

October 2021 Fiscal Period Earnings

Ichigo Office REIT Investment Corporation (Tokyo Stock Exchange, 8975)

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Ichigo Investment Advisors Co., Ltd. (Asset Management Company)

Representative: Hiroshi Iwai, President

Inquiries: Norio Nagamine, Head of Ichigo Office

Telephone: +81-3-3502-4891

Submission of Financial Report (*Yuka Shoken Hokokusho*): January 27, 2022 (expected)

Dividend Payment: January 21, 2022 (expected)

Supplemental Material to Financial and Business Results: Yes (Corporate Presentation)

Financial and Business Results Briefing: Yes (for institutional investors and analysts)

1. Financial Results for the October 2021 Fiscal Period (May 1, 2021 to October 31, 2021)

(1) Earnings

(JPY million; period-on-period change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
October 2021	7,843	+1.5%	3,962	+1.0%	3,201	+2.5%	3,200	+2.5%
April 2021	7,725	-1.8%	3,923	-4.1%	3,122	-5.8%	3,121	-5.8%

	Net Income per Share (JPY)	Return on Equity (6 months)	Recurring Profit to Total Assets (6 months)	Recurring Profit to Operating Revenue
October 2021	2,114	3.1%	1.4%	40.8%
April 2021	2,050	3.0%	1.4%	40.4%

(2) Dividends

	Dividend per Share (JPY)	Total Dividends (JPY million)	Dividend per Share in Excess of Earnings (JPY)	Total Dividends in Excess of Earnings (JPY million)	Payout Ratio	Dividend on Equity (DOE)
October 2021	2,185	3,306	–	–	103.4%	3.2%
April 2021	2,132	3,226	–	–	104.0%	3.1%

Notes:

- October 2021 Total Dividends differ from Net Income, because Total Dividends include a JPY 105 million negative goodwill amortization.
- April 2021 Total Dividends differ from Net Income, because Total Dividends include a JPY 105 million negative goodwill amortization.

(3) Assets and Equity

	Total Assets (JPY million)	Net Assets (JPY million)	Shareholder Equity Ratio	Net Assets per Share (JPY)
October 2021	227,653	102,421	45.0%	67,678
April 2021	227,654	102,447	45.0%	67,695

(4) Cash Flows

(JPY million)

	Cash Flows from Operations	Cash Flows from Investments	Cash Flows from Financing	Cash and Cash Equivalents at End of the Period
October 2021	4,392	-796	-3,280	23,304
April 2021	4,125	-4,275	-2,965	22,988

2. Earnings Forecasts for the April 2022 Fiscal Period (November 1, 2021 to April 30, 2022) and the October 2022 Fiscal Period (May 1, 2022 to October 31, 2022)

(JPY million; period-on-period change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
April 2022	7,668	-2.2%	3,776	-4.7%	3,031	-5.3%	3,030	-5.3%
October 2022	7,756	+1.1%	3,808	+0.9%	3,042	+0.3%	3,041	+0.3%

	Dividend per Share (JPY)	Dividend per Share in Excess of Earnings
April 2022	2,072	—
October 2022	2,079	—

Notes:

1. The forecast Net Income per Share for April 2022 is JPY 2,002. The forecast Net Income per Share for October 2022 is JPY 2,009.
2. The April 2022 dividend forecast includes a JPY 105 million negative goodwill amortization, so forecast Total Dividends differ from Net Income in this period.
3. The October 2022 dividend forecast includes a JPY 105 million negative goodwill amortization, so forecast Total Dividends differ from Net Income in this period.

3. Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Retrospective Restatement

- | | |
|--|------|
| (i) Changes Accompanying Amendments to Accounting Standards: | Yes |
| (ii) Changes Not Listed in (i): | None |
| (iii) Changes in Accounting Estimates: | None |
| (iv) Retrospective Restatement: | None |

(2) Number of Shares Issued and Outstanding

- (i) The number of shares issued and outstanding (including treasury shares) was 1,513,367 shares as of both April 30, 2021 and October 31, 2021.
- (ii) There were no treasury shares at the end of April 2021 or at the end of October 2021.

Completion Status of Auditing Procedures

This document is not subject to the auditing requirements set forth in the Financial Instruments and Exchange Law of Japan. The auditing procedures in accordance with those requirements have thus not been completed as of the date of the publication of this document.

Appropriate Use of Performance Forecasts and Other Matters of Special Note

The forecasts presented in this document are current figures based on certain preconditions. Accordingly, the actual operating results may vary due to changes in circumstances, and these forecasts should not be construed as a guarantee of such results.

For details on the preconditions, please refer to the “Preconditions for the April 2022 and October 2022 Earnings Forecasts” on pages 4 and 5.

This English version is a translation of the original Japanese report and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Preconditions for the April 2022 and October 2022 Earnings Forecasts

Period	<ul style="list-style-type: none"> • April 2022: November 1, 2021 – April 30, 2022 (181 days) • October 2022: May 1, 2022 – October 31, 2022 (184 days)
Number of Assets	<ul style="list-style-type: none"> • 86 assets as of the date of this report
Number of Shares	<ul style="list-style-type: none"> • 1,513,367 shares issued and outstanding as of the date of this report
Operating Revenue	<ul style="list-style-type: none"> • Rental income is calculated conservatively based on lease contracts that are in effect as of October 31, 2021 while taking into consideration such factors as historical rents, the competitiveness of the properties, and market conditions. • Total occupancy: 96.1% as of April 30, 2022, and 96.8% as of October 31, 2022
Operating Expenses	<ul style="list-style-type: none"> • Depreciation: JPY 889 million for April 2022 and JPY 896 million for October 2022. Depreciation has been calculated using the straight-line method and includes the depreciation of forecast future capital expenditures. • Property and city planning taxes: JPY 671 million for April 2022 and JPY 703 million for October 2022. • Building maintenance and repair expenses: JPY 140 million for April 2022 and JPY 99 million for October 2022. However, expenses may differ significantly from these forecast amounts for reasons including the variability of maintenance and repair expenses, one-time costs due to unexpected building damage, etc. • Service provider expenses, including property management fees: JPY 726 million for April 2022 and JPY 690 million for October 2022. • Utility expenses: JPY 459 million for April 2022 and JPY 522 million for October 2022. Expenses include renewable energy expenses related to RE100 initiatives. • Performance fees: JPY 778 million for April 2022 and JPY 792 million for October 2022. • Rental expenses, Ichigo Office’s principal operating expenses (other than depreciation, see above), are calculated based on historical data adjusted for anticipated expense variations. • Actual operating expenses may differ significantly from these assumptions due to unforeseeable factors.
Non-Operating Expenses	<ul style="list-style-type: none"> • Interest expenses on loans and bonds: JPY 438 million for April 2022 and JPY 452 million for October 2022 • Other borrowing-related expenses: JPY 306 million for April 2022 and JPY 314 million for October 2022
Interest-Bearing Liabilities	<ul style="list-style-type: none"> • Loans and bonds: JPY 111,225 million outstanding as of April 30, 2022 and JPY 111,209 million outstanding as of October 31, 2022
Dividend	<ul style="list-style-type: none"> • The dividend forecast assumes that dividends will comply with the dividend distribution policy stipulated in Ichigo Office’s Articles of Incorporation. • Total dividends for April 2022 are forecast to be JPY 3,136 million (unappropriated earnings (i.e., Net Income) of JPY 3,031 million plus JPY 105 million of negative goodwill amortization). • Total dividends for October 2022 are forecast to be JPY 3,146 million (unappropriated earnings (i.e., Net Income) of JPY 3,041 million plus JPY 105 million of negative goodwill amortization). • The dividend is subject to change due to factors such as asset acquisitions and dispositions, tenant turnover, unexpected maintenance and repair costs and other expenses, changes in interest rates, and the issuance of new shares.

