,359
Land	18,169,824	18,169,824
Buildings in trust	41,125,986	40,784,635
Depreciation	-4,111,462	-4,574,521
Buildings in trust (net)	37,014,523	36,210,114
Structures in trust	60,204	58,783
Depreciation	-17,217	-18,820
Structures in trust (net)	42,986	39,962
Machinery and equipment in trust	374,734	395,384
Depreciation	-148,272	-176,838
Machinery and equipment in trust (net)	226,462	218,545
Fixtures in trust	208,467	135,064
Depreciation	-95,164	-70,303
Fixtures in trust (net)	113,303	64,761
Land in trust	123,006,878	122,803,366
Construction in progress in trust	3,246	903
Total Property, Plant, and Equipment	185,274,478	184,104,920
Intangible Assets		
Leasehold rights in trust	4,494,579	4,494,579
Total Intangible Assets	4,494,579	4,494,579

(JPY thousand)

	October 2016 (as of October 31, 2016)	April 2017 (as of April 30, 2017)
Investments and other Assets		
Tenant leasehold and security deposits	10,005	10,005
Long-term prepaid expenses	980,157	858,409
Other	32,423	38,523
Total Investments and other Assets	1,022,585	906,937
Total Fixed Assets	190,791,643	189,506,438
Total Assets	210,951,554	210,573,473
Liabilities		
Current Liabilities		
Accounts payable	610,642	583,273
Long-term loans (due within one year)	980,819	9,866,406
Accounts payable – other	487,156	693,177
Accrued expenses	2,786	8,080
Income taxes payable	605	605
Accrued consumption taxes, etc.	70,642	391,876
Advances received	1,285,196	1,350,770
Other	30,386	26,044
Total Current Liabilities	3,468,234	12,920,233
Long-Term Liabilities		
Long-term loans	96,080,847	86,451,585
Tenant leasehold and security deposits	1,587,754	1,624,859
Tenant leasehold and security deposits in trust	7,597,909	7,661,474
Asset retirement obligations	2,760	3,326
Total Long-Term Liabilities	105,269,271	95,741,245
Total Liabilities	108,737,505	108,661,479
Net Assets		
Shareholders' Equity		
Shareholders' capital	67,675,274	67,675,274
Surplus		
Capital reserve surplus	20,566,420	20,566,420
Discretionary reserves		
Dividend reserve	11,508,900	621,526
Reserve for adjustment of temporary differences (negative goodwill)	–	10,432,940
Total discretionary reserves	11,508,900	11,054,467
Unappropriated retained earnings	2,463,454	2,615,831
Total Surplus	34,538,774	34,236,719
Total Shareholders' Equity	102,214,049	101,911,993
Total Net Assets	102,214,049	101,911,993
Total Liabilities and Net Assets	210,951,554	210,573,473

(2) Income Statement

(JPY thousand)

	October 2016 (May 1, 2016 to October 31, 2016)	April 2017 (November 1, 2016 to April 30, 2017)
Operating Revenue		
Rental income	6,413,137	6,665,618
Other rental income	660,951	649,369
Dividend income from investment in TK equity	9,394	–
Gain on sale of real estate	6,944	37,920
Total Operating Revenue	7,090,428	7,352,907
Operating Expenses		
Rental expense	2,921,176	2,959,571
Asset management fee	636,177	858,990
Asset custody fee	12,945	14,438
Administrative service fee	42,315	44,525
Directors' compensation	5,040	5,040
Allowance for doubtful accounts	4,094	–
Loss on doubtful accounts	–	4,094
Other	63,392	87,425
Total Operating Expenses	3,685,142	3,974,085
Operating Profit	3,405,285	3,378,821
Non-Operating Income		
Interest income	86	89
Reversal of distribution payable	726	1,122
Interest on tax refund	15	1,858
Total Non-Operating Income	828	3,070
Non-Operating Expenses		
Interest expenses	522,492	522,707
Borrowing-related expenses	389,087	242,935
Share issuance expenses	31,567	–
Other	9	225
Total Non-Operating Expenses	943,156	765,868
Recurring Profit	2,462,957	2,616,024
Extraordinary Profit		
Reversal of allowance for disaster-related loss	636	–
Total Extraordinary Profit	636	–
Pre-Tax Income	2,463,593	2,616,024
Income Taxes – Current	605	605
Total Income Taxes	605	605
Net Income	2,462,988	2,615,419
Retained Earnings Brought Forward	465	412
Unappropriated Retained Earnings	2,463,454	2,615,831

(3) Statement of Shareholders' Equity

October 2016 (May 1, 2016 to October 31, 2016)

(JPY thousand)

	Shareholders' Equity						Total Net Assets
	Paid-In Capital	Surplus				Total Shareholders' Equity	
		Capital Reserve Surplus	Dividend Reserve	Unappropriated Retained Earnings	Total Surplus		
Balance as of May 1, 2016	58,781,415	20,566,420	11,491,269	2,482,497	34,540,187	93,321,603	93,321,603
Changes during the Period							
Issuance of New Shares	8,893,858					8,893,858	8,893,858
Dividend Reserve			17,630	-17,630	–	–	–
Dividends				-2,464,402	-2,464,402	-2,464,402	-2,464,402
Net Income				2,462,988	2,462,988	2,462,988	2,462,988
Total Changes	8,893,858	–	17,630	-19,043	-1,413	8,892,445	8,892,445
Balance as of Oct 31, 2016	67,675,274	20,566,420	11,508,900	2,463,454	34,538,774	102,214,049	102,214,049

April 2017 (November 1, 2016 to April 30, 2017)

(JPY thousand)

