Make The World
More Sustainable

[Provisional Translation Only]
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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/en

Asset Management Company
Ichigo Investment Advisors Co., Ltd.
Representative: Hiroshi Iwai, President
Inquiries: Norio Nagamine, Head of Ichigo Office
Tel: +81-3-3502-4891

Ichigo Office Portfolio Occupancy (Flash Data) – April 2021

		March 2021 (Final: A)	April 2021 (Flash: B)	Difference (B) - (A)
Total		**97.2%**	**97.2%**	–
By Asset Type	Office	97.3%	97.3%	–
	Other	94.4%	94.4%	–
By Area	Central Tokyo	95.4%	95.5%	+0.1%
	Tokyo Metropolitan Area	97.8%	98.0%	+0.2%
	Four Major Regional Cities	99.4%	99.2%	-0.2%
	Other Regional Cities	98.8%	98.5%	-0.3%
No. of Assets		86	86	–
No. of Tenants		931	932	+1
Leasable Area		264,651.68m^2	264,600m^2	
Leased Area		257,157.09m^2	257,200m^2	

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small 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

Although occupancy decreased for Four Major Regional Cities and Other Regional Cities due to departing tenants at the Ichigo Nishi Honmachi Building and Ichigo Toyamaeki Nishi Building, occupancy increased for Central Tokyo and Tokyo Metropolitan Area due to new tenants at the Ichigo Jingumae Building, Ichigo Hakozaki Building, and Ichigo Eitai Building.

Value-Add Actions

As part of its ongoing efforts to increase tenant satisfaction via value-add capex, Ichigo Office renovated common areas at the Ichigo Jingumae Building, including the first floor façade and entrance hall. This mid-size office building is located in the Harajuku/Omotesando area facing Meiji Dori, a major thoroughfare leading to the Shibuya area. The renovation work leverages the building's prime location, and has contributed to the successful lease-up of vacant space on the first floor.

Ichigo Office will continue to work to increase tenant satisfaction and the competitiveness of its assets to drive higher earnings for shareholders.

Ichigo Jingumae Building



