



**Make The World  
More Sustainable**

# Ichigo Office REIT Semi-Annual Report (Audited)

34th Fiscal Period  
May 1, 2022 – October 31, 2022

**Ichigo Office REIT Investment Corporation**

Imperial Hotel Tower, 1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo 100-0011

## **Message from Management**

We extend our gratitude to all Ichigo Office shareholders for your trust.

Ichigo Office has continuously worked to drive shareholder value by increasing tenant satisfaction and focusing on social contributions, while taking into consideration rent levels and occupancy of its portfolio.

During the October 2022 period, we acquired the Ichigo Higashi Ikebukuro 3 Chome Building in order to drive earnings growth and solidify earnings stability. We were able to add an asset with earnings growth potential in the Ikebukuro area, where we already own 4 assets.

We were able to enhance competitiveness and profitability of our assets through value-add capex at the Ichigo Kudan 2 Chome Building, where a major tenant moved out during the previous period. We renovated the entrance and common areas, and succeeded in acquiring a new tenant at higher rents (+38.5% vs. previous rent). We successfully leased up two-thirds of the newly vacated space (leased area basis) at higher rents, thus driving our revenue growth. We also installed LED lights at the common areas of the Ichigo Marunouchi Building in order to implement sustainability initiatives which contribute to society.

As a result of these activities, Ichigo Office's October 2022 earnings were: operating revenue of 7,800 million yen, operating profit of 3,775 million yen, recurring profit of 3,001 million yen, and net income of 3,001 million yen. The dividend per share was 2,052 yen, a 29 yen increase from our forecast at period-start. In terms of financial policies, Ichigo Office's long-term issuer rating (acquired from the Japan Credit Agency) has been upgraded from "A" to "A+".

For the upcoming April 2023 period, Ichigo Office has already taken measures to enhance shareholder value. In November 2022, we acquired the Ichigo Marunouchi South Building, an asset located in the Marunouchi Area of Nagoya, to pursue a robust mid-size office portfolio. We also decided to sell the Ichigo Ikenohata Building for 10,600 million yen, a price 1.9x the appraisal value (5,500 million yen), therefore expecting a gain on sales of 4,392 million yen. This transaction is expected to be completed in December 2022.

Ichigo Office will continue to work to build a robust mid-size office portfolio and promote its ESG activities with the aim to drive sustainable growth and maximize shareholder value.

Thank you so much for your continued support.



Takaaki Fukunaga, Executive Director  
Ichigo Office REIT Investment Corporation  
(left)

Hiroshi Iwai,  
President and Executive Officer  
Ichigo Investment Advisors Co., Ltd.  
(right)

# Asset Management Overview

## 1 Historical Investment Performance

			30th Fiscal Period From May 1, 2020 to October 31, 2020	31st Fiscal Period From November 1, 2020 to April 30, 2021	32nd Fiscal Period From May 1, 2021 to October 31, 2021	33rd Fiscal Period From November 1, 2021 to April 30, 2022	34th Fiscal Period From May 1, 2022 to October 31, 2022
Operating Revenue	(Note 1)	million yen	7,863	7,725	7,843	8,675	7,800
(Real Estate Rental Income)		million yen	(7,862)	(7,725)	(7,843)	(7,735)	(7,798)
Operating Expenses		million yen	3,770	3,801	3,881	4,238	4,025
(Real Estate Rental Expenses)		million yen	(2,852)	(2,841)	(2,887)	(2,991)	(3,122)
Operating Profit		million yen	4,092	3,923	3,962	4,436	3,775
Recurring Profit		million yen	3,313	3,122	3,201	3,691	3,001
Net Income		million yen	3,312	3,121	3,200	3,690	3,001
Total Assets		million yen	226,980	227,654	227,653	228,020	229,966
(Period-on-Period Change)		%	(-0.1)	(0.3)	(-0.0)	(0.2)	(0.9)
Net Assets		million yen	104,242	102,447	102,421	102,806	102,011
(Period-on-Period Change)		%	(-0.0)	(-1.7)	(-0.0)	(0.4)	(-0.8)
Shareholders' Equity		million yen	67,675	67,675	67,675	67,675	67,675
Number of Shares Outstanding		shares	1,532,287	1,513,367	1,513,367	1,513,367	1,513,367
Net Assets per Share		yen	68,030	67,695	67,678	67,932	67,407
Total Dividends		million yen	3,417	3,226	3,306	3,795	3,105
Dividend per Share		yen	2,230	2,132	2,185	2,508	2,052
(Payable Dividend per Share)		yen	(2,230)	(2,132)	(2,185)	(2,508)	(2,052)
(Dividend per Share in Excess of Earnings)		yen	(-)	(-)	(-)	(-)	(-)
Ratio of Recurring Profit to Total Assets	(Note 2)	%	1.5(2.9)	1.4(2.8)	1.4(2.8)	1.6(3.3)	1.3(2.6)
Return on Equity	(Note 2)	%	3.2(6.3)	3.0(6.1)	3.1(6.2)	3.6(7.3)	2.9(5.8)
Shareholder Equity Ratio	(Note 2)	%	45.9	45.0	45.0	45.1	44.4
(Period-on-Period Change)		%	(0.1)	(-0.9)	(-0.0)	(0.1)	(-0.7)
Dividend Payout Ratio	(Note 3)	%	103.1	104.0	103.4	102.9	103.4
Other Reference Information							
Number of Assets		assets	85	86	86	85	86
Number of Tenants at Period-End		tenants	924	934	930	923	938
Total Leasable Area		m <sup>2</sup>	259,754.33	264,651.68	264,701.15	263,948.70	266,866.48
Occupancy at Period-End		%	97.5	97.2	95.4	94.7	96.5
Depreciation		million yen	838	870	887	893	910
Capital Expenditure		thousand yen	587,955	677,483	625,613	674,547	632,888
NOI (Net Operating Income)	(Note 2)	million yen	5,847	5,754	5,843	5,637	5,586
FFO (Funds from Operations) per Share	(Note 2)	yen	2,709	2,638	2,701	2,408	2,584
Number of Days in the Period		days	184	181	184	181	184

(Note 1) The indicators stated are calculated using the formulas below. Figures in parentheses are annualized values.

Ratio of Recurring Profit to Total Assets	$\text{Recurring Profit} / (\text{Total Assets at Beginning of Period} + \text{Total Assets at End of Period}) \div 2$
Return on Equity	$\text{Net Income} / (\text{Net Assets at Beginning of Period} + \text{Net Assets at End of Period}) \div 2$
Shareholder Equity Ratio	$\text{Net Assets at End of Period} / \text{Total Assets at End of Period}$
NOI	$\text{Real Estate Rental Income} - \text{Real Estate Rental Expenses} + \text{Depreciation}$
FFO per Share	$(\text{Net Income} + \text{Depreciation} + \text{Loss on Retirement of Non-Current Assets} + \text{Expenses for Asset Retirement Obligations} \pm \text{Losses (Gains) on Sales of Assets} \pm \text{Extraordinary Losses (Profits)}) / \text{Number of Shares Outstanding}$

(Note 2) Dividend Payout Ratio is calculated using the formula below and rounded down to the nearest unit:  
 $\text{Dividend per Share (not including dividend per share in excess of earnings)} / \text{Net Income per Share}$

## 2 Summary of Operating Results for the Fiscal Period Ended October 31, 2022

### (1) Overview

In the fiscal period ended October 31, 2022, Ichigo Office's 34th fiscal period, Ichigo Office worked to strengthen its organic growth potential by 1) increasing asset value and investment efficiency via its value-add capex (Note) and 2) driving earnings growth with a focus on tenant satisfaction. Ichigo Office seeks to construct a portfolio specializing in mid-size offices which can generate both earnings stability and earnings growth.

(Note) "Value-add capex" is capital expenditure that enhances the competitiveness and profitability of Ichigo Office assets.

### (2) Market Environment and Investment Performance

#### (i) Market Environment

The COVID pandemic has not shown signs of settling down, but economic and social activities in Japan has almost recovered to pre-COVID standards. Although there are concerns such as the global rise in interest rates, and Russia's invasion on Ukraine, Japan's low interest rates and the weak yen is driving the market for Japanese commercial properties. We continue to see strong investment demands from both domestic and overseas investors, with acquisition prices remaining at high levels and the number of transactions remain at high standards.

Yield for office assets remain at low levels, and this trend is expected to continue for the time being. Meanwhile, increase in vacancy and decrease in new rents are noteworthy concerns for assets located in non-prime areas, and this may have an effect on the market environment going forward. Limited investment opportunities in Central Tokyo due to high prices is driving greater interest for investments in regional cities as investors look for higher yields and changes in working styles. Furthermore, a rising global interest in environmental and social issues is expected to accelerate ESG initiatives within the real estate market and become an increasingly important consideration for real estate investments. Ichigo Office is fully aware of these changes in market environment and will adjust its investment activity accordingly and with a long-term perspective.

#### (ii) Investment Performance

During the current fiscal period, Ichigo Office worked to drive the earnings of individual assets with the aim of increasing portfolio NOI, while taking into consideration rent levels and occupancy. Due to successful leasing activities, particularly in Central Tokyo, the occupancy at period-end was 96.5%. In line with the spirit of RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, Ichigo Office has maintained its carbon-free operation across all assets, and is continuously working to conserve energy by installing LED lights.

In order to pursue a robust mid-size office portfolio, Ichigo Office acquired the Ichigo Higashi Ikebukuro 3 Chome Building. As a result, the number of assets owned at period-end was 86 assets (total acquisition price: 209,297 million yen).

### (3) Financing

During the current fiscal period, Ichigo Office borrowed a total of 9,629 million yen from banks in May 2022, to repay loans that came due in those months (a total of 9,633 million yen). It also borrowed 1,900 million yen in new loans to acquire the Ichigo Higashi Ikebukuro Building. To maintain a stable financial base, Ichigo Office works to diversify repayment dates and is prudent about interest rate risks.

## (4) Earnings and Dividends

As a result of the management initiatives above, Ichigo Office recorded an operating revenue of 7,800 million yen, operating profit of 3,775 million yen, recurring profit of 3,001 million yen and net income of 3,001 million yen for the fiscal period. With respect to dividends, the dividend policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed the amount equivalent to 90% of distributable earnings as provided for in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957 including subsequent amendments, hereinafter the “Special Measures Taxation Act”).

Ichigo Office has voluntary reserves for temporary difference adjustments and dividends. Of these voluntary reserves, it uses temporary difference adjustments of 105 million yen or more every period based on the revised Rules on Real Estate Investment Trusts and Real Estate Investment Corporations in 2015 (hereinafter the “Rules of the Investment Trust Association, Japan”). Similarly, Ichigo Office may use dividend reserves from the standpoint of stabilizing the dividend level, taking cash flows into account.

However, because Ichigo Office also has a tax loss carried forward <sup>(Note)</sup>, mainly due to the loss on sales of real estate posted when assets were transferred in the past for the purpose of improving portfolio quality, it may internally reserve profits if it has total net gains on sales of real estate assets and other profits from operations.

For this period, Ichigo Office has decided to pay a total dividend of 3,105 million yen, which is the entire amount (except for fractions in which the dividend per share is less than one yen) of unappropriated retained earnings of 3,001 million yen, plus 105 million yen, which is the reversal of reserves for temporary difference adjustments. As a result, the dividend per share came to 2,052 yen.

## 3 Issuance of New Shares

Increases and decreases in the total number of shares outstanding and the total amount of shareholders’ equity for the most recent five years are as follows:

Date	Remarks	Number of Shares Outstanding (shares)		Shareholders’ Equity (million yen)		Notes
		Increase/decrease	Balance	Increase/decrease	Balance	
April 12, 2021	Shares Cancelled	-18,920	1,513,367	–	67,675	(Note)

(Note) Ichigo Office purchased its own shares in the Tokyo Stock Exchange, through in-market purchase via a securities firm between January 8, 2021 and February 12, 2021. On March 26, 2021, the Board of Directors approved to cancel the acquired shares, and the shares were cancelled on April 12, 2021. Since Ichigo Office used its Capital Reserve Surplus to purchase the shares, the amount of the Shareholders’ Equity did not change.

### Share Price Performance

The table below shows the high and low prices (closing prices) on the Tokyo Stock Exchange REIT market, where Ichigo Office lists its shares, for each period.

	30th Fiscal Period From May 1, 2020 to October 31, 2020	31st Fiscal Period From November 1, 2020 to April 30, 2021	32nd Fiscal Period From May 1, 2021 to October 31, 2021	33rd Fiscal Period From November 1, 2021 to April 30, 2022	34th Fiscal Period From May 1, 2022 to October 31, 2022
High	81,000 yen	98,600 yen	101,400 yen	88,600 yen	88,400 yen
Low	66,500 yen	68,100 yen	86,300 yen	76,300 yen	81,000 yen

## 4 Dividends

With respect to dividends in the current fiscal period, the dividend distribution policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed an amount equivalent to 90% of distributable earnings as provided for in Article 67-15, Paragraph 1 of the Special Measures Taxation Act. Based on this policy, Ichigo Office has decided to pay a total dividend of 3,105 million yen, which is the entire amount (except for fractions in which the dividend per share is less than one yen) of unappropriated retained earnings of 3,001 million yen, plus 105 million yen, which is the reversal of reserves for temporary difference adjustments. As a result, the dividend per share came to 2,052 yen.

		30th Fiscal Period From May 1, 2020 to October 31, 2020	31st Fiscal Period From November 1, 2020 to April 30, 2021	32nd Fiscal Period From May 1, 2021 to October 31, 2021	33rd Fiscal Period From November 1, 2021 to April 30, 2022	34th Fiscal Period From May 1, 2022 to October 31, 2022
Unappropriated Retained Earnings	thousand yen	3,312,935	3,122,657	3,201,892	3,691,120	3,001,684
Retained Earnings for Dividend Reserve	thousand yen	–	–	–	–	–
Total Dividends	thousand yen	3,417,000	3,226,498	3,306,706	3,795,524	3,105,429
(Dividend per Share)	yen	(2,230)	(2,132)	(2,185)	(2,508)	(2,052)
Distributable Earnings	thousand yen	3,417,000	3,226,498	3,306,706	3,795,524	3,105,429
(Distributable Earnings per Share)	yen	(2,230)	(2,132)	(2,185)	(2,508)	(2,052)
Total Refund of Capital	thousand yen	–	–	–	–	–
(Refund of capital per share)	yen	(–)	(–)	(–)	(–)	(–)
Of the Total Refund of Capital, Total Distribution from Reserves for Temporary Difference Adjustment	thousand yen	–	–	–	–	–
(Of the Refund of Capital per Share, Distribution from Reserves for Temporary Difference Adjustment per Share)	yen	(–)	(–)	(–)	(–)	(–)
Of the Total Refund of Capital, Total Distribution from the Distribution Associated with a Decrease in Investment for Tax Purposes	thousand yen	–	–	–	–	–
(Of the Refund of Capital per Share, Distribution from the Distribution Associated with a Decrease in Investment for Tax Purposes)	yen	(–)	(–)	(–)	(–)	(–)

## 5 Investment Policies and Strategies

### (1) Asset Acquisitions (Acquisition-Driven Growth)

Ichigo Office invests in real estate mainly located in central Tokyo, the Tokyo metropolitan area, major regional cities and prefectural capitals whose primary use is as offices, as well as real estate-backed securities related to these assets. In particular, Ichigo Office builds a portfolio specializing in mid-size offices with a focus on growth potential while securing earnings stability, given that both stability and growth potential can be expected in mid-size offices and that the replacement of assets in the portfolio in a mobilized manner according to the market conditions is also possible because the absolute number of assets is large and there are numerous opportunities for acquisition.

When acquiring assets, Ichigo Office works to obtain quality investment information at an early stage and promote an arm's length transaction, using information from Ichigo Investment Advisors Co., Ltd., the asset management company (hereinafter the "Asset Manager") of Ichigo Office, based on the Asset Manager's own network. In addition, Ichigo Office also promotes steady acquisition-driven growth, by using external bridge funds as well as the warehousing function of Ichigo Inc., based on the sponsor support agreement. Ichigo Office also strives to improve the quality of the portfolio through asset replacements by considering sales of assets with limited room for organic growth.

### (2) Portfolio Management (Organic Growth)

In the management and operation of the assets owned, Ichigo Office aims to build a robust portfolio and drive sustainable growth through active promotion of the following initiatives that will lead to the strengthening of the earnings power of individual assets.

- Provide differentiated high-quality office spaces such as Ichigo Layout Office and Ichigo Lounge
- Increase asset value and investment returns via value-add capex
- Pursue investment efficiency
- Minimize downtime at re-tenanting and free-rent periods

### (3) Financing Strategy

For the refinancing of existing loans, Ichigo Office will consider fixing borrowing rates and promoting the extension and diversification of borrowing periods, due to the unstable social situations leading to a rise in interest rates. With respect to the long-term issuer rating it has acquired from Japan Credit Rating Agency, Ltd., Ichigo Office will strengthen its financial base and expand its cash flows while diversifying its financing using investment corporation bonds, with the aim of further improving the current rating of "A (Outlook: Positive)."