	Shareholders' Equity						
	Paid-In Capital	Surplus					
		Capital Reserve Surplus	Discretionary Reserves			Unappropriated Retained Earnings	Total Surplus
			Dividend Reserve	Reserve for Adjustment of Temporary Differences (Negative Goodwill)	Total Discretionary Reserves		
Balance as of Nov 1, 2016	67,675,274	20,566,420	11,508,900	–	11,508,900	2,463,454	34,538,774
Changes during the Period							
Reversal of Dividend Reserve			-10,887,373		-10,887,373	10,887,373	–
Reserve for Adjustment of Temporary Differences (Negative Goodwill)				10,432,940	10,432,940	-10,432,940	–
Dividends						-2,917,474	-2,917,474
Net Income						2,615,419	2,615,419
Total Changes during the Period	–	–	-10,887,373	10,432,940	-454,432	152,377	-302,055
Balance as of Apr 30, 2017	67,675,274	20,566,420	621,526	10,432,940	11,054,467	2,615,831	34,236,719

	Shareholders' Equity	Total Net Assets
	Total Shareholders' Equity	
Balance as of Nov 1, 2016	102,214,049	102,214,049
Changes during the Period		
Reversal of Dividend Reserve	–	–
Reserve for Adjustment of Temporary Differences (Negative Goodwill)	–	–
Dividends	-2,917,474	-2,917,474
Net Income	2,615,419	2,615,419
Total Changes during the Period	-302,055	-302,055
Balance as of Apr 30, 2017	101,911,993	101,911,993

(4) Cash Flow Statement

(JPY thousand)

	October 2016 (May 1, 2016 to October 31, 2016)	April 2017 (November 1, 2016 to April 30, 2017)
Cash Flows from Operating Activities:		
Pre-tax net income	2,463,593	2,616,024
Depreciation	921,085	923,937
Share issuance expenses	31,567	–
Increase (decrease) in allowance for disaster-related loss	-60,000	–
Increase (decrease) in allowance for doubtful accounts	4,094	-4,094
Interest income	-86	-89
Interest expense	522,492	522,707
Decrease (increase) in operating accounts receivable	3,214	-30,406
Decrease (increase) in consumption taxes receivable	-403,134	403,134
Decrease (increase) in prepaid expenses	-78,144	12,430
Decrease (increase) in long-term prepaid expenses	-257,642	121,748
Increase (decrease) in accrued consumption taxes	-352,911	321,234
Increase (decrease) in operating accounts payable	166,623	-78,805
Increase (decrease) in accounts payable	-122,338	206,021
Increase (decrease) in advances received	237,637	65,574
Decrease due to sale of property, plant, and equipment	962,495	–
Decrease due to sale of property, plant, and equipment in trust	–	4,443,873
Other	61,895	40,646
Subtotal	4,100,441	9,563,936
Interest income received	86	89
Interest expense paid	-527,072	-517,413
Income taxes paid	-605	-605
Net Cash from (Used for) Operating Activities	3,572,850	9,046,007
Cash Flows from Investing Activities:		
Acquisition of property, plant, and equipment	-49,641	-25,144
Acquisition of property, plant, and equipment in trust	-29,984,768	-4,122,937
Increase in tenant leasehold and security deposits	98,029	50,488
Decrease in tenant leasehold and security deposits	-197,187	-34,876
Increase in tenant leasehold and security deposits in trust	1,687,152	293,730
Decrease in tenant leasehold and security deposits in trust	-264,554	-260,713
Sale of securities investments	2,000,000	–
Net Cash from (Used for) Investing Activities	-26,710,969	-4,099,453
Cash Flows from Financing Activities:		
Increase in long-term loans	19,500,000	3,000,000
Decrease from repayment of long-term loans	-997,274	-3,743,674
Proceeds from share issuance	8,862,291	–
Dividends paid	-2,461,931	-2,915,052
Net Cash from (Used for) Financing Activities	24,903,085	-3,658,727
Net Increase (Decrease) in Cash and Cash Equivalents	1,764,966	1,287,826
Cash and Cash Equivalents at Beginning of Period	17,508,765	19,273,732
Cash and Cash Equivalents at End of Period	19,273,732	20,561,558

Material Matters after Closing of the Fiscal Period

1. Asset Acquisition

Ichigo Office REIT acquired the following assets in accordance with the guidelines specified in its Articles of Incorporation.

Win Gotanda Building

Acquisition Price[1]	JPY 3.10 billion
Location	1-30-2 Nishi Gotanda, Shinagawa-ku, Tokyo
Form of Ownership	Trust beneficiary interest in real estate (juekiken)
Property Right	Land: Freehold (ownership ratio: 85.65%)
	Building: Freehold (ownership ratio: 85.65%)
Contract Date	April 26, 2017
Closing Date	May 10, 2017
Seller	Shinagawa Holdings GK

Ichigo Hongo Building[2]

Acquisition Price[1]	JPY 2.30 billion
Location	5-33-10 Hongo, Bunkyo-ku, Tokyo
Form of Ownership	Trust beneficiary interest in real estate (juekiken)
Property Right	Land: Freehold
	Building: Freehold (ownership ratio: 100%)
Contract Date	April 26, 2017
Closing Date	May 10, 2017
Seller	Kichijoji Holdings GK

Oimachi Center Building

Acquisition Price[1]	JPY 1.68 billion
Location	1-24-5 Oi, Shinagawa-ku, Tokyo
Form of Ownership	Trust beneficiary interest in real estate (juekiken)
Property Right	Land: Freehold[3]
	Building: Freehold (ownership ratio: 74.247%)
Contract Date	April 26, 2017
Closing Date	May 10, 2017
Seller	Kichijoji Holdings GK

[1] The acquisition price is the transaction price of the trust beneficiary interest (juekiken) itself and does not include fees and applicable property, city planning, and consumption taxes.

[2] The current building name, IKB Hongo Building, will be changed to Ichigo Hongo Building.

[3] While part of the land is also owned by the other owners, an agreement exists with respect to use of the building constructed on this land and stipulates that no charge shall be assessed for such use.

2. New Loans

Ichigo Office REIT carried out the following borrowings on May 10, 2017 in order to fund the above asset acquisition.