Dividend in Excess of Earnings	<ul style="list-style-type: none"> • Ichigo Office does not plan on paying any dividend in excess of earnings.
Other	<ul style="list-style-type: none"> • This forecast assumes that there will be no further spread of the Covid pandemic, and therefore does not reflect the potential impact of a more severe or prolonged pandemic. • This forecast assumes that there are no material revisions to laws and regulations, the tax system, accounting standards, listing rules of the Tokyo Stock Exchange, and rules of the Investment Trusts Association, Japan, and no material changes in the state of the economy and real estate market conditions.

Financial Statements

(1) Balance Sheet

(JPY thousand)

	April 2021 (as of April 30, 2021)	October 2021 (as of October 31, 2021)
Assets		
Current Assets		
Cash and deposits	8,884,298	9,420,989
Cash and deposits in trust	14,194,614	13,974,370
Accounts receivable	13,030	17,599
Prepaid expenses	444,428	433,762
Consumption taxes receivable	59,893	-
Other	2,316	2,298
Total Current Assets	23,598,581	23,849,019
Fixed Assets		
Property, Plant, and Equipment		
Buildings	7,208,238	7,240,518
Depreciation	-1,964,818	-2,074,931
Buildings (net)	5,243,420	5,165,587
Structures	29,066	29,066
Depreciation	-24,293	-24,613
Structures (net)	4,773	4,453
Machinery and equipment	336,180	339,358
Depreciation	-194,478	-207,623
Machinery and equipment (net)	141,702	131,734
Fixtures	67,417	70,921
Depreciation	-52,365	-55,244
Fixtures (net)	15,052	15,677
Land	15,638,558	15,638,558
Construction in progress	-	1,360
Buildings in trust	45,672,055	46,203,049
Depreciation	-9,721,825	-10,435,327
Buildings in trust (net)	35,950,230	35,767,722
Structures in trust	69,520	69,520
Depreciation	-34,504	-36,486
Structures in trust (net)	35,015	33,033
Machinery and equipment in trust	773,363	800,471
Depreciation	-367,569	-395,886
Machinery and equipment in trust (net)	405,794	404,584
Fixtures in trust	268,992	298,095
Depreciation	-169,005	-186,014
Fixtures in trust (net)	99,986	112,081
Land in trust	140,668,104	140,668,104
Construction in progress in trust	5,137	6,137
Total Property, Plant, and Equipment	198,207,776	197,949,036
Intangible Assets		
Leasehold rights in trust	4,494,579	4,494,579
Total Intangible Assets	4,494,579	4,494,579

(JPY thousand)

	April 2021 (as of April 30, 2021)	October 2021 (as of October 31, 2021)
Investments and Other Assets		
Leasehold and security deposits	10,000	10,000
Long-term prepaid expenses	1,188,361	1,184,988
Other	113,058	114,849
Total Investments and Other Assets	1,311,420	1,309,838
Total Fixed Assets	204,013,776	203,753,453
Accrued Assets		
Bond Issuance Expenses	42,430	50,603
Total Accrued Assets	42,430	50,603
Total Assets	227,654,788	227,653,077
Liabilities		
Current Liabilities		
Accounts payable	588,212	608,916
Long-term loans (due within one year)	19,317,000	19,292,000
Accounts payable – other	974,987	1,015,033
Accrued expenses	13,316	24,963
Income taxes payable	605	605
Accrued consumption taxes, etc.	77,741	234,129
Advances received	1,577,403	1,554,997
Other	20,619	19,708
Total Current Liabilities	22,569,885	22,750,353
Long-Term Liabilities		
Bonds	5,400,000	6,900,000
Long-term loans	86,579,000	85,061,250
Tenant leasehold and security deposits	1,512,979	1,521,592
Tenant leasehold and security deposits in trust	9,032,195	8,894,482
Asset retirement obligations	19,360	19,425
Other	93,765	84,133
Total Long-Term Liabilities	102,637,300	102,480,885
Total Liabilities	125,207,186	125,231,239
Net Assets		
Shareholders' Equity		
Paid-in capital	67,675,274	67,675,274
Surplus		
Capital reserve surplus	20,566,420	20,566,420
Capital reserve surplus deduction	-1,499,919	-1,499,919
Capital reserve surplus (net)	19,066,500	19,066,500
Discretionary reserves		
Dividend reserve	3,368,625	3,368,625
Negative goodwill	9,214,544	9,109,544
Total discretionary reserves	12,583,170	12,478,170
Unappropriated retained earnings	3,122,657	3,201,892
Total Surplus	34,772,328	34,746,563
Total Shareholders' Equity	102,447,602	102,421,837
Total Net Assets	102,447,602	102,421,837
Total Liabilities and Net Assets	227,654,788	227,653,077

(2) Income Statement

(JPY thousand)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
Operating Revenue		
Rental income	7,165,612	7,218,290
Other rental income	559,554	625,562
Total Operating Revenue	7,725,167	7,843,853
Operating Expenses		
Rental expense	2,841,732	2,887,418
Asset management fee	834,274	871,602
Asset custody fee	15,079	15,106
Administrative service fee	43,586	43,593
Directors' compensation	5,040	5,040
Other	62,012	58,429
Total Operating Expenses	3,801,726	3,881,190
Operating Profit	3,923,441	3,962,663
Non-Operating Income		
Interest income	124	104
Reversal of distribution payable	861	1,065
Other	491	642
Total Non-Operating Income	1,477	1,813
Non-Operating Expenses		
Interest expenses	494,155	470,997
Borrowing-related expenses	301,355	287,728
Amortization of bond issuance expenses	3,705	4,382
Other	3,376	30
Total Non-Operating Expenses	802,592	763,138
Recurring Profit	3,122,326	3,201,338
Pre-Tax Income	3,122,326	3,201,338
Income Taxes – Current	605	605
Total Income Taxes	605	605
Net Income	3,121,721	3,200,733
Retained Earnings Brought Forward	935	1,158
Unappropriated Retained Earnings	3,122,657	3,201,892