## 6 Significant Subsequent Events

### (1) Asset Acquisition

The sales and purchase agreements for the following asset has been made in accordance with the guidelines specified in Ichigo Office's Articles of Incorporation.

#### Ichigo Marunouchi South Building <sup>(Note 1)</sup>

Acquisition Price <sup>(Note 2)</sup>	1,750,000,000 yen
Location	2-2-24 Nishiki, Naka-ku, Nagoya City, Aichi
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	November 24, 2022
Closing Date	November 30, 2022
Seller <sup>(Note 3)</sup>	A Third-Party Japanese Company

(Note 1) After the acquisition by Ichigo Office, the building name will be changed from "ISM Nagoya Marunouchi Building" to "Ichigo Marunouchi South Building".

(Note 2) The acquisition price is the sales value of the trust beneficiary interest in real estate that does not include expenses for acquisition, the amount equivalent to settled fixed asset taxes and city planning taxes, and the amount equivalent to consumption taxes.

(Note 3) The seller did not provide consent to disclose its name.

## (2) Asset Sale

Ichigo Office signed a contract to sell the following asset in accordance with the guidelines specified in its Articles of Incorporation.

### Ichigo Ikenohata Building

Sale Price <sup>(Note 1)</sup>	10,600,000,000 yen (expected)
Book Value <sup>(Note 2)</sup>	5,115,741,242 yen
Location	1-2-18 Ikenohata, Taito-ku, Tokyo
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	October 31, 2022
Closing Date	December 20, 2022
Buyer <sup>(Note 3)</sup>	A Third-Party Japanese Company

(Note 1) The sale price is the transaction price of the trust beneficiary interest (*juekiken*) itself and does not include fees and applicable property, city planning, and consumption taxes. Ichigo Office expects to record a Gains on Sale of JPY 4,392,861 thousand in the April 2023 fiscal period.

(Note 2) Book value as of October 31, 2022

(Note 3) The buyer did not provide consent to disclose its name.

# Ichigo Office Overview

## 1 Shares and Shareholders' Equity

		30th Fiscal Period October 31, 2020	31st Fiscal Period April 30, 2021	32nd Fiscal Period October 31, 2021	33rd Fiscal Period April 30, 2022	34th Fiscal Period October 31, 2022
Number of Authorized Shares	shares	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000
Number of Shares Outstanding	shares	1,532,287	1,513,367	1,513,367	1,513,367	1,513,367
Shareholders' Equity	million yen	67,675	67,675	67,675	67,675	67,675
Number of Shareholders	persons	13,947	13,911	14,104	15,994	16,125

## 2 Major Shareholders

Major shareholders as of October 31, 2022 are as follows:

Name	Shares	Ratio of Shares Held to Total Number of Shares Issued (%) (Note)
Ichigo Trust Pte. Ltd.	331,190	21.88
Custody Bank of Japan, Ltd., Trust Account	278,326	18.39
The Master Trust Bank of Japan, Trust Account	179,117	11.83
Nomura Trust & Banking Co., Ltd. Investment Trust Account	54,620	3.60
NOMURA BANK (LUXEMBOURG) S.A.	52,483	3.46
BERKELEY GLOBAL, LLC	46,799	3.09
GOLDMAN SACHS INTERNATIONAL	35,813	2.36
BNP PARIBAS LUXEMBOURG / 2S / BNP PARIBAS LUXEMBOURG / 2S / JASDEC / SECURITIES - AIFM	27,287	1.80
STATE STREET BANK WEST CLIENT – TREATY 505234	21,572	1.42
SMBC Nikko Securities Inc.	21,412	1.41
Total	1,048,619	69.29

(Note) The ratio of shares held to the total number of shares issued is truncated after the second decimal place.

## 3 Executive Director and Supervisory Directors

(1) Ichigo Office's directors and auditor as of October 31, 2022 are as follows:

Title	Name of Director	Other Major Positions	Total Compensation During the Current Fiscal Period (thousand yen)
Executive Director	Takaaki Fukunaga <sup>(Note 3)</sup>	Fukunaga CPA Office, Representative Global Solutions Consulting Co., Ltd., Representative Director Bentall GreenOak KK, external Corporate Auditor AWP Ticket Guard Small Amount & Short Term Insurance Co., Ltd., external Corporate Auditor PP Japan Co., Ltd., Corporate Auditor GMO Registry, Inc., external Corporate Auditor	1,080
Supervisory Directors	Masahiro Terada	City-Yuwa Partners, Partner Shinsei Bank Limited, Independent Director	1,440
	Noriko Ichiba <sup>(Note 4)</sup>	Ichiba CPA Office, Representative UPRISE Certified Tax Accountant's Co., Representative Daiho Corporation, External Auditor	720
Accounting Auditor	Grant Thornton Taiyo LLC	—	9,510

(Note 1) The Executive and Supervisory Directors do not own shares of Ichigo Office under either their own name or another person's name.

(Note 2) Agreements of indemnity between Ichigo Office and the Executive and Supervisory Directors do not exist.

(Note 3) Elected as Executive Director at the Shareholder Meeting held on July 30, 2022, and assumed the role immediately.

(Note 4) Elected as Supervisory Director at the Shareholder Meeting held on July 30, 2022, and assumed the role immediately.

### (2) Policy for Determining Dismissal or Non-Reappointment of Accounting Auditor

The Board of Directors will determine the dismissal of the accounting auditor pursuant to the provisions of the Act on Investment Trusts and Investment Corporations and the refusal to reappoint the accounting auditor, taking various factors into consideration, including the quality of the audit and compensation for the audit.

## 4 Directors and Officers Liability Insurance

Ichigo Office has purchased the following D&O (directors and officers liability) insurance.

Beneficiary	Details of the D&O Insurance
Executive and Supervisory Directors	(1) Insurance Coverage Overview The D&O liability insurance covers damages and litigation expenses resulting from litigations arising from the actions (including negligence) of persons serving in a role of Executive or Supervisory Director.
	(2) Insurance Premiums Ichigo Office will bear the cost of insurance premiums, including the special provision for shareholder derivative lawsuits.
	(3) Measures to Ensure Appropriate Performance of Duties Damages resulting from willful misconduct and gross negligence are not covered by this insurance.

## 5 Asset Management Company, Asset Custodian, and Administrative Agents

The asset management company, asset custodian, and administrative agents as of October 31, 2022 are as follows:

Asset Management Company	Ichigo Investment Advisors Co., Ltd.
Asset Custodian	
Administrative Agent (Administration)	Mizuho Trust Banking & Co., Ltd.
Administrative Agent (Accounting)	
Administrative Agent (Transfer Agent)	
Administrative Agent (Special Accounts)	Sumitomo Mitsui Trust Bank, Limited
Administrative Agent (Special Accounts)	Mitsubishi UFJ Trust and Banking Corporation
Administrative Agent (Investment Corporation Bonds)	Sumitomo Mitsui Banking Corporation
Administrative Agent (Investment Corporation Bonds)	MUFG Bank, Ltd.
Administrative Agent (Investment Corporation Bonds)	Mizuho Bank, LTD.

# Assets under Management

## 1 Asset Composition

Asset Type	Area (Note 1)	33rd Fiscal Period (as of April 30, 2022)		34th Fiscal Period (as of October 31, 2022)	
		Book Value (million yen)(Note 2)	Ratio to Total Assets (%)	Book Value (million yen)(Note 2)	Ratio to Total Assets (%)
Real Estate	Central Tokyo	5,960	2.6	5,952	2.6
	Tokyo Metropolitan Area	3,959	1.7	3,942	1.7
	Four Major Regional Cities	10,203	4.5	10,176	4.4
Trust Beneficiary Interest in Real Estate ( <i>juekiken</i> ) (Note 3)	Central Tokyo	107,980	47.4	107,837	46.9
	Tokyo Metropolitan Area	43,305	19.0	47,145	20.5
	Four Major Regional Cities	19,706	8.6	19,761	8.6
	Other Regional Cities	10,373	4.5	10,282	4.5
Subtotal		201,489	88.4	205,098	89.2
Investment in Securities (Note 4)		51	0.0	51	0.0
Deposits and Other Assets		26,480	11.6	24,816	10.8
Total Assets		228,020	100.0	229,966	100.0

(Note 1) Areas are defined as follows:

Central Tokyo : Chiyoda, Minato, Chuo, Shinjuku, Shibuya and Shinagawa Wards  
Tokyo Metropolitan Area : Tokyo (excluding the six wards above) and Kanagawa, Chiba and Saitama Prefectures  
Four Major Regional Cities : Osaka, Nagoya, Fukuoka and Sapporo  
Other Regional Cities : Regional cities other than the above (prefectural capitals, etc.)

(Note 2) Book Value is the amount recorded on the balance sheet as of the closing date (for real estate and the trust beneficiary interest in real estate, the book value after depreciation). Construction in progress and construction in progress in trust are not included in the subtotal of real estate and the trust beneficiary interest in real estate.

(Note 3) Land leasehold rights in trust held together with buildings in trust are stated in the section on the trust beneficiary interest in real estate by adding them to buildings in trust, etc.

(Note 4) TK (tokumei kumiai) real estate equity interest in Kizuna1 GK TK

## 2 Major Assets Owned

The table below is a summary of the major assets owned by Ichigo Office as of October 31, 2022 (top ten assets in terms of book value).

Asset Name	Book Value (million yen) (Note 1)	Leasable Area (m <sup>2</sup> )	Leased Area (m <sup>2</sup> )	Occupancy (%) (Note 2)	Ratio to Total Rent Revenue (%)	Asset Type
Ichigo Jingumae Building	7,419	4,510.04	4,510.04	100.0	2.5	Office
Ichigo Ebisu Green Glass	5,750	3,159.27	3,159.27	100.0	2.2	Office
Ichigo Marunouchi Building	5,479	8,009.11	8,009.11	100.0	3.1	Office
Ichigo Akihabara North Building	5,460	6,250.53	6,250.53	100.0	3.0	Office
Ichigo Ikenohata Building	5,115	5,504.15	5,504.15	100.0	2.1	Office
Ichigo Sasazuka Building	4,879	6,425.29	6,425.29	100.0	2.4	Office
Ichigo Gotanda Building	4,765	5,346.39	5,346.39	100.0	2.7	Office
Ichigo Sakae Building	4,696	3,928.12	3,825.61	97.4	2.8	Office
Ichigo Higashi Ikebukuro Building	4,609	4,433.00	3,896.27	87.9	1.9	Office
Ichigo Nihonbashi East Building	4,342	4,216.97	4,216.97	100.0	1.9	Office
Total	52,519	51,782.87	51,143.63	98.8	24.7	

(Note 1) Book Value does not include construction in progress or construction in progress in trust.

(Note 2) Occupancy is the ratio of the Leased Area within the Leasable Area of the real estate or real estate in trust as of period-end. The ratio is rounded off to the first decimal place.

### 3 Portfolio Overview

#### Details of Portfolio Assets

The table below shows the details of assets owned by Ichigo Office as of October 31, 2022.

Asset Name	Location	Form of Ownership	Leasable Area (m <sup>2</sup> )	Appraisal Value at Period-end (million yen) (Note 1)	Book Value at Period-end (million yen) (Note 2)	
O-02	Ichigo Nishisando Building	Yoyogi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,523.19	3,330	3,326
O-03	Ichigo Mita Building	Shiba, Minato-ku, Tokyo	Trust beneficiary interest in real estate	4,119.63	3,640	2,706
O-04	Ichigo Nanpeidai Building	Nanpeidaicho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	1,925.24	2,610	1,883
O-05	Ichigo Hanzomon Building	Hayabusacho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,080.37	2,130	1,495
O-06	Ichigo Hijirizaka Building	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	1,947.90	1,500	1,197
O-07	Ichigo Shibuya Kamiyamacho Building	Kamiyamacho, Shibuya-ku, Tokyo	Real estate	1,321.54	1,900	1,329
O-09	Ichigo Shibakoen Building	Shiba, Minato-ku, Tokyo	Real estate	1,602.29	1,270	1,094
O-10	Ichigo Ebisu Nishi Building	Ebisu-Nishi, Shibuya-ku, Tokyo	Real estate	1,484.39	2,640	1,915
O-11	Ichigo Ginza 612 Building	Ginza, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,364.56	2,320	1,797
O-12	Ichigo Uchikanda Building	Uchikanda, Chiyoda-ku, Tokyo	Real estate	1,378.83	1,390	1,112
O-14	Ichigo Yotsuya 4 Chome Building	Yotsuya, Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	780.64	583	497
O-15	Ichigo Tameike Building	Akasaka, Minato-ku, Tokyo	Real estate	494.14	726	500
O-16	Ichigo Jimbocho Building	Kanda Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,891.01	2,370	1,789
O-17	Ichigo Hakozaeki Building	Nihonbashi Kakigaracho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,389.54	1,290	1,134
O-18	Ichigo Kudan 2 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,265.76	1,160	759
O-19	Ichigo Kudan 3 Chome Building	Kudan Minami, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,302.43	883	803
O-20	Ichigo Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	5,346.39	6,780	4,765
O-21	Ichigo Shin Yokohama Building	Shin Yokohama, Kohoku-ku, Yokohama	Trust beneficiary interest in real estate	4,021.32	1,690	1,642
O-22	Ichigo Minami Ikebukuro Building	Minami Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	1,491.50	1,980	1,337
O-23	Ichigo Nakano North Building	Arai, Nakano-ku, Tokyo	Trust beneficiary interest in real estate	1,264.11	981	712
O-24	Ichigo Eitai Building	Eitai, Koto-ku, Tokyo	Real estate	2,605.54	1,540	1,416
O-26	Ichigo Ikejiri Building	Ohashi, Meguro-ku, Tokyo	Real estate	2,385.69	2,320	1,939
O-27	Ichigo Nishi Ikebukuro Building	Ikebukuro, Toshima-ku, Tokyo	Real estate	1,261.91	1,050	586
O-28	Ichigo Nishi Gotanda Building	Nishi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	1,334.79	911	762
O-29	Ichigo Kichijoji Building	Kichijoji Honcho, Musashino City, Tokyo	Trust beneficiary interest in real estate	4,210.87	2,870	2,140
O-34	Ichigo Sakae Building	Sakae, Naka-ku, Nagoya	Real estate	3,928.12	6,070	4,696
O-37	Ichigo Marunouchi Building	Marunouchi, Naka-ku, Nagoya	Real estate	8,009.11	7,730	5,479
O-38	Ichigo Toyamaeki Nishi Building	Jinzu Honmachi, Toyama City, Toyama	Trust beneficiary interest in real estate	8,601.72	1,880	1,432
O-39	Ichigo Mirai Shinkin Building	Niagamachi, Oita City, Oita	Trust beneficiary interest in real estate	3,551.46	1,380	1,110
O-42	Ichigo Takamatsu Building	Kotobukicho, Takamatsu City, Kagawa	Trust beneficiary interest in real estate	6,329.33	3,970	2,075
O-46	Ichigo Kanda Nishikicho Building	Kanda-Nishikicho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,523.09	3,300	2,003
O-47	Ichigo Akihabara North Building	Sotokanda, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	6,250.53	7,860	5,460
O-48	Ichigo Sakaisuji Honmachi Building	Honmachi, Chuo-ku, Osaka	Trust beneficiary interest in real estate	3,729.35	2,470	1,701
O-49	Ichigo Kanda Ogawamachi Building	Kanda-Ogawamachi, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	2,309.39	2,550	2,186
O-50	Ichigo Hatchobori Building	Shintomi, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,716.33	2,760	1,734
O-51	Ichigo Ebisu Green Glass	Ebisu Minami, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,159.27	7,680	5,750
O-52	Ichigo Omori Building	Minami Oi, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	3,585.93	4,700	3,782
O-53	Ichigo Takadanobaba Building	Takadanobaba, Shinjuku-ku, Tokyo	Trust beneficiary interest in real estate	1,606.92	1,950	1,577
O-54	Ichigo Omiya Building	Miyacho, Omiya-ku, Saitama City, Saitama	Trust beneficiary interest in real estate	6,213.30	4,300	3,523
O-55	Ichigo Sagamihara Building	Sagamihara, Chuo-ku, Sagamihara City, Kanagawa	Trust beneficiary interest in real estate	2,960.81	1,310	1,203
O-56	Ichigo Ofuna Building	Ofuna, Kamakura City, Kanagawa	Trust beneficiary interest in real estate	2,364.71	2,320	1,965
O-57	Ichigo Sendai East Building	Miyagino, Miyagino-ku, Sendai, Miyagi	Trust beneficiary interest in real estate	5,205.49	2,200	1,553