Term Loan VIII-A

Lender	SMBC
Loan Amount	JPY 1 billion
Interest Rate	1M JPY TIBOR + 0.33% (p.a.)
Principal Repayment Date	October 31, 2018
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Term Loan VIII-B

Lender	SMBC
Loan Amount	JPY 1.1 billion
Interest Rate	1M JPY TIBOR + 0.69% (p.a.)
Principal Repayment Date	November 10, 2024
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Ichigo REIT has executed an interest rate swap to hedge against a rise in interest rates, and as a result the interest rate for Term Loan VIII-B is fixed at 0.8525%.

Term Loan VIII-C

Lender	Mizuho Bank
Loan Amount	JPY 400 million
Interest Rate	1M JPY TIBOR + 0.33% (p.a.)
Principal Repayment Date	October 31, 2018
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Term Loan VIII-D

Lender	Mizuho Bank
Loan Amount	JPY 1 billion
Interest Rate	1M JPY TIBOR + 0.69% (p.a.)
Principal Repayment Date	November 10, 2024
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Ichigo REIT has executed an interest rate swap to hedge against a rise in interest rates, and as a result the interest rate for Term Loan VIII-D is fixed at 0.8525%.

Term Loan VIII-E

Lender	Shinsei Bank
Loan Amount	JPY 200 million
Interest Rate	1M JPY TIBOR + 0.33% (p.a.)
Principal Repayment Date	October 31, 2018
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Term Loan VIII-F

Lender	Shinsei Bank
Loan Amount	JPY 900 million
Interest Rate	1M JPY TIBOR + 0.69% (p.a.)
Principal Repayment Date	November 10, 2024
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Ichigo REIT has executed an interest rate swap to hedge against a rise in interest rates, and as a result the interest rate for Term Loan VIII-F is fixed at 0.8525%.

Term Loan VIII-G

Lender	Resona Bank
Loan Amount	JPY 400 million
Interest Rate	1M JPY TIBOR + 0.69% (p.a.)
Principal Repayment Date	November 10, 2024
Interest Payment Date	Final business day of each month following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Ichigo REIT has executed an interest rate swap to hedge against a rise in interest rates, and as a result the interest rate for Term Loan VIII-G is fixed at 0.8525%.

Term Loan VIII-H

Lender	Development Bank of Japan
Loan Amount	JPY 2 billion
Interest Rate	0.87163% (fixed)
Principal Repayment Date	May 10, 2023
Interest Payment Date	Final business day of January, April, July, and October following the Loan Date and the Principal Repayment Date
Principal Repayment Terms	Repayment will be made in full on the Principal Repayment Date
Collateralized	No

Earnings Forecasts

October 2017 Fiscal Period (May 1, 2017 to October 31, 2017)

For details on the preconditions, please refer to the "Preconditions for October 2017 Earnings Forecasts" on page 4.

Operating Revenue	JPY 7,462 million
Operating Profit	JPY 3,450 million
Recurring Profit	JPY 2,707 million
Net Income	JPY 2,706 million
Dividend per Share	JPY 1,930
Dividend in excess of earnings	–

Note: The forecast dividend includes a JPY 250 million reserve reversal. Actual operating revenue, operating profit, recurring profit, net income, and dividend per share are subject to change due to changes in circumstances. This forecast does not guarantee the amount of dividend.

April 2018 Fiscal Period (November 1, 2017 to April 30, 2018)

For details on preconditions, please refer to the "Preconditions for April 2018 Earnings Forecasts" on page 5.

Operating Revenue	JPY 7,338 million
Operating Profit	JPY 3,551 million
Recurring Profit	JPY 2,735 million
Net Income	JPY 2,735 million
Dividend per Share	JPY 1,940
Dividend in excess of earnings	–

Note: The forecast dividend includes a JPY 238 million reserve reversal. Actual operating revenue, operating profit, recurring profit, net income, and dividend per share are subject to change due to changes in circumstances. This forecast does not guarantee the amount of dividend.

Notes to Income Statement

1. Details of Rental Income

(JPY thousand)

		Previous Period May 1, 2016 to October 31, 2016		Current Period November 1, 2016 to April 30, 2017	
A	Real Estate Rental Income				
	Rental Income				
	Rental Income	5,184,868		5,416,705	
	Common Area Services Income	901,503		922,244	
	Parking Lot Income	266,636		266,939	
	Facility Use Income	60,128	6,413,137	59,728	6,665,618
	Other Rental Income				
	Utilities Income	618,487		596,315	
	Other	42,463	660,951	53,054	649,369
	Total Income		7,074,088		7,314,987
B	Real Estate Rental Expenses				
	Rental Expenses				
	Service Provider Expenses	692,541		672,750	
	Utilities	615,303		571,092	
	Trust Fees	33,527		34,281	
	Depreciation	921,085		923,937	
	Repair Expenses	97,440		145,494	
	Property and City Planning Taxes	510,253		561,813	
	Insurance	8,985		8,863	
	Other Expenses	42,039		41,338	
	Total Expenses		2,921,176		2,959,571
C	Net Rental Income (A-B)		4,152,912		4,355,416

2. Details of Real Estate Sales

(JPY thousand)

Previous Period (May 1, 2016 to October 31, 2016)		
Ichigo Yokosuka Building		
Real Estate Sale Income		1,000,000
Real Estate Sale Cost	962,495	
Other Real Estate Sale Expenses	30,560	
Gain on Real Estate Sale		6,944
Current Period (November 1, 2016 to April 30, 2017)		
Ichigo Serviced Apartments Takanawadai		
Real Estate Sale Income		990,000
Real Estate Sale Cost	1,288,920	
Other Real Estate Sale Expenses	510	
Loss on Real Estate Sale		299,430
B-SITE Hamamatsucho		
Real Estate Sale Income		616,000
Real Estate Sale Cost	667,942	
Other Real Estate Sale Expenses	510	
Loss on Real Estate Sale		52,453
Ichigo Serviced Apartments Ginza		
Real Estate Sale Income		1,034,000
Real Estate Sale Cost	897,212	
Other Real Estate Sale Expenses	507	
Gain on Real Estate Sale		136,280
Ichigo Pagoda Asakusa Building		
Real Estate Sale Income		1,850,000
Real Estate Sale Cost	1,589,797	
Other Real Estate Sale Expenses	6,678	
Gain on Real Estate Sale		253,524