(3) Statement of Shareholders' Equity

April 2021 (November 1, 2020 to April 30, 2021)

(JPY thousand)

	Shareholders' Equity						
	Paid-In Capital	Surplus					
		Capital Reserve Surplus	Capital Reserve Surplus Deduction	Capital Reserve Surplus (net)	Discretionary Reserves		
				Dividend Reserve	Negative Goodwill	Total Discretionary Reserves	
Balance as of November 1, 2020	67,675,274	20,566,420	–	20,566,420	3,368,625	9,319,544	12,688,170
Changes during the Period							
Negative Goodwill Amortization						-105,000	-105,000
Dividends							
Net Income							
Share Buyback							
Share Cancellation			-1,499,919	-1,499,919			
Total Changes during the Period	–	–	-1,499,919	-1,499,919	–	-105,000	-105,000
Balance as of April 30, 2021	67,675,274	20,566,420	-1,499,919	19,066,500	3,368,625	9,214,544	12,583,170

	Shareholders' Equity					Total Net Assets
	Surplus		Treasury Shares	Total Shareholders' Equity		
	Unappropriated Retained Earnings	Total Surplus				
Balance as of November 1, 2020	3,312,935	36,567,525	–	104,242,800	104,242,800	
Changes during the Period						
Negative Goodwill Amortization	105,000	–		–	–	
Dividends	-3,417,000	-3,417,000		-3,417,000	-3,417,000	
Net Income	3,121,721	3,121,721		3,121,721	3,121,721	
Share Buyback			-1,499,919	-1,499,919	-1,499,919	
Share Cancellation		-1,499,919	1,499,919	–	–	
Total Changes during the Period	-190,278	-1,795,197	–	-1,795,197	-1,795,197	
Balance as of April 30, 2021	3,122,657	34,772,328	–	102,447,602	102,447,602	

October 2021 (May 1, 2021 to October 31, 2021)

(JPY thousand)

	Shareholders' Equity						
	Paid-In Capital	Surplus					
		Capital Reserve Surplus	Capital Reserve Surplus Deduction	Capital Reserve Surplus (net)	Discretionary Reserves		
				Dividend Reserve	Negative Goodwill	Total Discretionary Reserves	
Balance as of May 1, 2021	67,675,274	20,566,420	-1,499,919	19,066,500	3,368,625	9,214,544	12,583,170
Changes during the Period							
Negative Goodwill Amortization						-105,000	-105,000
Dividends							
Net Income							
Total Changes during the Period	—	—	—	—	—	-105,000	-105,000
Balance as of October 31, 2021	67,675,274	20,566,420	-1,499,919	19,066,500	3,368,625	9,109,544	12,478,170

	Shareholders' Equity			Total Net Assets
	Surplus		Total Shareholders' Equity	
	Unappropriated Retained Earnings	Total Surplus		
Balance as of May 1, 2021	3,122,657	34,772,328	102,447,602	102,447,602
Changes during the Period				
Negative Goodwill Amortization	105,000	—	—	—
Dividends	-3,226,498	-3,226,498	-3,226,498	-3,226,498
Net Income	3,200,733	3,200,733	3,200,733	3,200,733
Total Changes during the Period	79,235	-25,764	-25,764	-25,764
Balance as of October 31, 2021	3,201,892	34,746,563	102,421,837	102,421,837

Dividend Statement

(JPY)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
I Unappropriated Retained Earnings	3,122,657,050	3,201,892,139
II Discretionary Reserve Reversal – Negative Goodwill Amortization	105,000,000	105,000,000
III Total Dividends (Dividend per Share)	3,226,498,444 (2,132)	3,306,706,895 (2,185)
IV Retained Earnings Carried Forward	1,158,606	185,244

(4) Cash Flow Statement

(JPY thousand)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
Cash Flows from Operations:		
Pre-tax net income	3,122,326	3,201,338
Depreciation	870,602	887,267
Interest income	-124	-104
Interest expense	494,155	470,997
Decrease (increase) in operating accounts receivable	17,892	-4,568
Decrease (increase) in consumption taxes receivable	-59,893	59,893
Decrease (increase) in prepaid expenses	-30,429	10,666
Decrease (increase) in long-term prepaid expenses	-110,934	3,373
Increase (decrease) in accrued consumption taxes	-60,089	156,388
Increase (decrease) in operating accounts payable	-101,112	60,156
Increase (decrease) in accounts payable	371,380	40,046
Increase (decrease) in advances received	103,432	-22,406
Other	4,851	-10,225
Sub-Total	4,622,057	4,852,821
Interest income received	124	104
Interest expense paid	-496,102	-459,350
Income taxes paid	-605	-605
Net Cash from (Used for) Operations	4,125,474	4,392,970
Cash Flows from Investments:		
Acquisition of property, plant, and equipment	-94,251	-57,717
Acquisition of property, plant, and equipment in trust	-4,414,937	-609,708
Increase in tenant leasehold and security deposits	108,067	33,973
Decrease in tenant leasehold and security deposits	-63,631	-25,360
Increase in tenant leasehold and security deposits in trust	568,130	254,320
Decrease in tenant leasehold and security deposits in trust	-429,869	-392,033
Increase due to redemption of equity interest	50,654	-
Net Cash from (Used for) Investments	-4,275,838	-796,525
Cash Flows from Financing:		
Increase in long-term loans	12,224,000	8,125,000
Decrease from repayment of long-term loans	-10,273,543	-9,667,750
Proceeds from bond issuance	-	1,487,445
Share buyback	-1,499,919	-
Dividends paid	-3,416,058	-3,225,613
Net Cash from (Used for) Financing	-2,965,521	-3,280,918
Net Increase (Decrease) in Cash and Cash Equivalents	-3,115,884	315,526
Cash and Cash Equivalents at Beginning of Period	26,104,589	22,988,704
Cash and Cash Equivalents at End of Period	22,988,704	23,304,230

Material Matters after Closing of the Fiscal Period

None

Earnings Forecasts

For details on the preconditions to these forecasts, please refer to pages 4 and 5.

April 2022 Fiscal Period (November 1, 2021 to April 30, 2022)

Operating Revenue	JPY 7,668 million
Operating Profit	JPY 3,776 million
Recurring Profit	JPY 3,031 million
Net Income	JPY 3,030 million
Dividend per Share	JPY 2,072
Dividend in Excess of Earnings	—

October 2022 Fiscal Period (May 1, 2022 to October 31, 2022)

Operating Revenue	JPY 7,756 million
Operating Profit	JPY 3,808 million
Recurring Profit	JPY 3,042 million
Net Income	JPY 3,041 million
Dividend per Share	JPY 2,079
Dividend in Excess of Earnings	—

Note: The forecasts presented above are current figures based on certain preconditions. Accordingly, the actual operating results may vary due to changes in circumstances, and these forecasts should not be construed as a guarantee of such results.