Asset Name		Location	Form of Ownership	Leasable Area (m <sup>2</sup> )	Appraisal Value at Period-end (million yen) (Note 1)	Book Value at Period-end (million yen) (Note 2)
O-58	Ichigo Kumamoto Building	Karashimacho, Chuo-ku, Kumamoto City, Kumamoto	Trust beneficiary interest in real estate	4,507.59	1,610	1,558
O-59	Ichigo Jingumae Building	Jingumae, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	4,510.04	7,890	7,419
O-60	Ichigo Shibuya Dogenzaka Building	Maruyamacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	2,789.86	5,530	3,685
O-61	Ichigo Hiroo Building	Hiroo, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	3,510.44	4,740	3,985
O-62	Ichigo Sasazuka Building	Sasazuka, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	6,425.29	6,240	4,879
O-63	Ichigo Nihonbashi East Building	Nihonbashi Bakurocho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	4,216.97	5,640	4,342
O-64	Ichigo Sakurabashi Building	Hatchobori, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,971.22	3,170	2,536
O-65	Ichigo Shinkawa Building	Shinkawa, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	2,312.03	3,060	2,385
O-66	Ichigo Kudan Building	Kanda Jimbocho, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	3,090.65	3,710	3,279
O-67	Ichigo Higashi Gotanda Building	Higashi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	4,548.10	4,440	3,642
O-68	Axior Mita	Mita, Minato-ku, Tokyo	Trust beneficiary interest in real estate	2,369.82	2,540	1,698
O-69	Ichigo Higashi Ikebukuro Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	4,433.00	5,470	4,609
O-70	Koriyama Big-i (Office Section)	Ekimae, Koriyama City, Fukushima	Trust beneficiary interest in real estate	3,433.07	2,150	1,494
O-71	Ichigo Kawasaki Building	Higashi Tamachi, Kawasaki-ku, Kawasaki City, Kanagawa	Trust beneficiary interest in real estate	3,871.06	2,290	1,809
O-72	Ichigo Shibuya East Building	Higashi, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	1,041.36	1,600	1,380
O-73	Ichigo Ningyocho Building	Nihonbashi Horidomecho, Chuo-ku, Tokyo	Trust beneficiary interest in real estate	1,769.75	1,640	1,488
O-74	Ichigo Nishi Honmachi Building	Awaza, Nishi-ku, Osaka	Trust beneficiary interest in real estate	6,152.00	2,520	2,205
O-75	Ichigo Hakata Building	Gionmachi, Hakata-ku, Fukuoka	Trust beneficiary interest in real estate	2,423.86	1,570	1,368
O-76	Ichigo Nishiki First Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	3,324.70	2,230	1,959
O-77	Ichigo Ikenohata Building	Ikenohata, Taito-ku, Tokyo	Trust beneficiary interest in real estate	5,504.15	5,600	5,115
O-78	Ichigo Ikebukuro East Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,118.69	3,520	2,997
O-79	Ichigo Motoazabu Building	Motoazabu, Minato-ku, Tokyo	Trust beneficiary interest in real estate	1,329.96	2,360	1,912
O-80	Ichigo Otsuka Building	Minami Otsuka, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,623.98	3,200	2,753
O-81	Ichigo Nagoya Building	Meieki, Nakamura-ku, Nagoya	Trust beneficiary interest in real estate	4,930.30	3,910	3,544
O-82	Ichigo Fushimi Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	4,155.60	2,570	2,324
O-83	Ichigo Nishiki Building	Nishiki, Naka-ku, Nagoya	Trust beneficiary interest in real estate	2,006.78	1,490	1,293
O-84	Ichigo Minami Morimachi Building	Matsugaecho, Kita-ku, Osaka	Trust beneficiary interest in real estate	2,521.51	1,260	1,065
O-85	Ichigo Shibuya Udagawacho Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	1,491.68	4,180	3,552
O-86	Win Gotanda Building	Nishi Gotanda, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	3,689.88	3,620	3,099
O-87	Ichigo Hongo Building	Hongo, Bunkyo-ku, Tokyo	Trust beneficiary interest in real estate	2,743.20	2,730	2,304
O-88	Oimachi Center Building	Oi, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	2,771.41	2,100	1,700
O-89	Win Gotanda Building 2	Osaki, Shinagawa-ku, Tokyo	Trust beneficiary interest in real estate	3,434.69	3,720	3,292
O-90	MIF Building	Uchikanda, Chiyoda-ku, Tokyo	Trust beneficiary interest in real estate	1,690.27	2,370	2,190
O-91	Ichigo Uchi Honmachi Building	Uchi Honmachi, Chuo-ku, Osaka	Trust beneficiary interest in real estate	3,004.07	2,180	1,999
O-92	Ichigo Minami Otsuka Building	Minami Otsuka, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	3,129.49	3,280	2,878
O-93	Ichigo Nogizaka Building	Akasaka, Minato-ku, Tokyo	Trust beneficiary interest in real estate	2,199.35	3,620	3,502
O-94	Ichigo Hakata East Building	Hakataeki Higashi, Hakata-ku, Fukuoka	Trust beneficiary interest in real estate	2,901.99	2,800	2,297
O-95	Ichigo Nakameguro Building	Aobadai, Meguro-ku, Tokyo	Trust beneficiary interest in real estate	1,080.98	1,640	1,561
O-96	Ichigo Tachikawa Building	Akebonocho, Tachikawa, Tokyo	Trust beneficiary interest in real estate	4,879.78	4,020	3,830
O-97	Ichigo Higashi Ikebukuro 3 Chome Building	Higashi Ikebukuro, Toshima-ku, Tokyo	Trust beneficiary interest in real estate	2,764.59	3,950	3,875
Z-09	Future IZUMI	Fuchucho, Izumi City, Osaka	Trust beneficiary interest in real estate	3,733.66	576	1,056
Z-10	Ichigo Shibuya Bunkamura Dori Building	Udagawacho, Shibuya-ku, Tokyo	Trust beneficiary interest in real estate	778.77	3,040	2,447
Z-11	Twicere Yokohama Isogo (Retail Section)	Mori, Isogo-ku, Yokohama	Trust beneficiary interest in real estate	2,717.77	1,510	1,438
Z-14	Ichigo Kamata Building	Nishi Kamata, Ota-ku, Tokyo	Trust beneficiary interest in real estate	2,124.68	1,530	1,447
Total				266,866.48	253,110	205,098

(Note 1) The appraisal value at period-end is the value appraised by the real estate appraisers of Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd., The Tanizawa Sogo Appraisal Co., Ltd. and Rich Appraisal Institute under the Articles of Incorporation of Ichigo Office and the Regulation on Accounting of Investment Corporations (Cabinet Office Order No. 47 of 2006 including subsequent amendments).

(Note 2) The book value at period-end does not include construction in progress or construction in progress in trust.

The table below shows the status of rental activity at Ichigo Office assets in the 33<sup>rd</sup> and 34<sup>th</sup> fiscal Periods:

Asset Name	33rd Fiscal Period From November 1, 2021 to April 30, 2022				34th Fiscal Period From May 1, 2022 to October 31, 2022			
	Number of Tenants at Period-end (tenants) (Note 1)	Occupancy at Period-end (%) (Note 2)	Rental Income (thousand yen)	Ratio to Total Rental Income (%)	Number of Tenants at Period-end (tenants) (Note 1)	Occupancy at Period-end (%) (Note 2)	Rental Income (thousand yen)	Ratio to Total Rental Income (%)
O-02 Ichigo Nishisando Building	17	100.0	138,921	1.8	17	100.0	137,648	1.8
O-03 Ichigo Mita Building	8	77.8	92,905	1.2	9	89.8	93,329	1.2
O-04 Ichigo Nanpeidai Building	13	100.0	79,497	1.0	13	100.0	79,914	1.0
O-05 Ichigo Hanzomon Building	5	100.0	61,322	0.8	5	100.0	65,557	0.8
O-06 Ichigo Hijirizaka Building	4	100.0	59,799	0.8	4	100.0	60,295	0.8
O-07 Ichigo Shibuya Kamiyamacho Building	4	86.7	53,231	0.7	5	100.0	50,329	0.6
O-08 Ichigo Akasaka 5 Chome Building (Note 3)	–	–	17,935	0.2	–	–	–	–
O-09 Ichigo Shibakoen Building	3	100.0	49,415	0.6	3	100.0	49,808	0.6
O-10 Ichigo Ebisu Nishi Building	7	100.0	72,581	0.9	7	100.0	72,471	0.9
O-11 Ichigo Ginza 612 Building	23	96.0	61,956	0.8	25	100.0	67,467	0.9
O-12 Ichigo Uchikanda Building	10	100.0	43,033	0.6	10	100.0	45,448	0.6
O-14 Ichigo Yotsuya 4 Chome Building	8	81.8	19,537	0.3	9	81.8	17,947	0.2
O-15 Ichigo Tameike Building	5	82.8	16,411	0.2	5	82.8	17,293	0.2
O-16 Ichigo Jimbocho Building	8	100.0	72,738	0.9	8	100.0	78,591	1.0
O-17 Ichigo Hakozaeki Building	7	100.0	57,213	0.7	6	100.0	62,770	0.8
O-18 Ichigo Kudan 2 Chome Building	–	–	19,292	0.2	1	100.0	3,653	0.0
O-19 Ichigo Kudan 3 Chome Building	3	50.0	26,342	0.3	3	50.0	20,977	0.3
O-20 Ichigo Gotanda Building	15	100.0	206,660	2.7	15	100.0	212,315	2.7
O-21 Ichigo Shin Yokohama Building	14	97.7	81,387	1.1	14	97.7	82,218	1.1
O-22 Ichigo Minami Ikebukuro Building	9	100.0	60,792	0.8	9	100.0	61,019	0.8
O-23 Ichigo Nakano North Building	7	100.0	40,596	0.5	7	100.0	42,211	0.5
O-24 Ichigo Eitai Building	10	100.0	72,035	0.9	10	100.0	73,221	0.9
O-26 Ichigo Ikejiri Building	6	100.0	84,046	1.1	6	100.0	87,121	1.1
O-27 Ichigo Nishi Ikebukuro Building	1	100.0	33,988	0.4	1	100.0	29,217	0.4
O-28 Ichigo Nishi Gotanda Building	7	77.8	25,582	0.3	7	77.9	28,202	0.4
O-29 Ichigo Kichijoji Building	14	100.0	116,025	1.5	14	100.0	118,839	1.5
O-34 Ichigo Sakae Building	19	100.0	217,888	2.8	18	97.4	214,947	2.8
O-37 Ichigo Marunouchi Building	26	100.0	238,315	3.1	26	100.0	243,338	3.1
O-38 Ichigo Toyamaeki Nishi Building	14	100.0	116,428	1.5	14	100.0	118,241	1.5
O-39 Ichigo Mirai Shinkin Building	19	92.8	75,021	1.0	20	94.0	74,418	1.0
O-42 Ichigo Takamatsu Building	15	98.7	156,282	2.0	15	100.0	157,300	2.0
O-46 Ichigo Kanda Nishikicho Building	11	100.0	72,750	0.9	11	100.0	92,602	1.2
O-47 Ichigo Akihabara North Building	1	100.0	230,218	3.0	1	100.0	230,325	3.0
O-48 Ichigo Sakaisuji Honmachi Building	15	100.0	97,222	1.3	15	100.0	98,526	1.3
O-49 Ichigo Kanda Ogawamachi Building	8	89.8	83,716	1.1	7	79.7	70,762	0.9
O-50 Ichigo Hatchobori Building	7	100.0	97,708	1.3	7	100.0	98,074	1.3
O-51 Ichigo Ebisu Green Glass	6	100.0	157,430	2.0	6	100.0	175,209	2.2
O-52 Ichigo Omori Building	10	95.2	134,626	1.7	11	100.0	130,828	1.7
O-53 Ichigo Takadanobaba Building	8	100.0	61,118	0.8	8	100.0	63,701	0.8
O-54 Ichigo Omiya Building	30	100.0	163,988	2.1	29	100.0	165,827	2.1
O-55 Ichigo Sagamiyara Building	13	100.0	60,391	0.8	13	100.0	60,892	0.8
O-56 Ichigo Ofuna Building	9	100.0	92,023	1.2	9	100.0	93,684	1.2
O-57 Ichigo Sendai East Building	10	100.0	104,098	1.3	10	100.0	104,922	1.3
O-58 Ichigo Kumamoto Building	33	100.0	86,515	1.1	34	100.0	85,353	1.1
O-59 Ichigo Jingumae Building	7	100.0	188,652	2.4	7	100.0	196,591	2.5
O-60 Ichigo Shibuya Dogenzaka Building	10	88.1	120,810	1.6	12	100.0	113,848	1.5
O-61 Ichigo Hiroo Building	5	100.0	135,682	1.8	5	100.0	138,118	1.8
O-62 Ichigo Sasazuka Building	6	100.0	188,095	2.4	6	100.0	190,891	2.4
O-63 Ichigo Nihonbashi East Building	7	100.0	149,942	1.9	7	100.0	151,101	1.9
O-64 Ichigo Sakurabashi Building	6	100.0	86,594	1.1	6	100.0	87,574	1.1
O-65 Ichigo Shinkawa Building	5	76.8	70,445	0.9	6	100.0	70,820	0.9
O-66 Ichigo Kudan Building	9	89.1	96,557	1.2	10	100.0	100,223	1.3

Asset Name	33rd Fiscal Period From November 1, 2021 to April 30, 2022				34th Fiscal Period From May 1, 2022 to October 31, 2022			
	Number of Tenants at Period-end (tenants) (Note 1)	Occupancy at Period-end (%) (Note 2)	Rental Income (thousand yen)	Ratio to Total Rental Income (%)	Number of Tenants at Period-end (tenants) (Note 1)	Occupancy at Period-end (%) (Note 2)	Rental Income (thousand yen)	Ratio to Total Rental Income (%)
O-67 Ichigo Higashi Gotanda Building	19	100.0	131,121	1.7	19	97.7	136,928	1.8
O-68 Axior Mita	9	80.0	59,107	0.8	11	100.0	56,228	0.7
O-69 Ichigo Higashi Ikebukuro Building	16	87.9	160,440	2.1	16	87.9	145,293	1.9
O-70 Koriyama Big-i (Office Section)	14	94.1	105,891	1.4	14	94.1	98,716	1.3
O-71 Ichigo Kawasaki Building	16	82.9	76,900	1.0	15	79.8	77,672	1.0
O-72 Ichigo Shibuya East Building	3	100.0	44,497	0.6	3	100.0	44,952	0.6
O-73 Ichigo Ningyocho Building	8	88.8	43,176	0.6	8	100.0	43,853	0.6
O-74 Ichigo Nishi Honmachi Building	30	95.5	109,735	1.4	31	98.3	111,322	1.4
O-75 Ichigo Hakata Building	26	96.5	53,194	0.7	28	100.0	53,069	0.7
O-76 Ichigo Nishiki First Building	6	100.0	79,318	1.0	6	100.0	79,418	1.0
O-77 Ichigo Ikenohata Building	7	100.0	164,540	2.1	7	100.0	165,273	2.1
O-78 Ichigo Ikebukuro East Building	2	100.0	93,329	1.2	2	100.0	96,397	1.2
O-79 Ichigo Motoazabu Building	3	100.0	68,726	0.9	3	100.0	69,261	0.9
O-80 Ichigo Otsuka Building	7	84.1	122,768	1.6	7	84.1	86,200	1.1
O-81 Ichigo Nagoya Building	34	91.8	139,601	1.8	31	80.7	140,427	1.8
O-82 Ichigo Fushimi Building	38	93.1	92,096	1.2	39	93.1	90,942	1.2
O-83 Ichigo Nishiki Building	24	94.3	50,341	0.7	24	94.3	47,959	0.6
O-84 Ichigo Minami Morimachi Building	12	100.0	45,296	0.6	12	100.0	46,454	0.6
O-85 Ichigo Shibuya Udagawacho Building	7	78.2	68,015	0.9	8	89.0	54,385	0.7
O-86 Win Gotanda Building	11	100.0	118,936	1.5	10	86.6	117,348	1.5
O-87 Ichigo Hongo Building	7	100.0	90,580	1.2	6	87.0	94,574	1.2
O-88 Oimachi Center Building	7	86.6	66,666	0.9	7	100.0	69,119	0.9
O-89 Win Gotanda Building 2	9	88.7	102,718	1.3	9	88.7	97,277	1.2
O-90 MIF Building	7	100.0	67,057	0.9	7	88.3	57,614	0.7
O-91 Ichigo Uchi Honmachi Building	18	100.0	65,817	0.9	17	100.0	65,119	0.8
O-92 Ichigo Minami Otsuka Building	8	100.0	82,124	1.1	8	100.0	84,602	1.1
O-93 Ichigo Nogizaka Building	6	100.0	88,408	1.1	6	100.0	88,916	1.1
O-94 Ichigo Hakata East Building	19	100.0	75,124	1.0	19	100.0	75,388	1.0
O-95 Ichigo Nakameguro Building	6	100.0	37,960	0.5	5	80.8	36,095	0.5
O-96 Ichigo Tachikawa Building	13	85.1	106,396	1.4	13	81.5	103,078	1.3
O-97 Ichigo Higashi Ikebukuro 3 Chome Building	-	-	-	-	6	100.0	71,599	0.9
Z-09 Future IZUMI	1	40.3	5,737	0.1	2	100.0	24,770	0.3
Z-10 Ichigo Shibuya Bunkamura Dori Building	4	100.0	69,556	0.9	4	100.0	74,426	1.0
Z-11 Twicere Yokohama Isogo (Retail Section)	7	80.8	51,297	0.7	7	80.8	54,029	0.7
Z-14 Ichigo Kamata Building	2	100.0	53,228	0.7	2	100.0	54,018	0.7
Total	923	94.7	7,735,491	100.0	938	96.5	7,798,741	100.0

(Note 1) In the column "Number of Tenants at Period-end," the total number of tenants that have entered into a lease contract with Ichigo Office or the trustee as the lessor is stated. If a master lease contract has been entered into with a master leasing company other than Ichigo Office, the number of tenants is counted as one.