Notes to Cash Flow Statement

1. Relationship between Cash and Cash Equivalents at End of the Period and Items Shown on the Balance Sheet

(JPY thousand)

	Previous Period May 1, 2016 to October 31, 2016	Current Period November 1, 2016 to April 30, 2017
Cash and cash equivalents	7,884,552	8,630,416
Cash and cash equivalents in trust	11,436,045	11,986,481
Miscellaneous deposits	-46,865	-55,339
Cash and cash equivalents	19,273,732	20,561,558

Notes to Derivative Transactions

1. Non-Hedge Accounting

N/A

2. Hedge Accounting

Previous (October 2016) Fiscal Period

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	76,602,662	76,436,884	Note	–

Current (April 2017) Fiscal Period

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	77,519,773	77,353,995	Note	–

Note: Swaps accounted under the Special Treatment of Interest Swap method are processed together with the hedging target (in this case, a long-term loan), and therefore their market values are included in the balance sheet as part of Long-Term Loans.

Per Share Information

(JPY)

	Previous Period (May 1, 2016 to October 31, 2016)	Current Period (November 1, 2016 to April 30, 2017)
Net Assets per Share	66,706	66,509
Net Income per Share	1,623	1,706

Note: Net Income per Share is calculated based on the weighted average number of shares during the period. There are no potentially dilutive shares outstanding. The data used to calculate Net Income per Share is shown below.

(JPY thousand)

	Previous Period (May 1, 2016 to October 31, 2016)	Current Period (November 1, 2016 to April 30, 2017)
Net Income	2,462,988	2,615,419
Income not belonging to common shareholders	–	–
Net Income belonging to common shareholders	2,462,988	2,615,419
Average number of shares in period	1,517,476 shares	1,532,287shares

New Share Issuance

There was no new share issuance during the April 2017 fiscal period. Below are the changes to the Total Number of Shares for the past five years.

Date	Method	Total Number of Shares		Issue Amount (JPY million)	
		Issued	Outstanding	Change	Total
May 27, 2013[1]	Public Offering	90,000	932,823	5,431	20,360
December 3, 2013[2]	Public Offering	85,000	1,017,823	4,929	25,289
January 7, 2014[3]	Third-Party Allotment to Underwriter (Greenshoe)	8,500	1,026,323	492	25,782
December 3, 2014[4]	Public Offering	95,680	1,122,003	7,679	33,462
December 24, 2014[5]	Third-Party Allotment to Underwriter (Greenshoe)	8,320	1,130,323	667	34,130
May 1, 2015[6]	Public Offering	271,700	1,402,023	23,418	57,548
May 27, 2015[7]	Third-Party Allotment to Underwriter (Greenshoe)	14,300	1,416,323	1,232	58,781
May 23, 2016[8]	Public Offering	110,166	1,526,489	8,449	67,230
June 22, 2016[9]	Third-Party Allotment to Underwriter (Greenshoe)	5,798	1,532,287	444	67,675

[1] New shares were issued via public offering at a share price of JPY 62,595 (subscription price of JPY 60,348) to procure funds for asset acquisitions.

[2] New shares were issued via public offering at a share price of JPY 60,157 (subscription price of JPY 57,997) to procure funds for asset acquisitions.

[3] New shares were issued via third-party allotment at a share price of JPY 57,997 to procure funds to repay debt.

[4] New shares were issued via public offering at a share price of JPY 83,167 (subscription price JPY of 80,266) to procure funds for asset acquisitions.

[5] New shares were issued via third-party allotment at a share price of JPY 80,266 to procure funds to repay debt.

[6] New shares were issued via public offering at a share price of JPY 89,212 (subscription price of JPY 86,192) to procure funds for asset acquisitions.

[7] New shares were issued via third-party allotment at a share price of JPY 86,192 to procure funds to repay debt.

[8] New shares were issued via public offering at a share price of JPY 79,365 (subscription price of JPY 76,695) to procure funds for asset acquisitions.

[9] New shares were issued via third-party allotment at a share price of JPY 76,695 to procure funds to repay debt.

Portfolio Information

Portfolio Composition

Form of Ownership	Area	April 2017 Fiscal Period	
		Book Value[4] (JPY million)	% of Total
Real estate	Central Tokyo[1]	8,805	4.2
	Tokyo Metropolitan Area[2]	4,066	1.9
	Four Major Regional Cities[3]	11,894	5.6
Trust beneficiary interest in real estate (juekiken)	Central Tokyo[1]	95,446	45.3
	Tokyo Metropolitan Area[2]	41,723	19.8
	Four Major Regional Cities[3]	15,571	7.4
	Other Regional Cities	11,090	5.3
Subtotal		188,598	89.6
Deposits / Other Assets		21,974	10.4
Total Assets		210,573	100.0

[1] Central Tokyo — Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards

[2] Tokyo Metropolitan Area — Tokyo (excluding the above six wards), Kanagawa, Chiba, and Saitama Prefectures

[3] Four Major Regional Cities — Osaka, Nagoya, Fukuoka, and Sapporo

[4] Book Value is the respective April 30, 2017 balance sheet real estate or trust beneficiary interest in real estate asset value less depreciation and does not include construction in progress and construction in progress in trust.

