[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 27, 2018

Issuer
Ichigo Office REIT Investment Corporation ("Ichigo Office," 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 Administration
Tel: +81-3-3502-4891

Ichigo Office Receives CASBEE Environmental Certification

Ichigo Office today received the A rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification for its Ebisu Green Glass building.

Ebisu Green Glass marks Ichigo Office's fourth CASBEE-certified asset, following the Ichigo Marunouchi Building (S rank), the Ichigo Takamatsu Building (S rank), and the Ichigo Kanda Nishikicho Building (A rank).

1. Certification Overview



Name	Ebisu Green Glass
Address	3-1-1 Ebisu-Minami, Shibuya-ku, Tokyo
Total Floor Area	4,029.55m^2
Structure	Steel, 9 Floors & 1 Basement
Completion Date	October 30, 2009

Rank: A



2. CASBEE Assessment

(1) Ebisu Green Glass is equipped with highly efficient air conditioning and building control systems, resulting in energy efficiency significantly above that of its peer buildings.

(2) Ebisu Green Glass has deployed renewable solar power generation systems to increase its energy self-sufficiency.

(3) Ebisu Green Glass offers and promotes convenient access to public transportation.

(4) Ebisu Green Glass is designed for extensive natural light availability, contributing to tenant well-being and comfort.

(5) 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.