(Note 2) "Occupancy Rate at Period-end" is the ratio of the Leased Area within the Leasable Area of the real estate or real estate in trust as of period-end. The ratio is rounded off to the first decimal place.

(Note 3) The asset was sold on February 18, 2022.

## Details of Renewable Energy Power Generation Equipment

N/A

## Details of PPP and PFI

N/A

## Details of Investments in Securities

The table below is the summary of investments in securities owned by Ichigo Office as of October 31, 2022.

	Type	Book Value (thousand yen)		Appraisal Value (thousand yen) (Note 1)		Difference	Note
		Per Share	Total	Per Share	Total		
Equity Interest in Kizuna 1 GK TK	TK ( <i>tokumei kumiai</i> ) equity interest	–	51,628	–	51,628	–	(Note 2)
Total		–	51,628	–	51,628	–	–

(Note 1) “Appraisal Value” shows the book value of the TK equity interest.

(Note 2) The underlying real estate in the Kizuna 1 GK TK is a trust beneficiary interest in real estate (*juekiken*) of Ichigo Hakataeki Higashi Building, Ichigo Hakata Meiji Dori Building, Fukuoka Kensetsu Kaikan, and Ogaku Building.

## 4 Status of Other Assets

Trust beneficiary rights whose major asset is real estate are included in “3. Portfolio Overview” above, and major specified assets in which the Investment Corporation invests as of October 31, 2022 are as follows.

## Contract Value and Market Value of Specified Transactions

The table below shows the contract value and fair value of a specified transaction at Ichigo Office as of October 31, 2022.

Classification	Type	Contract Amount (thousand yen)		Market Value (thousand yen) (Note 2)
		(Note 1)	Exceeding One Year (Note 1)	
Transactions Other than Market Transactions	Interest rate swap (pay fixed, receive floating)	93,517,250	81,294,000	–
Total		93,517,250	81,294,000	–

(Note 1) The contract amount of interest rate swap is based on the notional principal.

(Note 2) Since the above transaction meets the specific matching criteria of the Accounting Standard for Financial Instruments, market value is omitted.

## 5 Assets by Country and Region

All Ichigo Office assets are located in Japan.

# Capital Expenditures

## 1 Schedule of Capital Expenditures

The major renovation-related capital expenditures planned as of October 31, 2022 are as described below. The payment amount for the scheduled work below includes the amount classified as accounting expenses.

Asset Name (Location)	Purpose	Period	Expected Payment Amount (thousand yen)		
			Total Amount	Amount Paid in the Fiscal Period under Review	Amount Already Paid
Koriyama Big-i (Office Section) (Koriyama City, Fukushima)	Air Conditioning Upgrade (Phase 3)	From December 2022 to December 2022	49,000	–	–
Ichigo Otsuka Building (Toshima-ku, Tokyo)	Renovate exterior walls	From March 2023 to March 2023	30,670	–	–
Ichigo Minami Morimachi Building (Kita-ku, Osaka)	Renovate exterior walls	From November 2022 to November 2022	30,650	–	1,000
Ichigo Nishi Honmachi Building (Nishi-ku, Osaka)	Renovate exterior walls (Phase 1)	From March 2023 to March 2023	28,630	–	–
Ichigo Nishi Honmachi Building (Nishi-ku, Osaka)	Renovate exterior walls (Phase 2)	From May 2023 to May 2023	28,630	–	–
Ichigo Shibakoen Building (Minato-ku, Tokyo)	Renovate exterior walls	From September 2023 to September 2023	25,910	–	1,360
Ichigo Takamatsu Building (Takamatsu City, Kagawa)	Upgrade central surveillance board	From May 2023 to May 2023	25,570	–	–
Ichigo Takadanobaba Building (Shinjuku-ku, Tokyo)	Elevator Upgrade	From November 2022 to November 2022	23,020	–	–
Ichigo Ofuna Building (Kamakura City, Kanagawa)	Renovate exterior walls	From December 2022 to December 2022	20,470	–	–
Ichigo Shibakoen Building (Minato-ku, Tokyo)	Elevator Upgrade	From May 2023 to May 2023	20,470	–	–
Ichigo Shin Yokohama Building (Yokohama)	Elevator Upgrade	From March 2023 to March 2023	19,450	–	–
Ichigo Sagamihara Building (Sagamihara City, Kanagawa)	Elevator Upgrade	From January 2023 to January 2023	16,390	–	–
Ichigo Minami Morimachi Building (Kita-ku, Osaka)	Maintenance of mechanical car parking spaces (Phase 1)	From October 2023 to October 2023	12,330	–	–
Ichigo Kudan 3 Chome Building (Chiyoda-ku, Tokyo)	Weather proofing of roof	From September 2023 to September 2023	10,064	–	–

## 2 Capital Expenditures during the Current Fiscal Period

Capital expenditures during the current fiscal period amounted to 632,888 thousand yen, and construction work of a total of 726,081 thousand yen were conducted, combined with repair expenses of 93,192 thousand yen.

Asset Name (Location)	Purpose	Period	Payment Amount (thousand yen)
Ichigo Nishi Gotanda Building (Shinagawa-ku, Tokyo)	Elevator Upgrade	From April 2022 to May 2022	12,310
	Other		620,578
	Total		632,888

### 3 Cash Reserves for Long-Term Repair and Maintenance Plans

Based on each asset's long-term repair and maintenance plans, Ichigo Office reserves funds for future large-scale repairs and renovations from cash flow during each fiscal period as follows.

(Thousand yen)

	30th Fiscal Period From May 1, 2020 to October 31, 2020	31st Fiscal Period From November 1, 2020 to April 30, 2021	32nd Fiscal Period From May 1, 2021 to October 31, 2021	33rd Fiscal Period From November 1, 2021 to April 30, 2022	34th Fiscal Period From May 1, 2022 to October 31, 2022
Balance of Reserves at Beginning of Period	1,546,103	1,586,617	1,557,530	1,555,616	1,508,839
Gains	646,051	695,825	739,142	779,842	868,312
Reversals	605,536	724,912	741,056	826,619	779,896
Amount Brought Forward to Next Period	1,586,617	1,557,530	1,555,616	1,508,839	1,597,254

# Expenses and Liabilities

## 1 Details of Operating Expenses

(Thousand yen)

	33rd Fiscal Period From November 1, 2021 to April 30, 2022	34th Fiscal Period From May 1, 2022 to October 31, 2022
a. Asset Management Fees	1,102,670	773,873
b. Asset Custody Fees	15,106	15,120
c. Administrative Service Fees	43,629	47,149
d. Directors' Compensation	5,040	5,040
e. Other Operating Expenses	80,998	61,913
Total	1,247,444	903,097

## 2 Borrowings

The table below shows borrowings as of October 31, 2022.

	Lender	Loan Date	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Average Interest Rate (%) (Note 1)	Repayment Date	Repayment Terms	Use	Collateralized
Long-Term Loans	SMBC	May 9, 2016	1,432	–	0.808 (Note 2)	May 31, 2022	(Note 3)	(Note 6)	No (No Guarantee)
	Mizuho Bank		1,037	–					
	MUFG Bank		889	–					
	Shinsei Bank		494	–					
	SMBC	May 9, 2016	1,432	1,431	0.858 (Note 2)	November 30, 2022	(Note 4)		
	Mizuho Bank		1,037	1,036					
	MUFG Bank		889	888					
	Shinsei Bank		494	493					
	SMBC	May 24, 2016	1,778	–	0.705 (Note 2)	May 31, 2022	(Note 3)		
	Mizuho Bank		889	–					
	MUFG Bank		691	–					
	Shinsei Bank		592	–					
	Aozora Bank		494	–					
	Bank of Fukuoka		494	–					
	Nishi-Nippon City Bank		494	–					
	Resona Bank	345	–						
	SMBC	May 24, 2016	1,778	1,776	0.750 (Note 2)	November 30, 2022	(Note 5)		
	Mizuho Bank		889	888					
	MUFG Bank		691	690					
	Shinsei Bank		592	592					
Aozora Bank	494		493						
Bank of Fukuoka	494		493						
Nishi-Nippon City Bank	494		493						
Resona Bank	345		345						
SMBC	November 2, 2016	1,000	1,000	0.845 (Note 2)	October 31, 2023	Lump-sum repayment			
SMBC	May 10, 2017	1,100	1,100	0.852 (Note 2)	November 11, 2024	Lump-sum repayment			
Mizuho Bank	May 10, 2017	1,000	1,000	0.852 (Note 2)	November 11, 2024	Lump-sum repayment			
Shinsei Bank	May 10, 2017	900	900	0.852 (Note 2)	November 11, 2024	Lump-sum repayment			
Resona Bank	May 10, 2017	400	400	0.852 (Note 2)	November 11, 2024	Lump-sum repayment			

	Lender	Loan Date	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Average Interest Rate (%) (Note 1)	Repayment Date	Repayment Terms	Use	Collateralized
Long-Term Loans	Development Bank of Japan	May 10, 2017	2,000	2,000	0.871	May 10, 2023	Lump-sum repayment	(Note 6)	No (No Guarantee)
	SMBC	November 7, 2017	215	215	0.761 (Note 2)	October 31, 2023	Lump-sum repayment		
	Mizuho Bank		340	340					
	MUFG Bank		283	283					
	Resona Bank		237	237					
	Shinsei Bank		135	135					
	Bank of Fukuoka		195	195					
	ORIX Bank		195	195					
	SMBC	November 7, 2017	633	633	0.948 (Note 2)	October 31, 2025	Lump-sum repayment		
	Mizuho Bank		508	508					
	MUFG Bank		425	425					
	Resona Bank		356	356					
	Shinsei Bank		201	201					
	Aozora Bank		257	257					
	SMBC	April 27, 2018	352	352	0.990 (Note 2)	April 30, 2026	Lump-sum repayment		
	Mizuho Trust		1,352	1,352					
	Aozora Bank		901	901					
	Shinsei Bank		901	901					
	Resona Bank		448	448					
	SMBC	May 9, 2018	400	400	0.795 (Note 2)	April 30, 2024	Lump-sum repayment		
	Mizuho Bank		350	350					
	Shinsei Bank		300	300					
	MUFG Bank		300	300					
	Bank of Fukuoka		225	225					
	The Kagawa Bank		200	200					
	Nishi-Nippon City Bank		225	225					
	SMBC	June 15, 2018	835	835	0.860 (Note 2)	November 11, 2024	Lump-sum repayment		
	Mizuho Bank		491	491					
	Shinsei Bank		393	393					
	MUFG Bank		393	393					
	Aozora Bank		393	393					
	Resona Bank		294	294					
The Kagawa Bank	147		147						
SMBC	September 28, 2018		500	500				0.644	February 29, 2024
Mizuho Bank	September 28, 2018	400	400	0.644	February 29, 2024	Lump-sum repayment			
SMBC	October 31, 2018	1,000	1,000	0.962 (Note 2)	April 30, 2026	Lump-sum repayment			
Mizuho Bank	October 31, 2018	400	400	0.724	April 30, 2026	Lump-sum repayment			
Shinsei Bank	October 31, 2018	200	200	0.724	April 30, 2026	Lump-sum repayment			
SMBC	November 30, 2018	954	954	0.975 (Note 2)	September 30, 2026	Lump-sum Repayment			
Mizuho Bank		773	773						
Shinsei Bank		483	483						
Aozora Bank		656	656						
SMBC	December 21, 2018	830	830	0.907 (Note 2)	September 30, 2026	Lump-sum Repayment			
Aozora Bank		570	570						

	Lender	Loan Date	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Average Interest Rate (%) (Note 1)	Repayment Date	Repayment Terms	Use	Collateralized
Long-Term Loans	SMBC	December 28, 2018	250	250	0.850 (Note 2)	April 30, 2026	Lump-sum repayment	(Note 6)	No (No Guarantee)
	Mizuho Bank		400	400					
	Development Bank of Japan		400	400					
	MUFG Bank		300	300					
	Shinsei Bank		250	250					
	SMBC	April 26, 2019	1,000	1,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	Resona Bank	April 26, 2019	1,000	1,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	Bank of Fukuoka	April 26, 2019	1,000	1,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	SMBC	July 31, 2019	1,239	1,239	0.822 (Note 2)	March 25, 2027	Lump-sum repayment		
	Mizuho Bank		1,074	1,074					
	Shinsei Bank		743	743					
	Aozora Bank		743	743					
	Resona Bank		743	743					
	ORIX Bank		413	413					
	The Kagawa Bank	July 31, 2019	413	413	0.698 (Note 2)	September 25, 2025	Lump-sum repayment		
	SMBC	September 30, 2019	692	692	0.726 (Note 2)	March 25, 2026	Lump-sum repayment		
	SMBC	November 29, 2019	672	672	0.844 (Note 2)	September 27, 2027	Lump-sum repayment		
	Mizuho Bank		610	610					
	Shinsei Bank		641	641					
	MUFG Bank		549	549					
	SMBC	December 16, 2019	1,224	1,224	0.876 (Note 2)	September 27, 2027	Lump-sum repayment		
	Mizuho Bank		1,224	1,224					
	Shinsei Bank		783	783					
	MUFG Bank		783	783					
	Aozora Bank		783	783					
	Resona Bank		587	587					
	The Kagawa Bank	March 31, 2020	955	955	0.656	March 25, 2027	Lump-sum repayment		
	SMBC	May 29, 2020	827	827	0.476	September 25, 2023	Lump-sum repayment		
	Shinsei Bank		790	790					
	Mizuho Bank		753	753					
MUFG Bank	677		677						
SMBC	May 29, 2020	543	543	0.740 (Note 2)	March 25, 2027	Lump-sum repayment			
Shinsei Bank		518	518						
Mizuho Bank		494	494						
MUFG Bank		445	445						
Aozora Bank	August 31, 2020	2,127	2,127	0.828 (Note 2)	August 25, 2028	Lump-sum repayment			
Shinsei Bank	August 31, 2020	998	998	0.722 (Note 2)	March 25, 2027	Lump-sum repayment			
Shinsei Bank	August 31, 2020	1,000	1,000	0.828 (Note 2)	August 25, 2028	Lump-sum repayment			
Mizuho Bank	August 31, 2020	400	400	0.828 (Note 2)	August 25, 2028	Lump-sum repayment			