Portfolio Asset Details

(as of April 30, 2017)

No.	Area	Asset Type	Asset Name	Total Leasable Area[1] (m^2)	Total Leased Area[2] (m^2)	Occupancy[3] (%)	No. of Tenants[4]	Total Rental Income[5] (JPY thousand)
O-02	Central Tokyo	Office	Ichigo Nishisando Building	4,564.63	4,564.63	100.0	18	126,761
O-03	Central Tokyo	Office	Ichigo Mita Building	4,125.52	3,230.36	78.3	8	103,219
O-04	Central Tokyo	Office	Ichigo Nanpeidai Building	1,925.24	1,925.24	100.0	13	77,095
O-05	Central Tokyo	Office	Ichigo Hanzomon Building	2,080.37	2,080.37	100.0	7	59,946
O-06	Central Tokyo	Office	Ichigo Hijirizaka Building	1,947.90	1,947.90	100.0	6	58,965
O-07	Central Tokyo	Office	Ichigo Shibuya Kamiyamacho Building	1,321.54	1,321.54	100.0	4	51,323
O-08	Central Tokyo	Office	Ichigo Akasaka 5 Chome Building	686.50	604.19	88.0	8	25,552
O-09	Central Tokyo	Office	Ichigo Shibakoen Building	1,602.29	1,602.29	100.0	5	41,951
O-10	Central Tokyo	Office	Ichigo Ebisu Nishi Building	1,484.39	1,484.39	100.0	8	54,505
O-11	Central Tokyo	Office	Ichigo Ginza 612 Building	1,388.35	1,317.63	94.9	26	62,332
O-12	Central Tokyo	Office	Ichigo Uchikanda Building	1,378.83	1,378.83	100.0	8	40,198
O-14	Central Tokyo	Office	Ichigo Yotsuya 4 Chome Building	780.64	780.64	100.0	10	20,156
O-15	Central Tokyo	Office	Ichigo Tameike Building	494.14	494.14	100.0	6	20,455
O-16	Central Tokyo	Office	Ichigo Jimbocho Building	1,891.01	1,891.01	100.0	8	71,213
O-17	Central Tokyo	Office	Ichigo Hakozaki Building	2,387.34	2,387.34	100.0	7	51,728
O-18	Central Tokyo	Office	Ichigo Kudan 2 Chome Building	1,288.31	1,288.31	100.0	1	26,820
O-19	Central Tokyo	Office	Ichigo Kudan 3 Chome Building	1,302.43	1,302.43	100.0	5	35,619
O-20	Central Tokyo	Office	Ichigo Gotanda Building	5,346.76	5,346.76	100.0	9	199,939
O-21	Tokyo Metro Area	Office	Ichigo Shin Yokohama Building	4,021.32	4,021.32	100.0	15	80,183
O-22	Tokyo Metro Area	Office	Ichigo Minami Ikebukuro Building	1,491.51	1,491.51	100.0	10	52,689
O-23	Tokyo Metro Area	Office	Ichigo Nakano North Building	1,250.85	1,250.85	100.0	7	39,395
O-24	Tokyo Metro Area	Office	Ichigo Eitai Building	2,605.54	2,605.54	100.0	10	56,454
O-25	Tokyo Metro Area	Office	Ichigo Yokosuka Building[6]	–	–	–	–	1,359

No.	Area	Asset Type	Asset Name	Total Leasable Area[1] (m^2)	Total Leased Area[2] (m^2)	Occupancy[3] (%)	No. of Tenants[4]	Total Rental Income[5] (JPY thousand)
O-26	Tokyo Metro Area	Office	Ichigo Ikejiri Building	2,385.69	2,385.69	100.0	5	77,932
O-27	Tokyo Metro Area	Office	Ichigo Nishi Ikebukuro Building	1,261.91	1,261.91	100.0	1	22,494
O-28	Central Tokyo	Office	Ichigo Nishi Gotanda Building	1,329.06	1,329.06	100.0	9	29,062
O-29	Tokyo Metro Area	Office	Ichigo Kichijoji Building	4,210.87	4,210.87	100.0	16	111,286
O-34	Four Major Regional Cities	Office	Ichigo Sakae Building	3,928.12	3,928.12	100.0	19	191,703
O-37	Four Major Regional Cities	Office	Ichigo Marunouchi Building	8,009.11	8,009.11	100.0	23	217,529
O-38	Other Regional Cities	Office	Ichigo Toyamaeki Nishi Building	8,601.71	8,470.35	98.5	15	116,135
O-39	Other Regional Cities	Office	Ichigo Mirai Shinkin Building	3,551.46	3,430.11	96.6	21	78,346
O-42	Other Regional Cities	Office	Ichigo Takamatsu Building	6,329.33	6,244.63	98.7	12	153,851
O-46	Central Tokyo	Office	Ichigo Kanda Nishikicho Building	2,523.09	2,523.09	100.0	10	89,065
O-47	Central Tokyo	Office	Ichigo Akihabara North Building	6,250.53	6,250.53	100.0	1	209,275
O-48	Four Major Regional Cities	Office	Ichigo Sakaisuji Honmachi Building	3,729.35	3,729.35	100.0	17	93,174
O-49	Central Tokyo	Office	Ichigo Kanda Ogawamachi Building	2,295.57	2,295.57	100.0	9	78,561
O-50	Central Tokyo	Office	Ichigo Hatchobori Building	2,697.36	2,697.36	100.0	7	84,833
O-51	Central Tokyo	Office	Ebisu Green Glass	3,159.27	3,159.27	100.0	2	156,680
O-52	Central Tokyo	Office	Ichigo Omori Building	3,585.92	3,585.92	100.0	9	123,102
O-53	Central Tokyo	Office	Ichigo Takadanobaba Building	1,606.92	1,606.92	100.0	7	60,550
O-54	Tokyo Metro Area	Office	Ichigo Omiya Building	6,180.68	6,180.68	100.0	29	156,654
O-55	Tokyo Metro Area	Office	Ichigo Sagamihara Building	2,960.81	2,960.81	100.0	13	58,435
O-56	Tokyo Metro Area	Office	Ichigo Ofuna Building	2,364.71	2,364.71	100.0	9	92,862
O-57	Other Regional Cities	Office	Ichigo Sendai East Building	5,205.49	4,858.26	93.3	10	99,407
O-58	Other Regional Cities	Office	Ichigo Kumamoto Building	4,498.16	4,278.03	95.1	29	81,321
O-59	Central Tokyo	Office	Ichigo Jingumae Building	4,422.35	4,290.35	97.0	6	180,224

