Make The World
More Sustainable

[Provisional Translation Only]
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Ichigo Office Portfolio Occupancy (Flash Data) – July 2024

		June 2024 (Final: A)	July 2024 (Flash: B)	Difference (B) - (A)
Total		**96.1%**	**96.2%**	**+0.1%**
By Asset Type	Office	96.0%	96.1%	+0.1%
	Other	100%	100%	–
By Area	Central Tokyo	94.9%	94.8%	-0.1%
	Tokyo Metropolitan Area	97.0%	96.8%	-0.2%
	Four Major Regional Cities	95.4%	96.5%	+1.1%
	Other Regional Cities	99.3%	99.3%	–
No. of Assets		93	93	–
No. of Tenants		1,065	1,066	+1
Leasable Area		279,504.84m^2	279,500m^2	
Leased Area		268,466.08m^2	268,800m^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 Central Tokyo and Tokyo Metropolitan Area due to departing tenants at the Ichigo Kinshicho South Building and Ichigo Nanpeidai Building, occupancy increased for Office and Four Major Regional Cities due to new tenants at the Ichigo Hakata Meiji Dori Building and Ichigo Eitai Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

Actions Driving Tenant Satisfaction and Earnings

As part of its efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office recently completed renovating the façade of the Fukuoka Kensetsu Kaikan acquired in January 2023 using locally-sourced wood materials made in Fukuoka Prefecture. In using wooden construction materials, Ichigo Office is promoting the recycling of forest resources and forest maintenance in Fukuoka Prefecture, and contributing to realizing a net zero carbon society in line with the prefectural government's policy that promotes the use of locally-sourced wood construction materials to protect and strengthen the CO2 absorption functions of forests.

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

Fukuoka Kensetsu Kaikan