	Lender	Loan Date	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Average Interest Rate (%) (Note 1)	Repayment Date	Repayment Terms	Use	Collateralized
Long-Term Loans	SMBC	December 10, 2020	407	407	0.569 (Note 2)	September 25, 2025	Lump-sum repayment	(Note 6)	No (No Guarantee)
	MUFG Bank		781	781					
	Resona Bank		586	586					
	Mizuho Bank		407	407					
	Shinsei Bank		260	260					
	Aozora Bank		260	260					
	SMBC	December 10, 2020	814	814	0.787 (Note 2)	November 27, 2028	Lump-sum repayment		
	Mizuho Bank		814	814					
	Shinsei Bank		521	521					
	Aozora Bank		521	521					
	SMBC	December 18, 2020	800	800	0.802 (Note 2)	November 27, 2028	Lump-sum repayment		
	Mizuho Bank	December 18, 2020	700	700	0.802 (Note 2)	November 27, 2028	Lump-sum repayment		
	Bank of Yokohama	December 18, 2020	500	500	0.802 (Note 2)	November 27, 2028	Lump-sum repayment		
	SMBC	March 31, 2021	527	527	0.488	September 25, 2024	Lump-sum repayment		
	MUFG Bank		494	494					
	Mizuho Bank		355	355					
	Bank of Yokohama		285	285					
	Mizuho Trust & Banking		95	95					
	SMBC	March 31, 2021	1,055	1,055	0.876 (Note 2)	March 26, 2029	Lump-sum repayment		
	Mizuho Bank		710	710					
	Aozora Bank		571	571					
	Resona Bank		571	571					
	Mizuho Trust & Banking		190	190					
	SMBC	May 7, 2021	329	329	0.488	September 25, 2024	Lump-sum repayment		
	MUFG Bank		1,372	1,372					
	Bank of Fukuoka		376	376					
	Mizuho Bank		329	329					
	Bank of Yokohama		30	30					
	SMBC	May 7, 2021	329	329	0.733 (Note 2)	March 27, 2028	Lump-sum repayment		
	Mizuho Bank		329	329					
Resona Bank	287		287						
Aozora Bank	174		174						
Shinsei Bank	162		162						
Bank of Yokohama	161		161						
SMBC	May 7, 2021	988	988	0.819 (Note 2)	May 25, 2029	Lump-sum repayment			
Mizuho Bank		988	988						
Resona Bank		862	862						
Shinsei Bank		487	487						
Aozora Bank		422	422						
Development Bank of Japan	September 30, 2021	500	500	0.764	September 25, 2028	Lump-sum repayment			
SMBC	November 8, 2021	194	194	0.612 (Note 2)	September 25, 2026	Lump-sum repayment			
Mizuho Bank		194	194						
MUFG Bank		1,622	1,622						
Bank of Fukuoka		446	446						
Bank of Yokohama		90	90						

	Lender	Loan Date	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Average Interest Rate (%) (Note 1)	Repayment Date	Repayment Terms	Use	Collateralized
Long-Term Loans	SMBC	November 8, 2021	389	389	0.720 (Note 2)	March 27, 2028	Lump-sum repayment	(Note 6)	No (No Guarantee)
	Mizuho Bank		389	389					
	Resona Bank		271	271					
	Shinsei Bank		154	154					
	Aozora Bank		117	117					
	Bank of Yokohama		356	356					
	SMBC	November 8, 2021	1,363	1,363	0.833 (Note 2)	November 25, 2029	Lump-sum repayment		
	Mizuho Bank		1,363	1,363					
	Resona Bank		1,086	1,086					
	Shinsei Bank		617	617					
	Aozora Bank		470	470					
	Development Bank of Japan	January 31, 2022	500	500	0.859	January 25, 2029	Lump-sum repayment		
	SMBC	May 31, 2022	–	222	0.717 (Note 2)	May 25, 2027	Lump-sum repayment		
	Mizuho Bank		–	193					
	MUFG Bank		–	1,580					
	Bank of Fukuoka		–	494					
	Nishi-Nippon City Bank		–	100					
	SMBC	May 31, 2022	–	628	0.816 (Note 2)	May 25, 2028	Lump-sum repayment		
	Mizuho Bank		–	385					
	Shinsei Bank		–	217					
	Aozora Bank		–	98					
	Nishi-Nippon City Bank		–	111					
	Resona Bank		–	125					
	SMBC	May 31, 2022	–	2,360	1.019 (Note 2)	May 27, 2030	Lump-sum repayment		
	Mizuho Bank		–	1,348					
	Shinsei Bank		–	869					
Aozora Bank	–		396						
Nishi-Nippon City Bank	–		283						
Resona Bank	–		220						
SMBC	June 20, 2022	–	950	1.107 (Note 2)	May 25, 2029	Lump-sum repayment			
Mizuho Bank	June 20, 2022	–	950	1.107 (Note 2)	May 25, 2029	Lump-sum repayment			
Total			104,325	106,211					

- (Note 1) Average Interest Rate indicates a weighted average of interest rates during the period based on the number of days, and it is rounded down to the stated unit.
- (Note 2) To avoid interest rate risk, an interest rate swap agreement has been signed separately to fix the interest rates, and the weighted average interest rate during the period after the effect of the interest rate swap is stated.
- (Note 3) The remaining balance was repaid on May 31, 2022.
- (Note 4) 1 million yen is repaid on the final business day every three months, and the remaining balance will be repaid on the last due date. The entire amount of the balance at period-end is included in long-term borrowings due within one year.
- (Note 5) 2 million yen is repaid on the final business day every three months, and the remaining balance will be repaid on the last due date. The entire amount of the balance at period-end is included in long-term borrowings due within one year.
- (Note 6) The proceeds are used for acquisition of assets and/or beneficiary rights of real estate in trust and repayment of loans.
- (Note 7) Shinsei Bank changed its corporate name to SBI Shinsei Bank as of January 4, 2023.

### 3 Investment Corporation Bonds

The status of investment corporation bonds outstanding as of October 31, 2022 is as follows:

	Date of Issuance	Balance at Period-start (million yen)	Balance at Period-end (million yen)	Interest Rate (%)	Redemption Date	Redemption Method	Use	Collateralized
First unsecured investment corporation bonds	September 22, 2017	1,200	1,200	0.900	September 22, 2027	Lump-sum repayment	(Note 1)	No (No guarantee)
Second unsecured investment corporation bonds	April 26, 2018	1,000	1,000	0.900	April 26, 2028	Lump-sum repayment		
Third unsecured investment corporation bonds	November 29, 2018	1,000	1,000	0.750	November 28, 2025	Lump-sum repayment		
Fourth unsecured investment corporation bonds	July 26, 2019	1,200	1,200	0.890	July 26, 2029	Lump-sum repayment		
Fifth unsecured investment corporation bonds	March 26, 2020	1,000	1,000	0.300	March 26, 2025	Lump-sum repayment		
sixth unsecured investment corporation bonds	May 6, 2021	1,500	1,500	0.850	May 2, 2031	Lump-sum repayment		
Total		6,900	6,900					

(Note 1) The proceeds are used for repaying existing loans.

(Note 2) A ranking *pari passu* among Ichigo Office investment corporation bonds is attached.

### 4 Short-Term Investment Corporation Bonds

N/A

### 5 Share Options

N/A

# Acquisitions and Sales during the Fiscal Period

## 1 Acquisitions and Sales of Real Estate and Asset-Backed Securities, Infrastructure Assets, and Infrastructure-Related Assets

Asset Type	Asset Name	Acquisitions		Sales			
		Date	Price (million yen) (Note 1)	Date	Price (million yen) (Note 1)	Book Value (million yen)	Gain (loss) on Sales (million yen)
Trust beneficiary interest in real estate	Ichigo Higashi Ikebukuro 3 Chome Building	June 20, 2022	3,840	–	–	–	–

(Note 1) Acquisition and sales prices exclude incidental expenses such as fees and property, city planning, and consumption taxes.

## 2 Acquisition and Sales of Other Assets

Assets other than the assets acquired shown above are mostly bank deposits and bank deposits in trust.

## 3 Review of Asset Values (Appraisal Values)

### (1) Real Estate

Transaction	Asset Name	Transaction Date	Transaction Price (million yen) (Note 1)	Appraisal Value (million yen) (Note 2)	Appraiser	Date of Appraisal
Acquisition	Ichigo Higashi Ikebukuro 3 Chome Building	June 20, 2022	3,840	3,930	The Tanizawa Sogo Appraisal Co., Ltd.	April 1, 2022

(Note 1) Transaction Prices exclude incidental expenses such as fees and property, city planning, and consumption taxes.

(Note 2) The appraisal above is carried out by applying the "Appraisal of Value of Real Estate for Securitization in Chapter 3 of the Specific Standards of the Japanese Real Estate Appraisal Standards."

### (2) Other

For assets that require a transaction price investigation pursuant to Article 201 of the Act on Investment Trusts and Investment Corporations and were not part of the list shown above, Ichigo Office entrusted the price inspection to Grant Thornton Taiyo LLC. For the inspection period from May 1, 2022 to October 31, 2022, the transactions subject to price verification were six interest rate swaps. With respect to the price verification of these interest rate swaps, all related research work was outsourced, including identification of the transaction counterparties, currency, interest rates, maturity, and other relevant transaction information.

## 4 Transactions with Related Parties

### (1) Transactions

N/A

### (2) Amount of Fees Paid

N/A

## 5 Transactions between the Asset Management Company and its Other Businesses

While Ichigo Investment Advisors Co., Ltd., the Asset Management Company of Ichigo Office, concurrently engages in operations of the Type II Financial Instruments Business, Real Estate Brokerage Business, and Real Estate Syndication Business, there are no applicable transactions.

# Financial Statements

## 1 Assets, Liabilities, Principal, Profit and Loss

Please refer to “II. Balance Sheet,” “III. Income Statement,” “IV. Statement of Changes in Net Assets,” “V. Notes to Financial Statements,” and “VI. Statement of Dividends” later in this report.

## 2 Changes in Method of Depreciation

N/A

## 3 Changes in Method of Real Estate and Infrastructure Assets Appraisal

N/A

## Other

### 1 Ichigo Office Shares Held by Asset Management Company

Details of Ichigo Office shares held by Ichigo Investment Advisors Co., Ltd., the Asset Management Company, are as follows:

#### (1) Transactions

Date	Number of Shares Acquired (shares)	Number of Shares Sold (shares)	Number of Shares Held (shares)
November 1, 2011	(Note)1,200	–	1,400
Cumulative total	1,400	–	1,400

(Note) Reflects a 7-for-1 share split with November 1, 2011 as the effective date.

#### (2) Status of Holdings

	Number of Shares Held at Period-end (shares)	Value of Shares Held at Period-end (thousand yen)(Note)	Ratio of Total Outstanding Shares (%)
25th Fiscal Period (November 1, 2017 to April 30, 2018)	1,400	113,820	0.1
26th Fiscal Period (May 1, 2018 to October 31, 2018)	1,400	129,640	0.1
27th Fiscal Period (November 1, 2018 to April 30, 2019)	1,400	143,640	0.1
28th Fiscal Period (May 1, 2019 to October 31, 2019)	1,400	155,540	0.1
29th Fiscal Period (November 1, 2019 to April 30, 2020)	1,400	95,760	0.1
30th Fiscal Period (May 1, 2020 to October 31, 2020)	1,400	94,500	0.1
31st Fiscal Period (November 1, 2020 to April 30, 2021)	1,400	133,700	0.1
32nd Fiscal Period (May 1, 2021 to October 31, 2021)	1,400	120,820	0.1
33rd Fiscal Period (November 1, 2021 to April 30, 2022)	1,400	116,620	0.1
34th Fiscal Period (May 1, 2022 to October 31, 2022)	1,400	117,460	0.1

(Note) The Value of Shares Held at Period-end is calculated by multiplying the Number of Shares Held by the share price at period-end.

## 2 Notices

### (1) Shareholder Meeting

Ichigo Office's 13th Shareholder Meeting was held on July 30, 2022. Major matters approved at the meeting are as follows:

Proposals	Outline
Amendment of the Articles of Incorporation	The Articles of Incorporation was amended to follow the revisions made to ASBJ Standard No. 30 (Accounting Standard for Fair Value Measurement), ASBJ Standard No. 10 (Accounting Standard for Financial Instruments), and any related new or revised accounting standards and implementation guidelines pertaining to the asset valuation of securities and rights associated with derivative transactions.
Appointment of one Executive Director	Takaaki Fukunaga was appointed as Executive Director.
Appointment of two Supervisory Directors	Masahiro Terada and Noriko Ichiba were appointed as Supervisory Directors.
Appointment of one Alternative Executive Director	Keisuke Chiba was appointed as alternative Executive Director.
Appointment of one Alternative Supervisory Director	Nagahisa Kita was appointed as alternative Supervisory Director.

### (2) Board of Directors

N/A

## 3 Disclosure of Affiliated Foreign Real Estate Holding Companies

N/A

## 4 Disclosure of Assets Owned by Affiliated Foreign Real Estate Holding Companies

N/A

## 5 Other

In this document, whole numbers are rounded down and ratios are rounded off, unless otherwise specified.

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Ichigo Office REIT Investment Corporation

### Opinion

We have audited the financial statements of Ichigo Office REIT Investment Corporation (the Company), which comprise the balance sheet as at October 31, 2022, and the income statement, the statement of changes in net assets, the statement of dividends and the cash flow statement for the six months then ended, and notes to the financial statements, including a summary of significant accounting policies, all expressed in Japanese yen.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at October 31, 2022, and its financial performance and its cash flows for the six months then ended in accordance with the Ministerial Order for the Rules on Terminology, Forms, and Preparation Methods of Financial Statements, and Ordinance of Accountings of Investment Corporations and accounting principles generally accepted in Japan.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Emphasis of matter

As described in "Notes to Significant Subsequent Events", the Company acquisition and sales of assets and borrowing of funds.

Our opinion is not modified with respect to these matters emphasized.

### Other Information

The other information comprises the information included in the Semi-Annual Report, but does not include the financial statements and our auditor's report thereon. Management is responsible for the other information. Supervisory Directors are responsible for overseeing the Executive Director's execution of duties relating to the design and operating effectiveness of the controls over the Company's other information reporting process.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of Management and Supervisory Directors for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern in accordance with accounting principles generally accepted in Japan.

Supervisory Directors are responsible for overseeing the Executive Director's execution of duties relating to the design and operating effectiveness of the controls over the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate whether the presentation and disclosures of the financial statements are in accordance with accounting standards generally accepted in Japan, the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide Executive Director with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with him all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan**

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.



Teruo Yashiro  
Designated Engagement Partner  
Certified Public Accountant



Daisuke Noda  
Designated Engagement Partner  
Certified Public Accountant

Grant Thornton Taiyo LLC  
Tokyo, Japan  
27th January, 2023

1. Financial Statements  
(1) Balance Sheet

(Thousand Yen)

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
<b>Assets</b>		
Current assets		
Cash and deposits	10,526,684	8,697,113
Cash and deposits in trust	14,018,464	14,067,194
Operating accounts receivable	2,919	1,572
Prepaid expenses	447,876	469,881
Consumption taxes receivable	–	5,732
Other	2,299	2,643
Total current assets	24,998,244	23,244,138
Non-current assets		
Property, plant and equipment		
Buildings	7,089,250	7,153,708
Accumulated depreciation	(2,145,909)	(2,250,823)
Buildings, net	4,943,341	4,902,884
Structures	29,066	29,066
Accumulated depreciation	(24,933)	(25,229)
Structures, net	4,133	3,837
Machinery and equipment	347,826	349,004
Accumulated depreciation	(220,954)	(234,377)
Machinery and equipment, net	126,871	114,626
Tools, furniture and fixtures	70,226	75,136
Accumulated depreciation	(53,720)	(57,195)
Tools, furniture and fixtures, net	16,505	17,940
Land	15,031,993	15,031,993
Construction in progress	1,360	1,360
Buildings in trust	46,791,823	47,859,465
Accumulated depreciation	(11,154,852)	(11,892,165)
Buildings in trust, net	35,636,970	35,967,300
Structures in trust	70,960	73,249
Accumulated depreciation	(38,414)	(40,371)
Structures in trust, net	32,545	32,878
Machinery and equipment in trust	847,928	872,824
Accumulated depreciation	(424,534)	(455,189)
Machinery and equipment in trust, net	423,393	417,634
Tools, furniture and fixtures in trust	314,072	332,658
Accumulated depreciation	(203,168)	(221,178)
Tools, furniture and fixtures in trust, net	110,904	111,479
Land in trust	140,668,104	144,003,252
Construction in progress in trust	7,021	4,480
Total property, plant and equipment	197,003,145	200,609,669
Intangible assets		
Leasehold rights in trust	4,494,579	4,494,579
Total intangible assets	4,494,579	4,494,579
Investments and other assets		
TK ( <i>tokumei kumiai</i> ) equity interest	51,212	51,628
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	1,292,047	1,376,658
Other	129,281	142,316
Allowance for doubtful accounts	(3,898)	(3,898)
Total investments and other assets	1,478,644	1,576,705
Total non-current assets	202,976,369	206,680,954
Deferred assets		
Bond issuance expenses	46,275	41,875
Total deferred assets	46,275	41,875
<b>Total Assets</b>	<b>228,020,888</b>	<b>229,966,968</b>

(Thousand Yen)