Changes in Accounting Policies

1. The "Accounting Standard for Revenue Recognition" (Accounting Standard Board of Japan ("ASBJ") Statement No. 29, March 31, 2020; hereinafter the "Revenue Recognition Accounting Standard") has been applied from the beginning of the October 2021 fiscal period. Under this accounting standard, revenue is recognized in an amount expected to be received in exchange for goods or services when control of promised goods or services is transferred to a customer. The impact from this change on the October 2021 fiscal period is minimal. In accordance with the transitional treatment provided for in Article 89-3 of the Revenue Recognition Accounting Standard, revenue recognition notes to financial statements are not provided for the previous fiscal period.
2. The "Accounting Standard for Fair Value Measurement" (ASBJ Statement No. 30, July 4, 2019; hereinafter the "Fair Value Measurement Accounting Standard") has been applied from the beginning of the October 2021 fiscal period. In accordance with the transitional treatment provided for in Paragraph 19 of the "Accounting Standard for Fair Value Measurement" and Article 44-2 of the "Accounting Standard for Financial Instruments" (ASBJ Statement No. 10, July 4, 2019), the Fair Value Measurement Accounting Standard will henceforth be applied on an ongoing basis.

Notes to Balance Sheet

Cancellation of Treasury Shares

	Previous Period April 2021	Current Period October 2021
No. of shares cancelled	18,920	18,920
Total amount of shares cancelled (JPY thousand)	1,499,919	1,499,919

Note: There were no treasury shares cancelled during the October 2021 fiscal period

Negative Goodwill Amortization

Previous (April 2021) Fiscal Period

(JPY thousand)

	Initial Amount	Amount at the Beginning of the Period	Newly Reserved Amount	Amortized Amount	Amount at the End of the Period	Use
Negative Goodwill	10,432,940	9,319,544	–	105,000	9,214,544	Dividend payment

Current (October 2021) Fiscal Period

(JPY thousand)

	Initial Amount	Amount at the Beginning of the Period	Newly Reserved Amount	Amortized Amount	Amount at the End of the Period	Use
Negative Goodwill	10,432,940	9,214,544	–	105,000	9,109,544	Dividend payment

Notes to Income Statement

1. Details of Rental Income

		(JPY thousand)			
		April 2021 (November 1, 2020 to April 30, 2021)		October 2021 (May 1, 2021 to October 31, 2021)	
A	Real Estate Rental Income				
	Rental Income				
	Rental Income	5,866,808		5,914,034	
	Common Area Services Income	965,585		965,695	
	Parking Lot Income	270,179		274,502	
	Facility Use Income	63,038	7,165,612	64,058	7,218,290
	Other Rental Income				
	Utilities Income	496,848		526,796	
	Other	62,705	559,554	98,766	625,562
	Total Income	7,725,167		7,843,853	
B	Real Estate Rental Expenses				
	Rental Expenses				
	Service Provider Expenses	691,847		660,305	
	Utilities	428,352		481,331	
	Trust Fees	37,994		36,809	
	Depreciation	870,602		887,267	
	Repair Expenses	93,981		86,694	
	Property and City Planning Taxes	658,609		672,145	
	Insurance	18,411		20,800	
	Other Rental Expenses	41,931		42,063	
	Total Expenses	2,841,732		2,887,418	
C	Net Rental Income				
	(A-B)	4,883,435		4,956,434	

Notes to Cash Flow Statement

1. Relationship between Cash and Cash Equivalents at End of the Period and Items Shown on the Balance Sheet

(JPY thousand)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
Cash and deposits	8,884,298	9,420,989
Cash and deposits in trust	14,194,614	13,974,370
Miscellaneous deposits	-90,208	-91,129
Cash and cash equivalents	22,988,704	23,304,230

Notes to Derivatives Transactions

1. Non-Hedge Accounting

N/A

2. Hedge Accounting

Previous (April 2021) Fiscal Period

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	95,638,000	77,321,000	Note	–

Note: Swaps accounted under the Special Treatment of Interest Rate Swap method are processed together with the hedging target (in this case, a long-term loan), and therefore their market values are included in the balance sheet as part of Long-Term Loans.

Current (October 2021) Fiscal Period

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	91,659,250	72,867,250	Note	–

Note: Swaps accounted under the Special Treatment of Interest Rate Swap method are processed together with the hedging target (in this case, a long-term loan), and therefore their market values are included in the balance sheet as part of Long-Term Loans.

Per Share Information

(JPY)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
Net Assets per Share	67,695	67,678
Net Income per Share	2,050	2,114

Note: Net Income per Share is calculated based on the weighted average number of shares during the period. There are no potentially dilutive shares outstanding. The data used to calculate Net Income per Share are shown below.

(JPY thousand)

	April 2021 (November 1, 2020 to April 30, 2021)	October 2021 (May 1, 2021 to October 31, 2021)
Net Income	3,121,721	3,200,733
Net Income Not Attributable to Common Shareholders	–	–
Net Income Attributable to Common Shareholders	3,121,721	3,200,733
Average Number of Shares in Period	1,522,356 shares	1,513,367 shares

Changes in Outstanding Shares

There was no new share issuance during the October 2021 fiscal period. Below are the changes to the Total Number of Shares for the past five years.

Date	Method	Total Number of Shares		Issue Amount (JPY million)	
		Change	Outstanding	Change	Total
April 12, 2021	Share Cancellation	-18,920	1,513,367	–	67,675

Note: Ichigo Office bought back shares in the open market via a securities firm between January 8, 2021 and February 12, 2021. All shares bought back were cancelled on April 12, 2021 pursuant to its board resolution on March 26, 2021. There is no change in Issue Amount because funds for the share buyback were deducted from the capital reserve surplus.

Portfolio Information

Portfolio Composition

Legal Form of Asset	Area	October 2021 Fiscal Period	
		Book Value ⁴ (JPY million)	% of Total
Real estate	Central Tokyo ¹	6,712	2.9
	Tokyo Metropolitan Area ²	3,977	1.7
	Four Major Regional Cities ³	10,265	4.5
Trust beneficiary interest in real estate (<i>juekiken</i>)	Central Tokyo ¹	108,070	47.5
	Tokyo Metropolitan Area ²	43,352	19.0
	Four Major Regional Cities ³	19,686	8.6
	Other Regional Cities	10,370	4.6
Sub-Total		202,436	88.9
Deposits / Other Assets		25,216	11.1
Total Assets		227,653	100

¹ Central Tokyo Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards

² Tokyo Metropolitan Area Tokyo (excluding the above six wards), Kanagawa, Chiba, and Saitama Prefectures

³ Four Major Regional Cities Osaka, Nagoya, Fukuoka, and Sapporo

⁴ Book Value is the respective October 31, 2021 balance sheet real estate or trust beneficiary interest in real estate asset value less depreciation and does not include construction in progress and construction in progress in trust.

