Make The World
More Sustainable

[Provisional Translation Only]
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Ichigo Office Portfolio Occupancy (Flash Data) – April 2019

		March 2019 (Final: A)	April 2019 (Flash: B)	Difference (B) - (A)
Total		**99.4%**	**99.3%**	**-0.1%**
By Asset Type	Office	99.4%	99.3%	-0.1%
	Other	100%	100%	–
By Area	Central Tokyo	99.8%	99.8%	–
	Tokyo Metropolitan Area	99.9%	99.9%	–
	Four Major Regional Cities	99.2%	98.9%	-0.3%
	Other Regional Cities	97.8%	97.5%	-0.3%
No. of Assets		85	85	–
No. of Tenants		923	921	-2
Leasable Area		264,587.36m^2	264,700m^2	
Leased Area		263,109.12m^2	263,000m^2	

Notes:

1. The above figures are month-end and have not been audited.
2. Leasable Area is the total area of properties available for leasing. It is subject to minor adjustments due to renovations or variations in 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

Occupancy decreased for Office and Other Regional Cities due to a reduction in a tenant's leased space at the Ichigo Kumamoto Building and the departure of a tenant at the Ichigo Toyamaeki Nishi Building. The conversion of tenant common areas into new leasable office space (175m^2) at the Ichigo Uchi Honmachi Building resulted in a temporary decrease in occupancy as a percentage of leasable area for Four Major Regional Cities. (An existing tenant has agreed to expand its lease and move into the newly-created space.)

Value-Add Actions

Ichigo Office has made sustainability a key priority and has established a Sustainability Policy to reduce Ichigo's environmental impact and support sustainable outcomes.[1] Towards this end, Ichigo Office completed installing LED lighting in the first floor entrance hall at the Oimachi Center Building in central Tokyo to increase tenant satisfaction via brighter, better-lit spaces, while decreasing energy consumption and environmental and operating costs.

Ichigo Office will continue to execute on its sustainability initiatives and drive higher earnings for shareholders.

[1] For Ichigo Office's Sustainability Policy, please refer to the URL below:
www.ichigo-office.co.jp/sustainability/english

Oimachi Center Building