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
<b>Liabilities</b>		
Current Liabilities		
Operating accounts payable	731,474	575,417
Long-term loans (due within one year)	19,266,000	17,270,250
Accounts payable – other	1,114,516	908,581
Accrued expenses	23,865	25,027
Income taxes payable	605	605
Accrued consumption taxes	153,754	76,065
Advances received	1,502,700	2,603,873
Other	17,461	15,067
Total current liabilities	22,810,378	21,474,887
Long-Term Liabilities		
Investment corporation bonds	6,900,000	6,900,000
Long-term borrowings	85,059,000	88,941,000
Tenant leasehold and security deposits	1,462,258	1,517,862
Tenant leasehold and security deposits in trust	8,877,826	9,011,058
Asset retirement obligations	19,492	19,558
Other	85,867	90,971
Total long-term liabilities	102,404,444	106,480,450
Total Liabilities	125,214,822	127,955,338
<b>Net Assets</b>		
Shareholders' Equity		
Shareholders' capital	67,675,274	67,675,274
Surplus		
Capital reserve surplus	20,566,420	20,566,420
Capital reserve surplus deduction	*2 (1,499,919)	*2 (1,499,919)
Capital reserve surplus (net)	19,066,500	19,066,500
Discretionary reserves		
Reserve for dividends	3,368,625	3,368,625
Reserve for temporary difference adjustments	*3 9,004,544	*3 8,899,544
Total discretionary reserves	12,373,170	12,268,170
Unappropriated retained earnings (undisposed loss)	3,691,120	3,001,684
Total surplus	35,130,791	34,336,355
Total Shareholders' Equity	102,806,066	102,011,630
Total Net Assets	*1 102,806,066	*1 102,011,630
Total Liabilities and Net Assets	228,020,888	229,966,968

## (2) Income Statement

(Thousand yen)

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31 2022)
<b>Operating Revenue</b>		
Rental revenue	*1 7,136,936	*1 7,180,483
Other rental revenue	*1 598,555	*1 618,257
Gain on sales of real estate	*2 940,111	–
Dividend from TK ( <i>tokumei kumiai</i> )	–	2,103
Total operating revenue	8,675,603	7,800,844
<b>Operating Expenses</b>		
Rental expenses	*1 2,991,430	*1 3,122,066
Asset management fee	1,102,670	773,873
Asset custody fee	15,106	15,120
Administrative service fees	43,629	47,149
Directors' compensation	5,040	5,040
Other operating expenses	80,998	61,913
Total operating expenses	4,238,874	4,025,164
<b>Operating Profit</b>	<b>4,436,728</b>	<b>3,775,680</b>
<b>Non-Operating Revenues</b>		
Interest income	112	110
Reversal of distribution payable	1,046	607
Insurance payment income	686	533
Other	492	–
Total non-operating revenues	2,337	1,251
<b>Non-operating expenses</b>		
Interest expenses	436,542	457,184
Borrowing expenses	302,756	313,653
Amortization of bond issuance expenses	4,327	4,399
Provision of allowance for doubtful accounts	3,898	–
Total non-operating expenses	747,525	775,238
<b>Recurring Profit</b>	<b>3,691,540</b>	<b>3,001,693</b>
<b>Pre-tax income</b>	<b>3,691,540</b>	<b>3,001,693</b>
Income taxes - current	605	605
Total income taxes	605	605
<b>Net Income</b>	<b>3,690,935</b>	<b>3,001,088</b>
Retained earnings brought forward	185	596
Unappropriated retained earnings (undisposed loss)	3,691,120	3,001,684

(3) Statement of Changes in Net Assets  
 Previous fiscal period (November 1, 2021 to April 30, 2022)

(Thousand yen)

	Shareholders' equity							
	Shareholders' capital	Surplus					Discretionary reserves	
		Capital reserve surplus	Capital reserve surplus deduction	Capital reserve surplus (net)	Dividend reserve	Temporary difference adjustment reserve	Total discretionary reserves	
Balance at beginning of period	67,675,274	20,566,420	(1,499,919)	19,066,500	3,368,625	9,109,544	12,478,170	
Changes during the period								
Release from temporary difference adjustment reserve						(105,000)	(105,000)	
Dividends								
Net Income								
Total changes during the period	-	-	-	-	-	(105,000)	(105,000)	
Balance at period-end	67,675,274	20,566,420	(1,499,919)	19,066,500	3,368,625	9,004,544	12,373,170	

	Shareholders' equity			Total net assets
	Surplus		Total shareholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	3,201,892	34,746,563	102,421,837	102,421,837
Changes during the period				
Release from temporary difference adjustment reserve	105,000	-	-	-
Dividends	(3,306,706)	(3,306,706)	(3,306,706)	(3,306,706)
Net Income	3,690,935	3,690,935	3,690,935	3,690,935
Total changes during period	489,228	384,228	384,228	384,228
Balance at period-end	3,691,120	35,130,791	102,806,066	102,806,066

Current fiscal period (May 1, 2022 to October 31, 2022)

(Thousand yen)

	Shareholders' equity						
	Shareholders' capital	Surplus					Total discretionary reserves
		Capital reserve surplus	Capital reserve surplus deduction	Capital reserve surplus (net)	Dividend reserve	Temporary difference adjustment reserve	
Balance at beginning of period	67,675,274	20,566,420	(1,499,919)	19,066,500	3,368,625	9,004,544	12,373,170
Changes during the period							
Release from temporary difference adjustment reserve						(105,000)	(105,000)
Dividends							
Net Income							
Total changes during the period	-	-	-	-	-	(105,000)	(105,000)
Balance at period-end	67,675,274	20,566,420	(1,499,919)	19,066,500	3,368,625	8,899,544	12,268,170

	Shareholders' equity			Total net assets
	Surplus		Total shareholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	3,691,120	35,130,791	102,806,066	102,806,066
Changes during the period				
Release from temporary difference adjustment reserve	105,000	-	-	-
Dividends	(3,795,524)	(3,795,524)	(3,795,524)	(3,795,524)
Net Income	3,001,088	3,001,088	3,001,088	3,001,088
Total changes during period	(689,435)	(794,435)	(794,435)	(794,435)
Balance at period-end	3,001,684	34,336,355	102,011,630	102,011,630

## (4) Statement of Dividends

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
I. Unappropriated Retained Earnings	3,691,120,583 yen	3,001,684,742 yen
II. Discretionary Reserve Reversal		
Reversal of Temporary Difference Adjustment Reserve	105,000,000 yen	105,000,000 yen
III. Total Dividends	3,795,524,436 yen	3,105,429,084 yen
(Dividend per share)	(2,508 yen)	(2,052 yen)
IV. Discretionary Reserves		
V. Retained Earnings Carried Forward	596,147 yen	1,255,658 yen
Method for calculating the amount of dividends	The distribution policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed 90% of “profit available for dividend” as provided for in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. Based on this policy, the decision was made to distribute, as dividends, 3,795,524,436 yen, which was the entire amount excluding the fractional portion where the amount of dividends per share was less than 1 yen from the amount after adding 105,000,000 yen of the reversal of the temporary difference adjustment reserve to 3,691,120,583 yen of unappropriated retained earnings. As a result, dividend per share came to 2,508 yen.	The distribution policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed 90% of “profit available for dividend” as provided for in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. Based on this policy, the decision was made to distribute, as dividends, 3,105,429,084 yen, which was the entire amount excluding the fractional portion where the amount of dividends per share was less than 1 yen from the amount after adding 105,000,000 yen of the reversal of the temporary difference adjustment reserve to 3,001,684,742 yen of unappropriated retained earnings. As a result, dividend per share came to 2,052 yen.

## (5) Cash Flow Statement

(Thousand yen)

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
<b>Cash flows from operating activities</b>		
Pre-tax income	3,691,540	3,001,693
Depreciation	893,918	910,042
Increase(decrease) in allowance for doubtful accounts	3,898	–
Interest income	(112)	(110)
Interest expense	436,542	457,184
Decrease (increase) in operating accounts receivable	14,679	1,347
Decrease (increase) in consumption taxes receivable	–	(5,732)
Decrease (increase) in prepaid expenses	(14,114)	(22,005)
Decrease (increase) in long-term prepaid expenses	(107,059)	(84,610)
Increase (decrease) in accrued consumption taxes	(80,374)	(77,689)
Increase (decrease) in operating accounts payable	143,198	(119,277)
Increase (decrease) in accounts payable	99,482	(205,934)
Increase (decrease) in advances received	(52,296)	1,101,173
Decrease due to sales of property, plant, and equipment	727,532	–
Other	(14,460)	(8,719)
Subtotal	5,742,374	4,947,360
Interest income received	112	110
Interest expenses paid	(437,641)	(456,022)
Income taxes paid	(605)	(605)
Net Cash flows from (used for) operations	5,304,241	4,490,843
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(22,115)	(39,500)
Purchase of property, plant and equipment in trust	(673,956)	(4,513,654)
Proceeds from tenant leasehold and security deposits	42,821	81,124
Repayments from tenant leasehold and security deposits	(102,155)	(25,520)
Proceeds from tenant leasehold and security deposits in trust	392,670	413,878
Repayments from tenant leasehold and security deposits in trust	(409,326)	(280,646)
Acquisition of TK ( <i>tokumei kumiai</i> ) equity interest	(51,212)	–
Net Cash flows from (used for) investments	(823,276)	(4,364,318)
<b>Cash flows from financing activities</b>		
Increase in long-term borrowings	9,621,000	11,529,000
Decrease in long-term borrowings	(9,649,250)	(9,642,750)
Dividends paid	(3,307,282)	(3,794,607)
Net Cash flows from (used for) financing	(3,335,532)	(1,908,357)
Net increase (decrease) in cash and cash equivalents	1,145,433	(1,781,832)
Cash and cash equivalents at beginning of period	23,304,230	24,449,663
Cash and cash equivalents at end of period	*1 24,449,663	*1 22,667,831

(6) Notes to Financial Statements

(Going concern note)

N/A

(Summary of Significant Accounting Policies)

1. Standards and methods for valuation of assets	Securities Other securities Securities without market value Securities are accounted at cost based on the moving-average method. Investments in TK ( <i>tokumei kumiai</i> ) real estate equity interest Investments in TK ( <i>tokumei kumiai</i> ) real estate equity interest are accounted for using the equity method of accounting.
2. Method of depreciation of fixed assets	(1) Property, plant and equipment (including assets in trust) The depreciation of property, plant and equipment is calculated using the straight-line method. The useful lives of assets are as stated below. Buildings : 1 to 63 years Structures : 2 to 45 years Machinery and equipment : 1 to 15 years Tools, furniture and fixtures : 1 to 15 years (2) Long-term prepaid expenses The depreciation of long-term prepaid expenses is calculated using the straight-line method.
3. Accounting for deferred assets	Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized equally over the period up to the redemption.
4. Standards for recognition of allowances	Accounting for allowance of doubtful accounts Estimated uncollectible amounts are recognized based on a case-by-case evaluation of the collectability of certain receivables, such as receivables with default possibility.
5. Standards for recognition of revenues and expenses	(1) Accounting for revenues Details of performance obligations regarding revenue from contracts between Ichigo Office and its customers and the general point of time under normal circumstances such revenues should be recognized are as follows: (i) Real estate property sales Revenue from real estate property sales is recognized as revenues when the buyer (customer) obtains control over a real estate property following the seller's fulfilment of its obligation to hand over the property which is stipulated in the contract associated with the sale of real estate property. (ii) Utility charge reimbursements Revenue from utility charge reimbursements is recognized according to the supply of electricity, water, etc. to lessees who are customers based on lease agreements and other terms related to the real estate properties. For utility charge reimbursements which Ichigo Office regards itself as an agent, the net amount calculated by subtracting the amount paid to a party from the total amount received as charges for electricity, gas, etc. supplied by the same party is recognized as revenue. (2) Accounting for fixed asset taxes, etc. Of the amount of fixed asset taxes, city planning taxes and depreciable asset taxes imposed on real estate owned that was assessed and determined, the amount corresponding to the relevant computation period is recognized as expenses in the rental business. The amount corresponding to fixed asset taxes for the first fiscal year that the Investment Corporation should incur associated with the acquisition of real estate or trust beneficiary interests in real estate is not expensed, but is included in the acquisition costs of the real estate.
6. Method of hedge accounting	(1) Method of hedge accounting In cases where the interest rate swaps meet the conditions for special treatment, the special treatment is adopted. (2) Hedging instruments and hedged items Hedging instruments: Interest rate swap transactions Hedged items: Interest on loans (3) Hedging policy The Investment Corporation conducts derivative transactions to hedge the risks set out in the Articles of Incorporation based on the risk management regulations. (4) Method for assessing the effectiveness of hedging The evaluation of the effectiveness of interest rate swaps is omitted because they meet the requirements for special treatment.

7. Scope of funds on the cash flow statement	Funds (cash and cash equivalents) on the cash flow statement consist of cash on hand, cash held in trust, bank deposits and bank deposits held in trust that can be withdrawn at any time, and short-term investments, with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and contain only an insignificant risk of value fluctuation.
8. Other significant matters serving as the basis for preparing financial statements	<p>(1) Accounting for trust beneficiary interests in real estate  For trust beneficiary interests in real estate, all trust assets and liabilities as well as all income generated and expenses incurred in trusts are recorded in the relevant accounts on the balance sheet and the income statement.  The following material items of the trust accounts recorded in the relevant accounts are listed separately on the balance sheet.</p> <ul style="list-style-type: none"> <li>(i) Cash and deposits in trust</li> <li>(ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; construction in progress in trust; and land leasehold rights in trust</li> <li>(iii) Tenant leasehold and security deposits in trust</li> </ul> <p>(2) Accounting for non-deductible consumption taxes  Non-deductible consumption taxes on assets are included in the acquisition costs of individual assets.</p>

Notes

(Notes to balance sheet)

\*1. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporation

(Thousand yen)

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
	50,000	50,000

\*2. Cancellation of Treasury Shares

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
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 cancellation of treasury shares during the current fiscal period.

\*3. Provision and reversal of temporary difference adjustment reserves

Previous fiscal period (As of April 30, 2022)

(Thousand yen)

	Initial amount	Balance at beginning of period	Amount reserved during period	Amount reversed during period	Balance at end of period	Reasons for provision and reversal
Gain on Negative goodwill (Note)	10,432,940	9,109,544	–	105,000	9,004,544	Appropriation to dividends

(Note) The initial amount of gain on negative goodwill is the amount previously transferred from gain on negative goodwill to the temporary difference adjustment reserves account. The entire amount will be equally reversed within 50 years. For the current fiscal period, 105,000,000 yen was reversed from the reserve.

Current fiscal period (As of October 31, 2022)

(Thousand yen)

	Initial amount	Balance at beginning of period	Amount reserved during period	Amount reversed during period	Balance at end of period	Reasons for provision and reversal
Gain on Negative goodwill (Note)	10,432,940	9,004,544	–	105,000	8,899,544	Appropriation to dividends

(Note) The initial amount of gain on negative goodwill is the amount previously transferred from gain on negative goodwill to the temporary difference adjustment reserves account. The entire amount will be equally reversed within 50 years. For the current fiscal period, 105,000,000 yen was reversed from the reserve.

(Notes to Income Statement)

\*1. Details of real estate rental income

(Thousand yen)

	Previous fiscal period (November 1, 2021 to April 30, 2022)		Current fiscal period (May 1, 2022 to October 31, 2022)	
A. Real estate rental revenue				
Rental Revenue				
Rental revenue	5,849,440		5,887,330	
Common area charges	945,265		948,762	
Parking lot rental revenue	277,532		280,095	
Facility use charges	64,697	7,136,936	64,294	7,180,483
Other rental revenue				
Utilities revenue	537,131		590,724	
Other	61,423	598,555	27,533	618,257
Total real estate rental revenue		7,735,491		7,798,741
B. Real estate rental expenses				
Rental expenses				
Service provider expenses	663,709		667,705	
Utilities	530,808		665,464	
Trust fees	31,778		33,312	
Depreciation	893,918		910,042	
Repair expenses	134,056		93,192	
Taxes and public dues	673,758		689,651	
Non-life insurance expenses	20,788		18,767	
Other rental expenses	42,613		43,929	
Total real estate rental expenses		2,991,430		3,122,066
C. Net rental income				
(A-B)		4,744,060		4,676,674

\*2. Details of real estate sales

Previous fiscal period (November 1, 2021 to April 30, 2022)

Ichigo Akasaka 5 Chome Building

(Thousand yen)

Real estate sale revenue	1,720,000
Real estate sale cost	727,532
Other real estate sale expenses	52,355
Gain on real estate sales	940,111

Current fiscal period (May 1, 2022 to October 31, 2022)

N/A

## (Statement of changes in net assets)

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
Total number of authorized shares and total number of shares issued and outstanding		
Total number of authorized shares	14,000,000 shares	14,000,000 shares
Total number of shares issued and outstanding	1,513,367 shares	1,513,367 shares

## (Notes to statement of dividends)

Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
By applying the transitional measures of Paragraph 3 of the Supplementary Provisions of the “Regulation on Accountings of Investment Corporations” (Cabinet Office Order No. 27 of 2015), an amount of 10,432,940,000 yen, which was the remaining balance of gain on negative goodwill was transferred to the temporary difference adjustment reserve account, and planned to equally reverse the entire amount within 50 years. The original policy was to reverse a minimum of 200,000,000 yen starting from the 23rd fiscal period, as stated on the statement of dividends for the 22nd fiscal period. But the policy has been changed to reversing a minimum of 105,000,000 yen starting from the 24th fiscal period. For this fiscal period, 105,000,000 yen will be reversed.	By applying the transitional measures of Paragraph 3 of the Supplementary Provisions of the “Regulation on Accountings of Investment Corporations” (Cabinet Office Order No. 27 of 2015), an amount of 10,432,940,000 yen, which was the remaining balance of gain on negative goodwill was transferred to the temporary difference adjustment reserve account, and planned to equally reverse the entire amount within 50 years. The original policy was to reverse a minimum of 200,000,000 yen starting from the 23rd fiscal period, as stated on the statement of dividends for the 22nd fiscal period. But the policy has been changed to reversing a minimum of 105,000,000 yen starting from the 24th fiscal period. For this fiscal period, 105,000,000 yen will be reversed.