No.	Area	Asset Type	Asset Name	Total Leasable Area[1] (m^2)	Total Leased Area[2] (m^2)	Occupancy[3] (%)	No. of Tenants[4]	Total Rental Income[5] (JPY thousand)
O-60	Central Tokyo	Office	Ichigo Shibuya Dogenzaka Building	2,789.86	2,789.86	100.0	9	120,030
O-61	Central Tokyo	Office	Ichigo Hiroo Building	3,510.44	3,510.44	100.0	5	131,867
O-62	Central Tokyo	Office	Ichigo Sasazuka Building	6,425.29	6,066.12	94.4	5	167,457
O-63	Central Tokyo	Office	Ichigo Nihonbashi East Building	4,216.97	4,216.97	100.0	7	142,194
O-64	Central Tokyo	Office	Ichigo Sakurabashi Building	2,971.22	2,971.22	100.0	6	80,250
O-65	Central Tokyo	Office	Ichigo Shinkawa Building	2,312.03	2,312.03	100.0	6	84,196
O-66	Central Tokyo	Office	Ichigo Kudan Building	3,090.65	3,090.65	100.0	9	94,903
O-67	Central Tokyo	Office	Ichigo Higashi Gotanda Building	4,548.10	4,548.10	100.0	18	112,650
O-68	Central Tokyo	Office	Axior Mita	2,369.82	2,369.82	100.0	12	63,030
O-69	Tokyo Metro Area	Office	Ichigo Higashi Ikebukuro Building	4,553.90	4,553.90	100.0	16	147,825
O-70	Other Regional Cities	Office	Koriyama Big-i (Office Section)	3,433.07	3,433.07	100.0	14	99,415
O-71	Tokyo Metro Area	Office	Ichigo Kawasaki Building	3,665.34	3,665.34	100.0	15	87,578
O-72	Central Tokyo	Office	Ichigo Shibuya East Building	1,041.36	1,041.36	100.0	3	38,281
O-73	Central Tokyo	Office	Ichigo Ningyocho Building	1,769.09	1,769.09	100.0	8	45,299
O-74	Four Major Regional Cities	Office	Ichigo Nishi Honmachi Building	6,151.98	5,781.00	94.0	29	99,521
O-75	Four Major Regional Cities	Office	Ichigo Hakata Building	2,423.86	2,423.86	100.0	29	47,128
O-76	Four Major Regional Cities	Office	Nishiki First Building	3,324.54	3,324.54	100.0	1	79,665
O-77	Tokyo Metro Area	Office	Ichigo Ikenohata Building	5,504.02	5,504.02	100.0	6	154,744
O-78	Tokyo Metro Area	Office	Ichigo Ikebukuro East Building	3,118.69	3,118.69	100.0	4	93,077
O-79	Central Tokyo	Office	Ichigo Motoazabu Building	1,329.96	1,329.96	100.0	3	52,793
O-80	Tokyo Metro Area	Office	Ichigo Otsuka Building	3,679.70	3,679.70	100.0	7	89,177
O-81	Four Major Regional Cities	Office	Ichigo Nagoya Building	4,930.30	4,930.30	100.0	35	139,580
O-82	Four Major Regional Cities	Office	Ichigo Fushimi Building	4,155.57	3,855.97	92.8	40	81,408
O-83	Four Major Regional Cities	Office	Ichigo Nishiki Building	2,006.78	2,006.78	100.0	23	48,931

No.	Area	Asset Type	Asset Name	Total Leasable Area[1] (m^2)	Total Leased Area[2] (m^2)	Occupancy[3] (%)	No. of Tenants[4]	Total Rental Income[5] (JPY thousand)
O-84	Four Major Regional Cities	Office	Ichigo Minami Morimachi Building	2,521.51	2,521.51	100.0	12	46,415
O-85	Central Tokyo	Office	Ichigo Shibuya Udagawacho Building	1,491.38	1,328.74	89.1	6	69,987
R-04	Central Tokyo	Other	Ichigo Serviced Apartments Takanawadai[7]	–	–	–	–	33,448
R-06	Central Tokyo	Other	B-SITE Hamamatsucho[7]	–	–	–	–	17,266
R-09	Central Tokyo	Other	Ichigo Serviced Apartments Ginza[7]	–	–	–	–	41,754
Z-02	Central Tokyo	Other	Ichigo Fiesta Shibuya Building	1,185.85	1,185.85	100.0	9	69,575
Z-03	Tokyo Metro Area	Other	Ichigo Burg Omori Building	5,345.62	4,958.09	92.8	36	156,990
Z-04	Tokyo Metro Area	Other	Ichigo Pagoda Asakusa Building[7]	–	–	–	–	69,879
Z-05	Tokyo Metro Area	Other	Ichigo Machida East Building	2,183.65	2,183.65	100.0	10	64,178
Z-07	Four Major Regional Cities	Other	Ichigo Sapporo Minami 2 Nishi 3 Building	1,162.52	1,162.52	100.0	8	34,612
Z-08	Four Major Regional Cities	Other	Ichigo Daimyo Balcony	765.61	765.61	100.0	6	30,730
Z-09	Other Regional Cities	Other	Konami Sports Club Izumi Fuchu	3,733.68	3,733.68	100.0	1	63,000
Z-10	Central Tokyo	Other	Ichigo Shibuya Bunkamura Dori Building	778.77	778.77	100.0	4	75,003
Z-11	Tokyo Metro Area	Other	Twicere Yokohama Isogo (Retail Section)	2,717.77	2,717.77	100.0	7	77,210
Z-12	Tokyo Metro Area	Other	Lions Square Kawaguchi	7,788.09	7,788.09	100.0	3	116,130
Z-13	Tokyo Metro Area	Other	Ichigo Shin Yokohama Arena Dori Building	1,971.34	1,971.34	100.0	5	75,418
Z-14	Tokyo Metro Area	Other	Ichigo Kamata Building	2,124.68	2,124.68	100.0	2	52,012
Total				253,545.89	249,881.01	98.6	897	7,314,987

[1] Leasable Area is subject to minor adjustments due to renovations or rental contract terms.

