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Ichigo Office Receives Highest CASBEE Environmental Certification

Ichigo Office today received the S rank, the highest CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification for the Ichigo Takamatsu Building.

The Ichigo Takamatsu Building is Ichigo Office's third CASBEE-certified asset owned and managed by Ichigo Office, following the Ichigo Marunouchi Building (S rank) and the Ichigo Kanda Nishikicho Building (A rank).

1. Certification Overview



Name	Ichigo Takamatsu Building
Address	2-2-7 Kotobukicho, Takamatsu City, Kagawa
Total Floor Area	8,313.68m^2
Structure	Steel 8 Floors
Completion Date	May 31, 2007

Rank: S (highest)

2. CASBEE Assessment

(1) The Ichigo Takamatsu Building is equipped with highly efficient air conditioning and building control systems, resulting in energy efficiency significantly above that of its peer buildings.

(2) The Ichigo Takamatsu Building makes excellent proactive use of recycled materials for both private and public spaces.

(3) Ichigo Office and Ichigo Investment Advisors, the asset management company of Ichigo Office, work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.

3. CASBEE Overview

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

a. Energy/greenhouse gas
b. Water
c. Materials
d. Biodiversity/sustainable site
e. Indoor environment

For a list of CASBEE-certified buildings in Japan, please refer to the URL below (Japanese only):
www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

4. Outlook

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