(Notes to cash flow statement)

\*1. Relationship between cash and cash equivalents at the end of the fiscal period and items shown on the Balance Sheet

	(Thousand yen)	
	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
Cash and deposits	10,526,684	8,697,113
Cash and deposits in trust	14,018,464	14,067,194
Miscellaneous deposits	(95,484)	(96,476)
Cash and cash equivalents	24,449,663	22,667,831

(Notes to lease transactions)

Operating lease transactions

(Lessee)

	(Thousand yen)	
	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
Outstanding lease charges		
One year or less	74,306	74,570
Over one year	1,465,027	1,427,742
Total	1,539,334	1,502,312

(Lessor)

	(Thousand yen)	
	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
Outstanding lease charges		
One year or less	6,687,098	7,159,556
Over one year	864,146	707,983
Total	7,551,244	7,867,540

(Notes to financial instruments)

1. Matters concerning the status of financial instruments

(1) Policy for handling financial instruments

Ichigo Office manages its assets by investing mainly in specified assets such as real estate with the aim of securing stable earnings in the medium to long term. It raises funds primarily through the issuance of investment units, the borrowing of bank loans and the issuance of investment corporation bonds. Derivative transactions are used for the purpose of mitigating the risk of future fluctuations in interest rates, and not for trading or speculative purposes. Ichigo Office also carefully invests surplus funds in consideration of safety and liquidity so as not to bear excess risks, taking the financial environment and cash management into full consideration.

(2) Description of financial instruments and associated risks, and risk management structure

Funds raised from loans and investment corporation bonds are used for the purchase of real estate and trust beneficiary interests in real estate and the repayment of loans, and they are exposed to the liquidity risk on the dates of repayment and redemption. Ichigo Office not only works to reduce the liquidity risk through the diversification of financing and the decentralization of repayment dates and lenders by controlling LTV in the range that is deemed appropriate, but also manages the liquidity risk in terms of the way the asset management company formulates a cash management plan. Loans with floating interest rates are exposed to the risk of fluctuations in interest rates, but LTV is managed appropriately to limit the impact of rising market interest rates on the operations of Ichigo Office.

(3) Supplementary explanation of matters concerning the market value, etc. of financial instruments

Because of certain parameters, etc. are adopted in the calculation of the market values of financial instruments, there may be cases where the values concerned will vary when different parameters, etc. are adopted.

2. Matters concerning the market value, etc. of financial instruments

The carrying amount on the balance sheet on April 30, 2022, the market value, and the difference between the carrying amount and the market value were as follows. Investments in TK (*tokumei kumiai*) real estate equity interest (Note 2) are not included in the table below. “Cash and deposits” and “Cash and deposits in trust” has been omitted because the market value of these items are almost equal to their book values since they are settled within a short period. “Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” also has been omitted since these items are not material.

(Thousand yen)

	Carrying value	Market value	Difference
(1) Long-term borrowings (due within one year)	19,266,000	19,271,200	5,200
(2) Investment corporation bonds	6,900,000	6,800,023	(99,976)
(3) Long-term borrowings	85,059,000	85,266,912	207,912
Total liabilities	111,225,000	111,338,135	113,135
(4) Derivative transactions	—	—	—

The carrying amount on the balance sheet on October 31, 2022, the market value, and the difference between the carrying amount and the market value were as follows. Investments in TK (*tokumei kumiai*) real estate equity interest (Note 2) are not included in the table below.

“Cash and deposits” and “Cash and deposits in trust” has been omitted because the market value of these items are almost equal to their book values since they are settled within a short period.

“Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” also has been omitted since these items are not material.

(Thousand yen)

	Carrying value	Market value	Difference
(1) Long-term borrowings (due within one year)	17,270,250	17,276,037	5,787
(2) Investment corporation bonds	6,900,000	6,792,043	(107,956)
(3) Long-term borrowings	88,941,000	88,866,152	(74,847)
Total liabilities	113,111,250	112,934,233	(177,016)
(4) Derivative transactions	—	—	—

(Note 1) Matters concerning the calculation method of the market value of financial instruments and derivative transactions

(1) Long-term borrowings (due within one year) (3) Long-term borrowings

The market value of long-term loans with fixed interest rates is calculated by discounting the present value by using an interest rate that is assumed if the total amount of principal and interest is borrowed in similar new loans. The market value of long-term loans with floating interest rates is based on the book value because the market value is approximately equal to the book value due to the situation in which the interest rate is renewed periodically. For some long-term loans with floating interest rates that are subject to the special treatment of interest rate swaps (see “Notes to Derivative Transactions” below), the present value is calculated by discounting the combined total of principal and interest translated at the logically estimated rates for similar loans.

(2) Investment corporation bonds

The market value of investment corporation bonds is calculated by discounting it based on the reference values announced by the Japan Securities Dealers Association.

(4) Derivative transactions

Please refer to “Notes to Derivative Transactions” below.

(Note 2) Investments in TK (*tokumei kumiai*) real estate equity interest

Previous fiscal period (As of April 30, 2022)

In accordance with the treatments stipulated in Paragraph 27 of “Implementation Guidance on Accounting for Fair Value Measurement” (ASBJ Guidance No.31, July 4, 2019, Accounting Standards Board of Japan), matters set down on Paragraph 4-1 of “Implementation Guidance on Fair Value Measurement of Financial Instruments” (ASBJ Guidance No.19, March 31, 2020) has been omitted.

The carrying amount on the balance sheet for the Investment in TK real estate equity interest according to the above implementation is 51,212 thousand yen.

Current fiscal period (As of October 31, 2022)

In accordance with the treatments stipulated in Paragraph 24-16 of “Implementation Guidance on Accounting for Fair Value Measurement” (ASBJ Guidance No.31, June 17, 2021, Accounting Standards Board of Japan), matters set down on Paragraph 4-1 of “Implementation Guidance on Fair Value Measurement of Financial Instruments” (ASBJ Guidance No.19, March 31, 2020) has been omitted.

The carrying amount on the balance sheet for the Investment in TK real estate equity interest according to the above implementation is 51,628 thousand yen.

(Note 3) Maturity profile of investment corporation bonds and long-term loans after the fiscal period-end date (April 30, 2022)

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years	Due after 5 years
Long-term borrowings (due within one year)	19,266,000	–	–	–	–	–
Investment corporation bonds	–	–	1,000,000	1,000,000	–	4,900,000
Long-term borrowings	–	10,547,000	10,538,000	13,340,000	18,720,000	31,914,000
Total	19,266,000	10,547,000	11,538,000	14,340,000	18,720,000	36,814,000

Maturity profile of investment corporation bonds and long-term loans after the fiscal period-end date (October 31, 2022)

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years	Due after 5 years
Long-term borrowings (due within one year)	17,270,250	–	–	–	–	–
Investment corporation bonds	–	–	1,000,000	1,000,000	1,200,000	3,700,000
Long-term borrowings	–	7,092,000	11,840,000	17,658,000	19,353,000	32,998,000
Total	17,270,250	7,092,000	12,840,000	18,658,000	20,553,000	36,698,000

(Securities)

Previous fiscal period (As of April 30, 2022)

Investments in TK (*tokumei kumiai*) real estate equity interest (carrying amount on the balance sheet: 51,212 thousand yen) has been omitted in accordance with the regulations noted on Article 8-6-2, Paragraph 3 of the amended Ordinance on the Terminology, Forms, and Preparation Methods of Financial Statements, etc.

Current fiscal period (As of October 31, 2022)

Investments in TK (*tokumei kumiai*) real estate equity interest (carrying amount on the balance sheet: 51,628 thousand yen) has been omitted in accordance with the regulations noted on Article 8-6-2, Paragraph 3 of the amended Ordinance on the Terminology, Forms, and Preparation Methods of Financial Statements, etc.

(Notes to derivative transactions)

1. Non-hedge accounting derivatives

Not applicable in the previous fiscal period (ended April 30, 2022) and the current fiscal period (ended October 31, 2022).

2. Hedge accounting derivatives

Previous fiscal period (As of April 30, 2022)

(Thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Market value	Calculation method of market value
				Over one year		
Special treatment of interest rate swaps	Interest rate swap transaction (pay fixed, receive floating)	Long-term borrowings	91,631,000	72,365,000	(Note)	–

(Note) Interest rate swaps accounted under the special treatment method are processed together with the hedged items (in this case, a long-term borrowing). Therefore, their market values are included in the market values of (1) Long-term borrowings (due within one year) (3) long-term borrowings payable in (Note 1) of “Notes to financial instruments, 2. Matters concerning the market value, etc. of financial instruments” above.

Current fiscal period (As of October 31, 2022)

(Thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Market value	Calculation method of market value
				Over one year		
Special treatment of interest rate swaps	Interest rate swap transaction (pay fixed, receive floating)	Long-term borrowings	93,517,250	81,294,000	(Note)	–

(Note) Interest rate swaps accounted under the special treatment method are processed together with the hedged items (in this case, long-term borrowings). Therefore, their market values are included in the market values of (1) Long-term borrowings (due within one year) (3) long-term borrowings payable in (Note 1) of “Notes to financial instruments, 2. Matters concerning the market value, etc. of financial instruments” above.

(Notes to retirement benefits)

Previous fiscal period (As of April 30, 2022)

N/A

Current fiscal period (As of October 31, 2022)

N/A

(Notes to tax effect accounting)

1. Breakdown of deferred tax assets and liabilities by major cause (Thousand yen)

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
Deferred tax assets		
Valuation difference of assets transferred at merger	5,202,126	5,190,018
Asset retirement obligations	1,546	1,651
Allowance for doubtful accounts	1,226	5,190,018
Subtotal	5,204,899	5,192,896
Valuation allowance	(5,204,899)	(5,192,896)
Total deferred tax assets	–	–
Deferred tax assets (net)	–	–

2. Breakdown of tax rate differences between the statutory tax rate and the effective tax rate by major cause

	Previous fiscal period (As of April 30, 2022)	Current fiscal period (As of October 31, 2022)
Statutory tax rate	31.46%	31.46%
(Adjustment)		
Deductible dividend distribution	(30.13 %)	(31.11 %)
Change in valuation allowance	(1.33 %)	(0.35 %)
Other	0.02%	0.02%
Effective tax rate	0.02%	0.02%

(Notes to share of profit and loss of entities accounted for using the equity method)

Previous fiscal period (November 1, 2021 to April 30, 2022)

N/A

Current fiscal period (May 1, 2022 to October 31, 2022)

N/A

(Notes to related party transactions)

1. The parent company and principal shareholders of Ichigo Office

Not applicable in the previous fiscal period (from November 1, 2021 to April 30, 2022) and the current fiscal period (from May 1, 2022 to October 31, 2022)

2. Affiliated companies

Not applicable in the previous fiscal period (from November 1, 2021 to April 30, 2022) and the current fiscal period (from May 1, 2022 to October 31, 2022)

3. Fellow subsidiaries

Not applicable in the previous fiscal period (from November 1, 2021 to April 30, 2022) and the current fiscal period (from May 1, 2022 to October 31, 2022)

4. Directors and principal individual shareholders

Not applicable in the previous fiscal period (from November 1, 2021 to April 30, 2022) and the current fiscal period (from May 1, 2022 to October 31, 2022)

(Asset retirement obligations)

Previous fiscal period (November 1, 2021 to April 30, 2022)

The statement is omitted because the total amount of asset retirement obligations is not material.

Current fiscal period (May 1, 2022 to October 31, 2022)

The statement is omitted because the total amount of asset retirement obligations is not material.

(Notes to rental assets)

Ichigo Office owns rental assets mainly in the six wards of central Tokyo, other Tokyo metropolitan areas, the four largest cities and other major cities for the purpose of earning stable rental revenues. The carrying amounts, increase (decrease) during the period, and market values of these rental assets are as follows:

(Thousand yen)

Use		Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
Office	Carrying amount		
	Balance at the beginning of period	196,056,599	195,094,739
	Increase (decrease) during period	(961,859)	3,613,533
	Balance at period-end	195,094,739	198,708,273
	Market value at period-end	237,323,000	246,454,000
Other	Carrying amount		
	Balance at the beginning of period	6,379,518	6,394,603
	Increase (decrease) during period	15,085	(4,469)
	Balance at period-end	6,394,603	6,390,133
	Market value at period-end	6,678,000	6,656,000
Total	Carrying amount		
	Balance at the beginning of period	202,436,117	201,489,343
	Increase (decrease) during period	(946,774)	3,609,064
	Balance at period-end	201,489,343	205,098,407
	Market value at period-end	246,330,000	253,110,000

(Note 1) The carrying amounts represent the amounts after deducting the accumulated depreciation from the acquisition costs.

(Note 2) The major increase during the current fiscal period was due to the acquisition of trust beneficiary interests in real estate of asset one asset (3,886,026 thousand yen, and the decrease due to depreciation.

(Note 3) The market value at the end of the period was based on the appraisal value or investigation value estimated by external real estate appraisers.

The details of real estate rental income are stated in “Notes to Income Statement.”

(Notes regarding revenue recognition)

1. Breakdown of revenue from contracts with customers

Previous fiscal period (November 1, 2021 to April 30, 2022)

(Thousand yen)

	Revenues generated from contracts with customers	Sales to external customers
Real estate property sales	1,720,000	※2 940,111
Utility charge reimbursements	537,131	537,131
Other	-	7,198,359
Total	2,257,131	8,675,603

(Note 1) Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and the transfer of real estate properties which is subject to Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies (Accounting System Committee Report No.15 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Revenues generated from contracts with major customers are real estate property sales and utility charge reimbursements.

(Note 2) Real estate property sales is shown as gain on sales of real estate (cost related to sales of real estate and other expenses related to sales of real estate subtracted from revenue from real estate sales) on the Income Statement. Ichigo Office recognizes gain on sales of real estate as operating revenue, and loss on sales of real estate as operating expenses, therefore the amount of gain on sales of real estate is shown above.

Current fiscal period (May 1, 2022 to October 31, 2022)

(Thousand yen)

	Revenues generated from contracts with customers	Sales to external customers
Real estate property sales	–	–
Utility charge reimbursements	590,724	590,724
Other	–	7,208,016
Total	590,724	7,798,741

(Note) Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and the transfer of real estate properties which is subject to Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies (Accounting System Committee Report No.15 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Revenues generated from contracts with major customers are real estate property sales and utility charge reimbursements.

2. Basis for understanding of revenues generated from contracts with customers

Previous fiscal period (November 1, 2021 to April 30, 2022)

Basis is as indicated in the Summary of Significant Accounting Policies.

Current fiscal period (May 1, 2022 to October 31, 2022)

Basis is as indicated in the Summary of Significant Accounting Policies.

3. Information on revenue recognized during the current fiscal period, or that expected to be recognized in the next fiscal period or thereafter

Previous fiscal period (November 1, 2021 to April 30, 2022)

(Thousand yen)

(1) Balance of contract assets and contract liabilities, etc.

	Previous fiscal period (November 1, 2021 to April 30, 2022)
Receivables generated from contracts with customers (balance at the beginning of period)	2,102
Receivables generated from contracts with customers (balance at period-end)	1,504
Contract assets (balance at the beginning of period)	–
Contract assets (balance at period-end)	–
Contract liabilities (balance at the beginning of period)	–
Contract liabilities (balance at period-end)	–

(2) Transaction price allocated to remaining performance obligations

N/A

For utility charge reimbursements, as Ichigo Office has the rights to receive from customers an amount directly corresponding to the value for the lessees who are customers of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim according to Paragraph 19 of the Implementation Guidelines of the Accounting Standard for Revenue Recognition is recognized as revenue. Accordingly, such is not included in the note on transaction price allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

Current fiscal period (May 1, 2022 to October 31, 2022)

(Thousand yen)

(1) Balance of contract assets and contract liabilities, etc.