Portfolio Asset Details

(as of October 31, 2021)

No.	Area	Asset Type	Asset Name	Total Leasable Area ¹ (m ²)	Total Leased Area ² (m ²)	Occupancy ³ (%)	No. of Tenants ⁴	Total Rental Income ⁵ (JPY thousand)
O-02	Central Tokyo	Office	Ichigo Nishisando Building	4,523.19	4,523.19	100.0	17	139,527
O-03	Central Tokyo	Office	Ichigo Mita Building	4,119.63	3,686.73	89.5	8	109,521
O-04	Central Tokyo	Office	Ichigo Nanpeidai Building	1,925.24	1,925.24	100.0	13	77,869
O-05	Central Tokyo	Office	Ichigo Hanzomon Building	2,080.37	1,924.87	92.5	5	56,808
O-06	Central Tokyo	Office	Ichigo Hijirizaka Building	1,947.90	1,947.90	100.0	5	59,485
O-07	Central Tokyo	Office	Ichigo Shibuya Kamiyamacho Building	1,321.54	1,321.54	100.0	4	53,963
O-08	Central Tokyo	Office	Ichigo Akasaka 5 Chome Building	683.52	683.52	100.0	9	28,433
O-09	Central Tokyo	Office	Ichigo Shibakoen Building	1,602.29	1,602.29	100.0	3	49,140
O-10	Central Tokyo	Office	Ichigo Ebisu Nishi Building	1,484.39	1,484.39	100.0	7	72,196
O-11	Central Tokyo	Office	Ichigo Ginza 612 Building	1,364.88	1,276.41	93.5	22	70,090
O-12	Central Tokyo	Office	Ichigo Uchikanda Building	1,378.83	1,378.83	100.0	9	50,429
O-14	Central Tokyo	Office	Ichigo Yotsuya 4 Chome Building	780.64	780.64	100.0	10	21,238
O-15	Central Tokyo	Office	Ichigo Tameike Building	494.14	408.95	82.8	5	12,381
O-16	Central Tokyo	Office	Ichigo Jimbocho Building	1,891.01	1,750.52	92.6	7	70,998
O-17	Central Tokyo	Office	Ichigo Hakozaki Building	2,389.54	2,103.61	88.0	6	50,624
O-18	Central Tokyo	Office	Ichigo Kudan 2 Chome Building	1,288.31	1,288.31	100.0	1	33,716
O-19	Central Tokyo	Office	Ichigo Kudan 3 Chome Building	1,302.43	1,055.41	81.0	4	32,515
O-20	Central Tokyo	Office	Ichigo Gotanda Building	5,346.39	5,346.39	100.0	15	202,354
O-21	Tokyo Metro Area	Office	Ichigo Shin Yokohama Building	4,021.32	3,927.46	97.7	14	81,373
O-22	Tokyo Metro Area	Office	Ichigo Minami Ikebukuro Building	1,491.50	1,491.50	100.0	9	60,632
O-23	Tokyo Metro Area	Office	Ichigo Nakano North Building	1,264.11	1,161.42	91.9	6	40,201
O-24	Tokyo Metro Area	Office	Ichigo Eitai Building	2,605.54	2,605.54	100.0	10	67,408
O-26	Tokyo Metro Area	Office	Ichigo Ikejiri Building	2,385.69	2,385.69	100.0	6	76,715

No.	Area	Asset Type	Asset Name	Total Leasable Area ¹ (m ²)	Total Leased Area ² (m ²)	Occupancy ³ (%)	No. of Tenants ⁴	Total Rental Income ⁵ (JPY thousand)
O-27	Tokyo Metro Area	Office	Ichigo Nishi Ikebukuro Building	1,261.91	1,261.91	100.0	1	29,217
O-28	Central Tokyo	Office	Ichigo Nishi Gotanda Building	1,329.06	1,033.79	77.8	7	32,104
O-29	Tokyo Metro Area	Office	Ichigo Kichijoji Building	4,210.87	4,210.87	100.0	13	114,433
O-34	Four Major Regional Cities	Office	Ichigo Sakae Building	3,928.12	3,928.12	100.0	19	217,981
O-37	Four Major Regional Cities	Office	Ichigo Marunouchi Building	8,009.11	8,009.11	100.0	25	241,631
O-38	Other Regional Cities	Office	Ichigo Toyamaeki Nishi Building	8,601.72	8,601.72	100.0	15	115,915
O-39	Other Regional Cities	Office	Ichigo Mirai Shinkin Building	3,551.46	3,401.04	95.8	19	74,808
O-42	Other Regional Cities	Office	Ichigo Takamatsu Building	6,329.33	6,241.48	98.6	14	155,819
O-46	Central Tokyo	Office	Ichigo Kanda Nishikicho Building	2,523.09	1,747.08	69.2	8	58,230
O-47	Central Tokyo	Office	Ichigo Akihabara North Building	6,250.53	6,250.53	100.0	1	230,446
O-48	Four Major Regional Cities	Office	Ichigo Sakaisuji Honmachi Building	3,729.35	3,729.35	100.0	15	96,537
O-49	Central Tokyo	Office	Ichigo Kanda Ogawamachi Building	2,309.39	2,309.39	100.0	9	84,959
O-50	Central Tokyo	Office	Ichigo Hatchobori Building	2,716.33	2,716.33	100.0	7	98,291
O-51	Central Tokyo	Office	Ichigo Ebisu Green Glass ⁶	3,159.27	2,551.82	80.8	5	156,538
O-52	Central Tokyo	Office	Ichigo Omori Building	3,585.93	3,585.93	100.0	10	138,395
O-53	Central Tokyo	Office	Ichigo Takadanobaba Building	1,606.92	1,606.92	100.0	8	57,290
O-54	Tokyo Metro Area	Office	Ichigo Omiya Building	6,180.68	6,180.68	100.0	30	166,362
O-55	Tokyo Metro Area	Office	Ichigo Sagamiara Building	2,960.81	2,960.81	100.0	13	59,821
O-56	Tokyo Metro Area	Office	Ichigo Ofuna Building	2,364.71	2,364.71	100.0	9	93,864
O-57	Other Regional Cities	Office	Ichigo Sendai East Building	5,205.49	5,205.49	100.0	10	102,955
O-58	Other Regional Cities	Office	Ichigo Kumamoto Building	4,507.59	4,507.59	100.0	33	86,005
O-59	Central Tokyo	Office	Ichigo Jingumae Building	4,510.04	4,378.04	97.1	6	170,273