[2] Leased Area is the total space that is leased as of April 30, 2017.

[3] Occupancy is the ratio of Leased Area to Total Leasable Area.

[4] No. of Tenants is the number of tenants that have a valid lease contract in place with Ichigo Office REIT (including trust structures owned by Ichigo Office REIT). The number of tenants is counted as one where there is a master lease contract in place with a master lease company other than Ichigo Office REIT.

[5] Total Rental Income is the total of rental income, common area services income, parking area income, and other related income generated from the property.

[6] This asset was sold on September 30, 2016.

[7] This asset was sold on April 26, 2017.

Book Value and Appraisal Value of Portfolio Assets

(as of April 30, 2017)

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
O-02	Ichigo Nishisando Building	Yoyogi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	2,977	3,408	1.8
O-03	Ichigo Mita Building	Shiba, Minato-ku, Tokyo	Trust beneficiary interest in real estate	3,202	2,744	1.5
O-04	Ichigo Nanpeidai Building	Nanpeidaicho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	2,450	1,939	1.0
O-05	Ichigo Hanzomon Building	Hayabusacho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,760	1,525	0.8
O-06	Ichigo Hijirizaka Building	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	1,370	1,211	0.6
O-07	Ichigo Shibuya Kamiyamacho Building	Kamiyamacho, Shibuya-ku, Tokyo	Real estate	1,713	1,407	0.7
O-08	Ichigo Akasaka 5 Chome Building	Akasaka, Minato-ku, Tokyo	Real estate	781	725	0.4
O-09	Ichigo Shibakoen Building	Shiba, Minato-ku, Tokyo	Real estate	1,080	1,102	0.6
O-10	Ichigo Ebisu Nishi Building	Ebisu-Nishi, Shibuya-ku, Tokyo	Real estate	2,217	1,930	1.0
O-11	Ichigo Ginza 612 Building	Ginza, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,946	1,767	0.9
O-12	Ichigo Uchikanda Building	Uchikanda, Chiyoda-ku, Tokyo	Real estate	1,150	1,124	0.6
O-14	Ichigo Yotsuya 4 Chome Building	Yotsuya Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	562	522	0.3
O-15	Ichigo Tameike Building	Akasaka, Minato-ku, Tokyo	Real estate	673	539	0.3
O-16	Ichigo Jimbocho Building	Kanda Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,200	1,817	1.0
O-17	Ichigo Hakozaki Building	Nihonbashi Kakigaracho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,140	1,162	0.6
O-18	Ichigo Kudan 2 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	888	742	0.4

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
O-19	Ichigo Kudan 3 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	844	835	0.4
O-20	Ichigo Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	5,820	4,914	2.6
O-21	Ichigo Shin Yokohama Building	Shin Yokohama, Kohoku-ku, Yokohama	Trust beneficiary interest in real estate	1,784	1,742	0.9
O-22	Ichigo Minami Ikebukuro Building	Minami Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	1,570	1,380	0.7
O-23	Ichigo Nakano North Building	Arai, Nakano-ku, Tokyo	Trust beneficiary interest in real estate	829	754	0.4
O-24	Ichigo Eitai Building	Eitai, Koto-ku, Tokyo	Real estate	1,240	1,476	0.8
O-26	Ichigo Ikejiri Building	Ohashi, Meguro-ku, Tokyo	Real estate	2,230	1,974	1.0
O-27	Ichigo Nishi Ikebukuro Building	Ikebukuro, Toshima-ku, Tokyo	Real estate	778	616	0.3
O-28	Ichigo Nishi Gotanda Building	Nishi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	793	771	0.4
O-29	Ichigo Kichijoji Building	Kichijoji Honcho, Musashino City, Tokyo	Trust beneficiary interest in real estate	2,590	2,229	1.2
O-34	Ichigo Sakae Building	Sakae, Naka-ku, Nagoya	Real estate	5,191	4,702	2.5
O-37	Ichigo Marunouchi Building	Marunouchi, Naka-ku, Nagoya	Real estate	7,180	6,052	3.2
O-38	Ichigo Toyamaeki Nishi Building	Jinzu Honmachi, Toyama City, Toyama	Trust beneficiary interest in real estate	1,730	1,509	0.8
O-39	Ichigo Mirai Shinkin Building	Niagemachi, Oita City, Oita	Trust beneficiary interest in real estate	1,270	1,157	0.6

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
O-42	Ichigo Takamatsu Building	Kotobukicho, Takamatsu City, Kagawa	Trust beneficiary interest in real estate	3,240	2,527	1.3
O-46	Ichigo Kanda Nishikicho Building	Kanda-Nishikicho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,890	2,049	1.1
O-47	Ichigo Akihabara North Building	Sotokanda, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	6,790	5,642	3.0
O-48	Ichigo Sakaisuji Honmachi Building	Honmachi, Chuo-ku, Osaka	Trust beneficiary interest in real estate	2,300	1,850	1.0
O-49	Ichigo Kanda Ogawamachi Building	Kanda-Ogawamachi, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,420	2,199	1.2
O-50	Ichigo Hatchobori Building	Shintomi, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,510	1,863	1.0
O-51	Ebisu Green Glass	Ebisu Minami, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	6,560	5,863	3.1
O-52	Ichigo Omori Building	Minami Oi, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	4,160	3,817	2.0
O-53	Ichigo Takadanobaba Building	Takadanobaba, Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	1,840	1,584	0.8
O-54	Ichigo Omiya Building	Miyacho, Omiya-ku, Saitama City, Saitama	Trust beneficiary interest in real estate	3,730	3,598	1.9
O-55	Ichigo Sagamihara Building	Sagamihara, Chuo-ku, Sagamihara City, Kanagawa	Trust beneficiary interest in real estate	1,280	1,242	0.7
O-56	Ichigo Ofuna Building	Ofuna, Kamakura City, Kanagawa	Trust beneficiary interest in real estate	2,380	1,985	1.1
O-57	Ichigo Sendai East Building	Miyagino, Miyagino-ku, Sendai City, Miyagi	Trust beneficiary interest in real estate	2,070	1,760	0.9
O-58	Ichigo Kumamoto Building	Karashimacho, Chuo-ku, Kumamoto City, Kumamoto	Trust beneficiary interest in real estate	1,430	1,434	0.8

