[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.

September 6, 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 Portfolio Occupancy (Flash Data) – August 2018

		July 2018 (Final: A)	August 2018 (Flash: B)	Difference (B) - (A)
Total		**99.1%**	**99.1%**	–
By Asset Type	Office	99.0%	99.0%	–
	Other	100.0%	100.0%	–
By Area	Central Tokyo	99.3%	99.3%	–
	Tokyo Metropolitan Area	99.4%	99.4%	–
	Four Major Regional Cities	98.4%	98.4%	–
	Other Regional Cities	98.9%	98.9%	–
No. of Assets		84	84	–
No. of Tenants		909	909	–
Leasable Area		260,611.12m^2	260,600m^2	
Leased Area		258,287.62m^2	258,200m^2	

Notes:

1. The above figures are month-end and have not been audited.
2. Leasable Area is the total space of the individual properties that is available to be leased and is subject to minor adjustments due to refurbishing or individual rental contract terms.
3. Central Tokyo refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. Tokyo Metropolitan Area refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. Four Major Regional Cities refers to Osaka, Nagoya, Fukuoka, and Sapporo.

Explanation of Changes

Total portfolio occupancy was unchanged from July. Although there were departing tenants at the Ichigo Yotsuya 4 Chome Building, Ichigo Higashi Gotanda Building, and Ichigo Hakata Building, Ichigo Office successfully brought in new tenants with no downtime.

Value-Add Actions

As part of its ongoing efforts to enhance the quality and safety of Ichigo buildings for tenants, Ichigo Office has been installing Automated External Defibrillators (AEDs) in its buildings.

AEDs are frequently installed in hospitals, clinics, and ambulances, as well as public spaces such as airports, train stations, and schools, and Ichigo Office is now installing them in the first floor lobbies of Ichigo Office buildings for tenant use in emergencies. Ichigo Office's AEDs are equipped with voice guidance to explain their usage and have stickers attached to indicate that they are available for use by any and all persons in the area.

Ichigo Office will continue to work to deliver on the commitment to quality, safety, and productivity of the Ichigo Office brand.

Ichigo Shibuya Udagawacho Building