No.	Area	Asset Type	Asset Name	Total Leasable Area ¹ (m ²)	Total Leased Area ² (m ²)	Occupancy ³ (%)	No. of Tenants ⁴	Total Rental Income ⁵ (JPY thousand)
O-60	Central Tokyo	Office	Ichigo Shibuya Dogenzaka Building	2,789.86	2,789.86	100.0	10	115,297
O-61	Central Tokyo	Office	Ichigo Hiroo Building	3,510.44	3,510.44	100.0	5	134,239
O-62	Central Tokyo	Office	Ichigo Sasazuka Building	6,425.29	6,425.29	100.0	6	187,724
O-63	Central Tokyo	Office	Ichigo Nihonbashi East Building	4,216.97	4,216.97	100.0	7	150,265
O-64	Central Tokyo	Office	Ichigo Sakurabashi Building	2,971.22	2,971.22	100.0	6	81,994
O-65	Central Tokyo	Office	Ichigo Shinkawa Building	2,312.03	1,775.39	76.8	5	69,424
O-66	Central Tokyo	Office	Ichigo Kudan Building	3,090.65	3,090.65	100.0	10	108,390
O-67	Central Tokyo	Office	Ichigo Higashi Gotanda Building	4,548.10	4,548.10	100.0	19	122,161
O-68	Central Tokyo	Office	Axior Mita	2,369.82	2,133.03	90.0	10	67,284
O-69	Tokyo Metro Area	Office	Ichigo Higashi Ikebukuro Building	4,433.00	4,433.00	100.0	17	163,010
O-70	Other Regional Cities	Office	Koriyama Big-i (Office Section)	3,433.07	3,433.07	100.0	14	105,975
O-71	Tokyo Metro Area	Office	Ichigo Kawasaki Building	3,815.16	3,079.12	80.7	15	84,127
O-72	Central Tokyo	Office	Ichigo Shibuya East Building	1,041.36	1,041.36	100.0	3	43,823
O-73	Central Tokyo	Office	Ichigo Ningyocho Building	1,769.09	1,769.09	100.0	8	47,679
O-74	Four Major Regional Cities	Office	Ichigo Nishi Honmachi Building	6,152.00	6,039.00	98.2	31	111,087
O-75	Four Major Regional Cities	Office	Ichigo Hakata Building	2,423.86	2,423.86	100.0	28	53,279
O-76	Four Major Regional Cities	Office	Ichigo Nishiki First Building	3,324.70	3,324.70	100.0	6	79,175
O-77	Tokyo Metro Area	Office	Ichigo Ikenohata Building	5,504.15	5,504.15	100.0	7	164,501
O-78	Tokyo Metro Area	Office	Ichigo Ikebukuro East Building	3,118.69	3,118.69	100.0	3	95,427
O-79	Central Tokyo	Office	Ichigo Motoazabu Building	1,329.96	1,329.96	100.0	3	68,721
O-80	Tokyo Metro Area	Office	Ichigo Otsuka Building	3,679.70	3,679.70	100.0	7	103,249
O-81	Four Major Regional Cities	Office	Ichigo Nagoya Building	4,930.30	4,576.93	92.8	33	145,948
O-82	Four Major Regional Cities	Office	Ichigo Fushimi Building	4,155.60	3,978.38	95.7	38	90,090
O-83	Four Major Regional Cities	Office	Ichigo Nishiki Building	2,006.78	2,006.78	100.0	25	48,546

No.	Area	Asset Type	Asset Name	Total Leasable Area ¹ (m ²)	Total Leased Area ² (m ²)	Occupancy ³ (%)	No. of Tenants ⁴	Total Rental Income ⁵ (JPY thousand)
O-84	Four Major Regional Cities	Office	Ichigo Minami Morimachi Building	2,521.51	2,521.51	100.0	12	49,726
O-85	Central Tokyo	Office	Ichigo Shibuya Udagawacho Building	1,491.68	1,166.40	78.2	7	65,151
O-86	Central Tokyo	Office	Win Gotanda Building	3,689.88	3,689.88	100.0	11	118,955
O-87	Tokyo Metro Area	Office	Ichigo Hongo Building	2,733.68	2,733.68	100.0	7	91,486
O-88	Central Tokyo	Office	Oimachi Center Building	2,751.08	2,381.39	86.6	7	64,499
O-89	Central Tokyo	Office	Win Gotanda Building 2	3,433.16	2,852.47	83.1	8	95,267
O-90	Central Tokyo	Office	MIF Building	1,690.33	1,690.33	100.0	7	66,775
O-91	Four Major Regional Cities	Office	Ichigo Uchi Honmachi Building	3,004.07	3,004.07	100.0	18	65,690
O-92	Tokyo Metro Area	Office	Ichigo Minami Otsuka Building	3,129.49	3,129.49	100.0	8	79,936
O-93	Central Tokyo	Office	Ichigo Nogizaka Building	2,199.35	2,199.35	100.0	6	87,900
O-94	Four Major Regional Cities	Office	Ichigo Hakata East Building	2,901.99	2,901.99	100.0	20	75,290
O-95	Tokyo Metro Area	Office	Ichigo Nakameguro Building	1,044.34	1,044.34	100.0	6	36,839
O-96	Tokyo Metro Area	Office	Ichigo Tachikawa Building	4,879.78	4,152.15	85.1	13	111,970
Z-09	Other Regional Cities	Other	Future IZUMI ⁷	3,733.68	–	–	–	110,663
Z-10	Central Tokyo	Other	Ichigo Shibuya Bunkamura Dori Building	778.77	689.23	88.5	3	77,332
Z-11	Tokyo Metro Area	Other	Twicere Yokohama Isogo (Retail Section)	2,717.77	2,195.43	80.8	7	52,338
Z-14	Tokyo Metro Area	Other	Ichigo Kamata Building	2,124.68	2,124.68	100.0	2	53,088
Total				264,701.15	252,518.19	95.4	930	7,843,853

¹ Leasable Area is subject to minor adjustments due to renovations or rental contract terms.

² Leased Area is the total space that is leased as of October 31, 2021.

³ Occupancy is the ratio of Leased Area to Total Leasable Area.

⁴ No. of Tenants is the number of tenants that have a valid lease contract in place with Ichigo Office (including trust structures owned by Ichigo Office). The number of tenants is counted as one where there is a master lease contract in place with a master lease company other than Ichigo Office.

⁵ Total Rental Income is the total of rental income, common area services income, parking lot income, and other related income generated from the asset.

