Make The World
More Sustainable

[Provisional Translation Only]
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Ichigo Office Portfolio Occupancy (Flash Data) – June 2025

		May 2025 (Final: A)	June 2025 (Flash: B)	Difference (B) - (A)
Total		**95.7%**	**96.2%**	**+0.5%**
By Asset Type	Office	95.7%	96.2%	+0.5%
	Other	100%	100%	–
By Area	Central Tokyo	94.8%	95.9%	+1.1%
	Tokyo Metropolitan Area	98.3%	98.3%	–
	Four Major Regional Cities	93.5%	93.3%	-0.2%
	Other Regional Cities	98.2%	98.2%	–
No. of Assets		87	87	–
No. of Tenants		1,025	1,026	+1
Leasable Area		265,842.94m^2	265,800m^2	
Leased Area		254,481.96m^2	255,700m^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 due to departing tenants at the Ichigo Hakata Gion Building and Ichigo Nishiki Building, occupancy increased for Office and Central Tokyo due to new tenants at the Oimachi Center Building and Ichigo Nogizaka 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 refurbished the office sections on the third and twelfth floors of the Ichigo Otemachi North Building in central Tokyo with Ichigo-designed Ready to Move In Offices.

Ichigo Office transformed the working space based on the concept of a calmness, warmth, and comfort, featuring wood grain as the basic tone. Two new conference rooms have been made available on each floor. Leasing activities began before the renovation and as a result, Ichigo Office successfully leased up both floors with zero downtime beyond the construction period and a 58% increase in rent.

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

Ichigo Otemachi North Building