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
O-59	Ichigo Jingumae Building	Jingumae, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	7,710	7,367	3.9
O-60	Ichigo Shibuya Dogenzaka Building	Maruyamacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,790	3,692	2.0
O-61	Ichigo Hiroo Building	Hiroo, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,380	4,012	2.1
O-62	Ichigo Sasazuka Building	Sasazuka, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	5,060	4,814	2.6
O-63	Ichigo Nihonbashi East Building	Nihonbashi Bakurocho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	5,440	4,669	2.5
O-64	Ichigo Sakurabashi Building	Hatchobori, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,730	2,587	1.4
O-65	Ichigo Shinkawa Building	Shinkawa, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,710	2,391	1.3
O-66	Ichigo Kudan Building	Kanda Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	3,370	3,237	1.7
O-67	Ichigo Higashi Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	4,110	3,688	2.0
O-68	Axior Mita	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	2,040	1,783	0.9
O-69	Ichigo Higashi Ikebukuro Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	4,940	4,605	2.4
O-70	Koriyama Big-i (Office Section)	Ekimae, Koriyama City, Fukushima	Trust beneficiary interest in real estate	1,790	1,568	0.8
O-71	Ichigo Kawasaki Building	Higashi Tamachi, Kawasaki-ku, Kawasaki City, Kanagawa	Trust beneficiary interest in real estate	2,030	1,783	0.9
O-72	Ichigo Shibuya East Building	Higashi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	1,490	1,356	0.7

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
O-73	Ichigo Ningyocho Building	Nihonbashi Horidomecho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,560	1,465	0.8
O-74	Ichigo Nishi Honmachi Building	Awaza, Nishi-ku, Osaka	Trust beneficiary interest in real estate	2,340	2,180	1.2
O-75	Ichigo Hakata Building	Gionmachi, Hakata-ku, Fukuoka	Trust beneficiary interest in real estate	1,460	1,385	0.7
O-76	Nishiki First Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	2,110	2,000	1.1
O-77	Ichigo Ikenohata Building	Ikenohata, Taito-ku, Tokyo	Trust beneficiary interest in real estate	5,330	5,161	2.7
O-78	Ichigo Ikebukuro East Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,210	3,010	1.6
O-79	Ichigo Motoazabu Building	Motoazabu, Minato-ku, Tokyo	Trust beneficiary interest in real estate	1,970	1,900	1.0
O-80	Ichigo Otsuka Building	Minami Otsuka, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	2,930	2,751	1.5
O-81	Ichigo Nagoya Building	Meieki, Nakamura-ku, Nagoya	Trust beneficiary interest in real estate	3,620	3,448	1.8
O-82	Ichigo Fushimi Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	2,410	2,348	1.2
O-83	Ichigo Nishiki Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	1,410	1,322	0.7
O-84	Ichigo Minami Morimachi Building	Matsugaecho, Kita-ku, Osaka	Trust beneficiary interest in real estate	1,110	1,035	0.5
O-85	Ichigo Shibuya Udagawacho Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,920	3,624	1.9
Z-02	Ichigo Fiesta Shibuya Building	Udagawacho, Shibuya-ku, Tokyo	Real estate	2,130	1,975	1.0

No.	Asset Name	Location	Form of Ownership	Appraisal Value[1] (JPY million)	Book Value[2] (JPY million)	% of Portfolio[3]
Z-03	Ichigo Burg Omori Building	Omori Kita, Ota-ku, Tokyo	Trust beneficiary interest in real estate	2,997	3,125	1.7
Z-05	Ichigo Machida East Building	Haramachida, Machida City, Tokyo	Trust beneficiary interest in real estate	1,540	1,276	0.7
Z-07	Ichigo Sapporo Minami 2 Nishi 3 Building	Minami 2 jo Nishi, Chuo-ku, Sapporo	Real estate	585	550	0.3
Z-08	Ichigo Daimyo Balcony	Daimyo, Chuo-ku, Fukuoka	Real estate	677	589	0.3
Z-09	Konami Sports Club Izumi Fuchu	Fuchucho, Izumi City, Osaka	Trust beneficiary interest in real estate	1,450	1,130	0.6
Z-10	Ichigo Shibuya Bunkamura Dori Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,010	2,472	1.3
Z-11	Twicere Yokohama Isogo (Retail Section)	Mori, Isogo-ku, Yokohama	Trust beneficiary interest in real estate	1,870	1,551	0.8
Z-12	Lions Square Kawaguchi	Motogo, Kawaguchi City, Saitama	Trust beneficiary interest in real estate	2,630	2,386	1.3
Z-13	Ichigo Shin Yokohama Arena Dori Building	Shin Yokohama, Kohoku-ku, Yokohama	Trust beneficiary interest in real estate	1,750	1,689	0.9
Z-14	Ichigo Kamata Building	Nishi Kamata, Ota-ku, Tokyo	Trust beneficiary interest in real estate	1,500	1,449	0.8
Total				209,667	188,598	100.0

[1] Based on Ichigo Office REIT's internal rules and the rules of The Investment Trusts Association, Japan, Appraisal Value at period-end is either an appraisal value or researched indicative value from the Japan Real Estate Institute, Daiwa Real Estate Appraisal, Tanizawa Sōgō Appraisal, or Richi Appraisal Institute.

[2] Book Value at period-end does not include amounts for construction in progress.

[3] % of Portfolio is based on book value.