⁶ The building name was changed as follows:

Date of Change	No.	New Name	Old Name
September 1, 2021	O-51	Ichigo Ebisu Green Glass	Ebisu Green Glass

⁷ The building name was changed as follows:

Date of Change	No.	New Name	Old Name
October1, 2021	Z-09	Future IZUMI	Konami Sports Club Izumi Fuchu

Book Value and Appraisal Value of Portfolio Assets

(as of October 31, 2021)

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-02	Ichigo Nishisando Building	Yoyogi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,230	3,333	1.6
O-03	Ichigo Mita Building	Shiba, Minato-ku, Tokyo	Trust beneficiary interest in real estate	3,580	2,709	1.3
O-04	Ichigo Nanpeidai Building	Nanpeidaicho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	2,520	1,900	0.9
O-05	Ichigo Hanzomon Building	Hayabusacho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,940	1,505	0.7
O-06	Ichigo Hijirizaka Building	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	1,480	1,203	0.6
O-07	Ichigo Shibuya Kamiyamacho Building	Kamiyamacho, Shibuya-ku, Tokyo	Real estate	1,890	1,343	0.7
O-08	Ichigo Akasaka 5 Chome Building	Akasaka, Minato-ku, Tokyo	Real estate	878	729	0.4
O-09	Ichigo Shibakoen Building	Shiba, Minato-ku, Tokyo	Real estate	1,250	1,100	0.5
O-10	Ichigo Ebisu Nishi Building	Ebisu-Nishi, Shibuya-ku, Tokyo	Real estate	2,510	1,918	0.9
O-11	Ichigo Ginza 612 Building	Ginza, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,110	1,800	0.9
O-12	Ichigo Uchikanda Building	Uchikanda, Chiyoda-ku, Tokyo	Real estate	1,350	1,113	0.5
O-14	Ichigo Yotsuya 4 Chome Building	Yotsuya, Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	570	502	0.2
O-15	Ichigo Tameike Building	Akasaka, Minato-ku, Tokyo	Real estate	722	508	0.3
O-16	Ichigo Jimbocho Building	Kanda-Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,300	1,797	0.9
O-17	Ichigo Hakozaeki Building	Nihonbashi Kakigaracho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,170	1,137	0.6
O-18	Ichigo Kudan 2 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	929	723	0.4

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-19	Ichigo Kudan 3 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	905	809	0.4
O-20	Ichigo Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	6,350	4,787	2.4
O-21	Ichigo Shin Yokohama Building	Shin Yokohama, Kohoku-ku, Yokohama	Trust beneficiary interest in real estate	1,700	1,661	0.8
O-22	Ichigo Minami Ikebukuro Building	Minami Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	1,840	1,347	0.7
O-23	Ichigo Nakano North Building	Arai, Nakano-ku, Tokyo	Trust beneficiary interest in real estate	948	719	0.4
O-24	Ichigo Eitai Building	Eitai, Koto-ku, Tokyo	Real estate	1,470	1,434	0.7
O-26	Ichigo Ikejiri Building	Ohashi, Meguro-ku, Tokyo	Real estate	2,320	1,951	1.0
O-27	Ichigo Nishi Ikebukuro Building	Ikebukuro, Toshima-ku, Tokyo	Real estate	995	592	0.3
O-28	Ichigo Nishi Gotanda Building	Nishi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	876	751	0.4
O-29	Ichigo Kichijoji Building	Kichijoji Honcho, Musashino City, Tokyo	Trust beneficiary interest in real estate	2,800	2,164	1.1
O-34	Ichigo Sakae Building	Sakae, Naka-ku, Nagoya	Real estate	6,290	4,681	2.3
O-37	Ichigo Marunouchi Building	Marunouchi, Naka-ku, Nagoya	Real estate	7,540	5,584	2.8
O-38	Ichigo Toyamaeki Nishi Building	Jinzu Honmachi, Toyama City, Toyama	Trust beneficiary interest in real estate	1,820	1,470	0.7
O-39	Ichigo Mirai Shinkin Building	Niagemachi, Oita City, Oita	Trust beneficiary interest in real estate	1,320	1,136	0.6
O-42	Ichigo Takamatsu Building	Kotobukicho, Takamatsu City, Kagawa	Trust beneficiary interest in real estate	3,790	2,159	1.1
O-46	Ichigo Kanda Nishikicho Building	Kanda-Nishikicho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	3,320	2,000	1.0

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-47	Ichigo Akihabara North Building	Sotokanda, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	7,840	5,495	2.7
O-48	Ichigo Sakaisuji Honmachi Building	Honmachi, Chuo-ku, Osaka	Trust beneficiary interest in real estate	2,410	1,725	0.9
O-49	Ichigo Kanda Ogawamachi Building	Kanda-Ogawamachi, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,540	2,190	1.1
O-50	Ichigo Hatchobori Building	Shintomi, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,720	1,756	0.9
O-51	Ichigo Ebisu Green Glass	Ebisu Minami, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	7,530	5,776	2.9
O-52	Ichigo Omori Building	Minami Oi, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	4,470	3,782	1.9
O-53	Ichigo Takadanobaba Building	Takadanobaba, Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	1,920	1,586	0.8
O-54	Ichigo Omiya Building	Miyacho, Omiya-ku, Saitama City, Saitama	Trust beneficiary interest in real estate	4,190	3,552	1.8
O-55	Ichigo Sagamihara Building	Sagamihara, Chuo-ku, Sagamihara City, Kanagawa	Trust beneficiary interest in real estate	1,280	1,213	0.6
O-56	Ichigo Ofuna Building	Ofuna, Kamakura City, Kanagawa	Trust beneficiary interest in real estate	2,620	1,941	1.0
O-57	Ichigo Sendai East Building	Miyagino, Miyagino-ku, Sendai, Miyagi	Trust beneficiary interest in real estate	2,140	1,589	0.8
O-58	Ichigo Kumamoto Building	Karashimacho, Chuo-ku, Kumamoto City, Kumamoto	Trust beneficiary interest in real estate	1,600	1,520	0.8
O-59	Ichigo Jingumae Building	Jingumae, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	8,270	7,414	3.7
O-60	Ichigo Shibuya Dogenzaka Building	Maruyamacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	5,300	3,682	1.8

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-61	Ichigo Hiroo Building	Hiroo, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,680	3,994	2.0
O-62	Ichigo Sasazuka Building	Sasazuka, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	5,900	4,898	2.4
O-63	Ichigo Nihonbashi East Building	Nihonbashi Bakurocho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	5,620	4,399	2.2
O-64	Ichigo Sakurabashi Building	Hatchobori, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	3,090	2,549	1.3
O-65	Ichigo Shinkawa Building	Shinkawa, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	3,010	2,397	1.2
O-66	Ichigo Kudan Building	Kanda-Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	3,610	3,228	1.6
O-67	Ichigo Higashi Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	4,320	3,641	1.8
O-68	Axior Mita	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	2,300	1,714	0.8
O-69	Ichigo Higashi Ikebukuro Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	5,360	4,608	2.3
O-70	Koriyama Big-i (Office Section)	Ekimae, Koriyama City, Fukushima	Trust beneficiary interest in real estate	2,120	1,470	0.7
O-71	Ichigo Kawasaki Building	Higashi Tamachi, Kawasaki-ku, Kawasaki City, Kanagawa	Trust beneficiary interest in real estate	2,220	1,816	0.9
O-72	Ichigo Shibuya East Building	Higashi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	1,550	1,381	0.7
O-73	Ichigo Ningyocho Building	Nihonbashi Horidomecho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,550	1,479	0.7
O-74	Ichigo Nishi Honmachi Building	Awaza, Nishi-ku, Osaka	Trust beneficiary interest in real estate	2,500	2,199	1.1

