Make The World
More Sustainable

[Provisional Translation Only]
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Ichigo Office Portfolio Occupancy (Flash Data) – July 2020

		June 2020 (Final: A)	July 2020 (Flash: B)	Difference (B) - (A)
Total		**99.2%**	**99.0%**	**-0.2%**
By Asset Type	Office	99.3%	99.1%	-0.2%
	Other	94.4%	94.4%	–
By Area	Central	99.4%	99.0%	-0.4%
	Tokyo Metropolitan Area	98.7%	98.7%	–
	Four Major Regional Cities	99.2%	99.5%	+0.3%
	Other Regional Cities	99.2%	98.4%	-0.8%
No. of Assets		85	85	–
No. of Tenants		934	930	-4
Leasable Area		259,717.74m^2	259,700m^2	
Leased Area		257,536.52m^2	256,900m^2	

Notes:

1. The above are unaudited month-end figures.
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, Central Tokyo, and Other Regional Cities due to departing tenants at the Ichigo Shibakoen Building, Ichigo Ginza 612 Building, Ichigo Kumamoto Building, and Ichigo Takamatsu Building. Ichigo Office will work towards a rapid lease-up of the spaces. Occupancy increased for Four Major Regional Cities due to new tenants at the Ichigo Sakaisuji Honmachi Building and Ichigo Sakae Building.

Value-Add Actions

As part of its ongoing value-add capex to drive higher tenant functionality and satisfaction, Ichigo Office renovated the common areas including the elevator hall, hallways, and restrooms of the Ichigo Omori Building. Following a tenant departure, Ichigo Office expects the renovations to support re-tenanting at higher rents.

Ichigo Omori Building



Elevator Hall



Restroom