Make The World
More Sustainable

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

		October 2024 (Final: A)	November 2024 (Flash: B)	Difference (B) - (A)
Total		**95.7%**	**95.5%**	**-0.2%**
By Asset Type	Office	95.6%	95.4%	-0.2%
	Other	100%	100%	–
By Area	Central Tokyo	93.8%	93.5%	-0.3%
	Tokyo Metropolitan Area	97.9%	97.9%	–
	Four Major Regional Cities	95.2%	94.7%	-0.5%
	Other Regional Cities	99.3%	99.1%	-0.2%
No. of Assets		92	91	-1
No. of Tenants		1,071	1,058	-13
Leasable Area		278,292.10m^2	277,500m^2	
Leased Area		266,325.92m^2	264,900m^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 Office, Central Tokyo, Four Major Regional Cities, and Other Regional Cities due to departing tenants at the Fukuoka Kensetsu Kaikan and Ichigo Kanda Ogawamachi Building, new tenants were acquired at other assets. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

No. of Assets, No. of Tenants, and Leasable Area decreased due to the November 29, 2024 sale of the Ichigo Yotsuya 4 Chome Building. For details of the sale, please refer to the August 8, 2024 release, "Sale of Portfolio Asset (Ichigo Yotsuya 4 Chome Building)."

www.ichigo-office.co.jp/news/news_file/file/IchigoOffice_20240808_Asset_Sale_ENG.pdf

ESG Initiatives Toward a Sustainable Society

As announced in the October 11, 2024 release "Ichigo Office Awarded Three Stars in GRESB Rating," Ichigo Office was awarded Three Stars in the GRESB Rating in the 2024 GRESB Real Estate Assessment based on the quintile position of Ichigo Office's GRESB Overall Score relative to global participants, and also won a Green Star designation for the eighth year in a row. The Green Star designation, awarded to Ichigo Office for the eighth consecutive year, exemplifies Ichigo Office's high achievement in areas of ESG-related policies and organizational setup (the "Management Component"), and the environmental performance of its assets as well as tenant engagement (the "Performance Component").

In addition, Ichigo Office has received the second highest "B" GRESB Public Disclosure Level for the fourth year in a row in recognition of its ESG initiatives and disclosures.

Ichigo Office will continue to address environmental issues, drive asset value, and reduce energy use to realize a net zero carbon society.