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-75	Ichigo Hakata Building	Gionmachi, Hakata-ku, Fukuoka	Trust beneficiary interest in real estate	1,530	1,360	0.7
O-76	Ichigo Nishiki First Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	2,170	1,960	1.0
O-77	Ichigo Ikenohata Building	Ikenohata, Taito-ku, Tokyo	Trust beneficiary interest in real estate	5,340	5,125	2.5
O-78	Ichigo Ikebukuro East Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,320	2,993	1.5
O-79	Ichigo Motoazabu Building	Motoazabu, Minato-ku, Tokyo	Trust beneficiary interest in real estate	2,350	1,914	0.9
O-80	Ichigo Otsuka Building	Minami Otsuka, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	2,990	2,752	1.4
O-81	Ichigo Nagoya Building	Meieki, Nakamura-ku, Nagoya	Trust beneficiary interest in real estate	3,910	3,493	1.7
O-82	Ichigo Fushimi Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	2,530	2,330	1.2
O-83	Ichigo Nishiki Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	1,470	1,289	0.6
O-84	Ichigo Minami Morimachi Building	Matsugaecho, Kita-ku, Osaka	Trust beneficiary interest in real estate	1,240	1,046	0.5
O-85	Ichigo Shibuya Udagawacho Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,180	3,564	1.8
O-86	Win Gotanda Building	Nishi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	3,350	3,108	1.5
O-87	Ichigo Hongo Building	Hongo, Bunkyo-ku, Tokyo	Trust beneficiary interest in real estate	2,650	2,304	1.1
O-88	Oimachi Center Building	Oi, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	1,950	1,700	0.8

No.	Asset Name	Location	Form of Ownership	Appraisal Value ¹ (JPY million)	Book Value ² (JPY million)	% of Portfolio ³
O-89	Win Gotanda Building 2	Osaki, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	3,510	3,287	1.6
O-90	MIF Building	Uchikanda, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,330	2,192	1.1
O-91	Ichigo Uchi Honmachi Building	Uchi Honmachi, Chuo-ku, Osaka	Trust beneficiary interest in real estate	2,180	2,003	1.0
O-92	Ichigo Minami Otsuka Building	Minami Otsuka, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,200	2,849	1.4
O-93	Ichigo Nogizaka Building	Akasaka, Minato-ku, Tokyo	Trust beneficiary interest in real estate	3,630	3,517	1.7
O-94	Ichigo Hakata East Building	Hakataeki Higashi, Hakata-ku, Fukuoka	Trust beneficiary interest in real estate	2,480	2,278	1.1
O-95	Ichigo Nakameguro Building	Aobadai, Meguro-ku, Tokyo	Trust beneficiary interest in real estate	1,630	1,555	0.8
O-96	Ichigo Tachikawa Building	Akebonocho, Tachikawa, Tokyo	Trust beneficiary interest in real estate	4,010	3,843	1.9
Z-09	Future IZUMI	Fuchucho, Izumi City, Osaka	Trust beneficiary interest in real estate	608	1,024	0.5
Z-10	Ichigo Shibuya Bunkamura Dori Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,040	2,452	1.2
Z-11	Twicere Yokohama Isogo (Retail Section)	Mori, Isogo-ku, Yokohama	Trust beneficiary interest in real estate	1,500	1,456	0.7
Z-14	Ichigo Kamata Building	Nishi Kamata, Ota-ku, Tokyo	Trust beneficiary interest in real estate	1,530	1,446	0.7
Total				244,001	202,436	100

¹ Pursuant to Ichigo Office's internal rules and the rules of the Investment Trusts Association of Japan, Appraisal Value at period-end is either an appraisal value or an indicative value from the Japan Real Estate Institute, Daiwa Real Estate Appraisal, Tanizawa Sōgō Appraisal, or Rich Appraisal Institute.

² Book Value at period-end does not include construction in progress and construction in progress in trust.

³ % of Portfolio is based on book value.

Major Capital Expenditures

a. Major Planned Capital Expenditures (as of October 31, 2021)

Asset Name (Location)	Purpose	Timing	Total Expenditures (JPY thousand)
Koriyama Big-i (Office Section) (Koriyama City, Fukushima)	Upgrade air conditioning systems (Phase 2)	Dec 2021	49,000
Ichigo Kudan 2 Chome Building (Chiyoda-ku, Tokyo)	Renovate all common areas	Feb 2022	34,954
Ichigo Kumamoto Building (Kumamoto)	Upgrade elevator (Lift No. 1)	Jan 2022	29,140
Future IZUMI (Izumi City, Osaka)	Upgrade machine and equipment	Jan 2022	26,600
Ichigo Shibakoen Building (Minato-ku, Tokyo)	Upgrade elevators	Oct 2022	18,430
Ichigo Kudan 2 Chome Building (Chiyoda-ku, Tokyo)	Renovate entrance hall	Feb 2022	14,366
Ichigo Minami Morimachi Building (Osaka)	Upgrade elevators (Phase 2)	Nov 2021	12,410
Ichigo Nishi Gotanda Building (Shinagawa-ku, Tokyo)	Upgrade elevators	May 2022	12,310
Ichigo Kudan 2 Chome Building (Chiyoda-ku, Tokyo)	Renovate all tenant spaces	Feb 2022	9,446

b. Major Capital Expenditures during the Current Fiscal Period (October 2021)

During the October 2021 fiscal period, capital expenditures totaled JPY 712,307 thousand. Of this total JPY 624,613 thousand were capitalized and JPY 86,694 thousand were treated as expenses (Building Maintenance & Repair Expenses).

Asset Name (Location)	Purpose	Timing	Total Expenditures (JPY thousand)
Ichigo Kumamoto Building (Kumamoto)	Upgrade elevator (Lift No. 2)	Aug – Oct 2021	29,140
Ichigo Nishi Honmachi Building (Osaka)	Upgrade high-voltage switching equipment	Oct 2021	24,244
Ichigo Minami Morimachi Building (Osaka)	Upgrade elevators (Phase 1)	Oct 2021	10,745
Other			561,484
Total			625,613