	Current fiscal period (May 1, 2022 to October 31, 2022)
Receivables generated from contracts with customers (balance at the beginning of period)	1,504
Receivables generated from contracts with customers (balance at period-end)	1,328
Contract assets (balance at the beginning of period)	—
Contract assets (balance at period-end)	—
Contract liabilities (balance at the beginning of period)	—
Contract liabilities (balance at period-end)	—

(2) Transaction price allocated to remaining performance obligations

N/A

For utility charge reimbursements, as Ichigo Office has the rights to receive from customers an amount directly corresponding to the value for the lessees who are customers of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim according to Paragraph 19 of the Implementation Guidelines of the Accounting Standard for Revenue Recognition is recognized as revenue. Accordingly, such is not included in the note on transaction price allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

(Segment information)

The segment information is omitted because Ichigo Office has only one segment of real estate rental business.

(Related information)

Previous fiscal period (November 1, 2021 to April 30, 2022)

1. Information by product and service

The statement is omitted because operating revenue from external customers in a single product and service category comprises more than 90% of operating revenue on the Income Statement.

2. Information by region

(1) Operating revenue

The statement is omitted because operating revenue from external customers in Japan comprises more than 90% of operating revenue on the income statement.

(2) Property, plant and equipment

The statement is omitted because the amount of property, plant and equipment located in Japan comprises more than 90% of the amount of property, plant and equipment on the balance sheet.

3. Information by main customer

The statement is omitted because all operating revenue from a single external customer comprises less than 10% of operating revenue on the income statement.

Current fiscal period (May 1, 2022 to October 31, 2022)

1. Information by product and service

The statement is omitted because operating revenue from external customers in a single product and service category comprises more than 90% of operating revenue on the income statement.

2. Information by region

(1) Operating revenue

The statement is omitted because operating revenue from external customers in Japan comprises more than 90% of operating revenue on the income statement.

(2) Property, plant and equipment

The statement is omitted because the amount of property, plant and equipment located in Japan comprises more than 90% of the amount of property, plant and equipment on the balance sheet.

3. Information by main customer

The statement is omitted because all operating revenue from a single external customer comprises less than 10% of operating revenue on the income statement.

(Notes to per-share information)

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
Net assets per share (yen)	67,932	67,407
Net income per share (yen)	2,438	1,983

(Note 1) Net income per share is calculated by dividing net income by the daily weighted average number of shares. Diluted net income per share is not stated because there are no dilutive shares.

(Note 2) The basis for calculating net income per share is as follows.

	Previous fiscal period (November 1, 2021 to April 30, 2022)	Current fiscal period (May 1, 2022 to October 31, 2022)
Net Income (Thousand yen)	3,690,935	3,001,088
Amount not attributable to common shareholders (Thousand yen)	–	–
Net income attributable to common shareholders (Thousand yen)	3,690,935	3,001,088
Average number of shares during period (Shares)	1,513,367	1,513,367

(Notes to Significant Subsequent Events)

## (1) Asset Acquisition

Ichigo Office acquired the following asset based on the basic policy for asset management set forth in the Articles of Incorporation.

### Ichigo Marunouchi South Building <sup>(Note 1)</sup>

Acquisition Price <sup>(Note 2)</sup>	1,750,000,000 yen
Location	2-2-24 Nishiki, Naka-ku, Nagoya City, Aichi
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	November 24, 2022
Closing Date	November 30, 2022
Seller <sup>(Note 3)</sup>	A Third-Party Japanese Company

### Ichigo Hakataeki Higashi Building

Acquisition Price <sup>(Note 2)</sup>	3,500,000,000 yen
Location	1-13-9 Hakataeki Higashi, Hakata-ku, Fukuoka City
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	January 24, 2023
Closing Date	January 27, 2023
Seller	GK Kizuna 1

### Fukuoka Kensetsu Kaikan

Acquisition Price <sup>(Note 2)</sup>	2,750,000,000 yen
Location	3-14-18 Hakataeki Higashi, Hakata-ku, Fukuoka City
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	January 24, 2023
Closing Date	January 27, 2023
Seller	GK Kizuna 1

(Note 1) After the acquisition by Ichigo Office, the building name will be changed from "ISM Nagoya Marunouchi Building" to "Ichigo Marunouchi South Building".

(Note 2) The acquisition price is the sales value of the trust beneficiary interest in real estate that does not include expenses for acquisition, the amount equivalent to settled fixed asset taxes and city planning taxes, and the amount equivalent to consumption taxes.

(Note 3) The seller did not provide consent to disclose its name.

## (2) Asset Sale

Ichigo Office signed a contract to sell the following asset in accordance with the guidelines specified in its Articles of Incorporation.

### Ichigo Ikenohata Building

Sale Price <sup>(Note 1)</sup>	10,600,000,000 yen
Book Value <sup>(Note 2)</sup>	5,115,741,242 yen
Location	1-2-18 Ikenohata, Taito-ku, Tokyo
Legal Form of Asset	Trust beneficiary interest in real estate ( <i>juekiken</i> )
Property Right	Land: Freehold Building: Freehold
Contract Date	October 31, 2022
Closing Date	December 20, 2022
Buyer <sup>(Note 3)</sup>	A Third-Party Japanese Company

(Note 1) The sale price is the transaction price of the trust beneficiary interest (*juekiken*) itself and does not include fees and applicable property, city planning, and consumption taxes. Ichigo Office expects to record a Gains on Sale of JPY 4,392.861 million in the April 2023 fiscal period.

(Note 2) Book value as of October 31, 2022

(Note 3) The buyer did not provide consent to disclose its name.

## (3) Loans

Ichigo Office decided to borrow funds via new loans in order to fund the above asset acquisition.

Lender	SMBC
Loan Amount	700,000,000 yen
Interest Rate	3M JPY TIBOR + 0.77% (p.a.)(Note)
Principal Repayment Date	January 25, 2032
Interest Payment Date	25th of every January, April, July, and October following the loan date
Principal Repayment Terms	Lump-sum repayment
Collateralized	No
Lender	Mizuho Bank
Loan Amount	600,000,000 yen
Interest Rate	3M JPY TIBOR + 0.77% (p.a.)(Note)
Principal Repayment Date	January 25, 2032
Interest Payment Date	25th of every January, April, July, and October following the loan date
Principal Repayment Terms	Lump-sum repayment
Collateralized	No
Lender	The Bank of Fukuoka
Loan Amount	300,000,000 yen
Interest Rate	3M JPY TIBOR + 0.62% (p.a.)(Note)
Principal Repayment Date	October 25, 2029
Interest Payment Date	25th of every January, April, July, and October following the loan date
Principal Repayment Terms	Lump-sum repayment
Collateralized	No
Lender	Nishi-Nippon City Bank
Loan Amount	200,000,000 yen
Interest Rate	3M JPY TIBOR + 0.62% (p.a.)(Note)
Principal Repayment Date	October 25, 2029
Interest Payment Date	25th of every January, April, July, and October following the loan date
Principal Repayment Terms	Lump-sum repayment
Collateralized	No

(Note) Ichigo Office has executed interest rate swaps to hedge against a rise in interest rates.

## (7) Supplementary Schedules

## (i) Schedule of securities

## (a) Stocks

N/A

## (b) Securities other than stocks

(Thousand yen)

Type	Name of Security	Aggregate Value	Book Value	Accrued Interest Receivable	Accrued Interest Paid	Appraisal Value (Note 1)	Difference	Note
TK ( <i>tokumei kumiai</i> ) real estate equity interest	Equity interest in Kizuna 1 GK TK	–	51,628	–	–	51,628	–	(Note 2)
Total		–	51,628	–	–	51,628	–	–

(Note 1) Appraisal value shows the book value of the TK real estate equity interest.

(Note 2) The underlying real estate in the Kizuna 1 GK TK is a trust beneficiary interest in real estate (*juekiken*) of Ichigo Hakataeki Higashi Building, Ichigo Hakata Meiji Dori Building, Fukuoka Kensetsu Kaikan, and Ogaku Building.

## (ii) Contract value and market value of derivative transactions and forward exchange contracts

(Thousand yen)

Classification	Type	Contract amount (Note 1)		Market value (Note 2)
			Exceeding 1 year	
Transactions other than market transactions	Interest rate swap (pay fixed, receive floating)	93,517,250	81,294,000	–
Total		93,517,250	81,294,000	–

(Note 1) The contract amount of interest rate swap is based on the notional principal.

(Note 2) Since the above transaction meets the specific matching criteria of the Accounting Standard for Financial Instruments, the statement of market value is omitted.

## (iii) Summary table of schedule of real estate

(Thousand yen)

Asset type	Balance at beginning of current period	Increase during period	Decrease during period	Balance at end of current period	Accumulated depreciation or amortization		Balance at end of current period	Remarks	
					accumulated	Depreciation or amortization during period			
Property, plant and equipment	Buildings	7,089,250	64,457	–	7,153,708	2,250,823	104,914	4,902,884	(Note)
	Structures	29,066	–	–	29,066	25,229	295	3,837	(Note)
	Machinery and equipment	347,826	1,177	–	349,004	234,377	13,422	114,626	(Note)
	Tools, furniture and fixtures	70,226	4,909	–	75,136	57,195	3,474	17,940	(Note)
	Land	15,031,993	–	–	15,031,993	–	–	15,031,993	
	Construction in progress	1,360	–	–	1,360	–	–	1,360	
	Buildings in trust	46,791,823	1,067,642	–	47,859,465	11,892,165	737,312	35,967,300	(Note)
	Structures in trust	70,960	2,288	–	73,249	40,371	1,956	32,878	(Note)
	Machinery and equipment in trust	847,928	24,896	–	872,824	455,189	30,655	417,634	(Note)
	Tools, furniture and fixtures in trust	314,072	18,585	–	332,658	221,178	18,010	111,479	(Note)
	Land in trust	140,668,104	3,335,148	–	144,003,252	–	–	144,003,252	
	Construction in progress in trust	7,021	800	3,340	4,480	–	–	4,480	
	Subtotal	211,269,634	4,519,906	3,340	215,786,200	15,176,531	910,042	200,609,669	
Intangible assets	Land leasehold rights in trust	4,494,579	–	–	4,494,579	–	–	4,494,579	
	Subtotal	4,494,579	–	–	4,494,579	–	–	4,494,579	
Total	215,764,214	4,519,906	3,340	220,280,780	15,176,531	910,042	205,104,249		

(Note) The major increase during the current fiscal period was due to the acquisition of one asset (3,886,026 thousand yen), and the decrease due to depreciation.

## (iv) Schedule of other specified assets

N/A

## (v) Schedule of investment corporation bonds

(Thousand yen)

	Date of issuance	Balance at period-start	Decrease during period	Balance at period-end	Interest rate (%)	Redemption date	Use	Security
First unsecured investment corporation bonds	September 22, 2017	1,200,000	–	1,200,000	0.900	September 22, 2027	(Note 1)	Unsecured/ unguaranteed
Second unsecured investment corporation bonds	April 26, 2018	1,000,000	–	1,000,000	0.900	April 26, 2028		
Third unsecured investment corporation bonds	November 29, 2018	1,000,000	–	1,000,000	0.750	November 28, 2025		
Fourth unsecured investment corporation bonds	July 26, 2019	1,200,000	–	1,200,000	0.890	July 26, 2029		
Fifth unsecured investment corporation bonds	March 26, 2020	1,000,000	–	1,000,000	0.300	March 26, 2025		
Sixth unsecured investment corporation bonds	May 6, 2021	1,500,000	–	1,500,000	0.850	May 2, 2031		
Total		6,900,000	–	6,900,000	–	–	–	–

(Note 1) The proceeds are used for repaying existing loans.

(Note 2) A ranking *pari passu* among Ichigo Office investment corporation bonds is attached.

(Note 3) The maturity profile of investment corporate bonds for each year within five years after the balance sheet date is as follows.

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years
Investment corporation bonds	–	–	1,000,000	1,000,000	1,200,000

## (vi) Schedule of loans

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	1,432,600	–	1,432,600	–	0.808 (Note 2)	May 31, 2022	(Note 3)	(Note 6)	No (No Guarantee)
	Mizuho Bank	1,037,400	–	1,037,400	–					
	MUFG Bank	889,200	–	889,200	–					
	SBI Shinsei Bank	494,000	–	494,000	–					
	SMBC	1,432,600	–	1,450	1,431,150	0.858 (Note 2)	November 30, 2022	(Note 4)		
	Mizuho Bank	1,037,400	–	1,050	1,036,350					
	MUFG Bank	889,200	–	900	888,300					
	SBI Shinsei Bank	494,000	–	500	493,500					
	SMBC	1,778,400	–	1,778,400	–	0.705 (Note 2)	May 31, 2022	(Note 3)		
	Mizuho Bank	889,200	–	889,200	–					
	MUFG Bank	691,600	–	691,600	–					
	SBI Shinsei Bank	592,800	–	592,800	–					
	Aozora Bank	494,000	–	494,000	–					
	Bank of Fukuoka	494,000	–	494,000	–					
Nishi-Nippon City Bank	494,000	–	494,000	–						
Resona Bank	345,800	–	345,800	–						

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	1,778,400	–	1,800	1,776,600	0.750 (Note 2)	November 30, 2022	(Note 5)	(Note 6)	No (No Guarantee)
	Mizuho Bank	889,200	–	900	888,300					
	MUFG Bank	691,600	–	700	690,900					
	SBI Shinsei Bank	592,800	–	600	592,200					
	Aozora Bank	494,000	–	500	493,500					
	Bank of Fukuoka	494,000	–	500	493,500					
	Nishi-Nippon City Bank	494,000	–	500	493,500					
	Resona Bank	345,800	–	350	345,450					
	SMBC	1,000,000	–	–	1,000,000	0.845 (Note 2)	October 31, 2023	Lump-sum repayment		
	SMBC	1,100,000	–	–	1,100,000	0.852 (Note 2)	November 11, 2024	Lump-sum repayment		
	Mizuho Bank	1,000,000	–	–	1,000,000	0.852 (Note 2)	November 11, 2024	Lump-sum repayment		
	SBI Shinsei Bank	900,000	–	–	900,000	0.852 (Note 2)	November 11, 2024	Lump-sum repayment		
	Resona Bank	400,000	–	–	400,000	0.852 (Note 2)	November 11, 2024	Lump-sum repayment		
	Development Bank of Japan	2,000,000	–	–	2,000,000	0.871	May 10, 2023	Lump-sum repayment		
	SMBC	215,000	–	–	215,000	0.761 (Note 2)	October 31, 2023	Lump-sum repayment		
	Mizuho Bank	340,000	–	–	340,000					
	MUFG Bank	283,000	–	–	283,000					
	Resona Bank	237,000	–	–	237,000					
	SBI Shinsei Bank	135,000	–	–	135,000					
	Bank of Fukuoka	195,000	–	–	195,000					
	ORIX Bank	195,000	–	–	195,000					
	SMBC	633,000	–	–	633,000	0.948 (Note 2)	October 31, 2025	Lump-sum repayment		
	Mizuho Bank	508,000	–	–	508,000					
	MUFG Bank	425,000	–	–	425,000					
	Resona Bank	356,000	–	–	356,000					
	SBI Shinsei Bank	201,000	–	–	201,000					
	Aozora Bank	257,000	–	–	257,000					
	SMBC	352,000	–	–	352,000	0.990 (Note 2)	April 30, 2026	Lump-sum repayment		
	Mizuho Trust	1,352,000	–	–	1,352,000					
	Aozora Bank	901,000	–	–	901,000					
	SBI Shinsei Bank	901,000	–	–	901,000					
	Resona Bank	448,000	–	–	448,000					
SMBC	400,000	–	–	400,000	0.795 (Note 2)	April 30, 2024	Lump-sum repayment			
Mizuho Bank	350,000	–	–	350,000						
SBI Shinsei Bank	300,000	–	–	300,000						
MUFG Bank	300,000	–	–	300,000						
Bank of Fukuoka	225,000	–	–	225,000						
The Kagawa Bank	200,000	–	–	200,000						
Nishi-Nippon City Bank	225,000	–	–	225,000						

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	835,000	–	–	835,000	0.860 (Note 2)	November 11, 2024	Lump-sum repayment	(Note 6)	No (No Guarantee)
	Mizuho Bank	491,000	–	–	491,000					
	SBI Shinsei Bank	393,000	–	–	393,000					
	MUFG Bank	393,000	–	–	393,000					
	Aozora Bank	393,000	–	–	393,000					
	Resona Bank	294,000	–	–	294,000					
	The Kagawa Bank	147,000	–	–	147,000					
	SMBC	500,000	–	–	500,000	0.644	February 29, 2024	Lump-sum repayment		
	Mizuho Bank	400,000	–	–	400,000	0.644	February 29, 2024	Lump-sum repayment		
	SMBC	1,000,000	–	–	1,000,000	0.962 (Note 2)	April 30, 2026	Lump-sum repayment		
	Mizuho Bank	400,000	–	–	400,000	0.724	April 30, 2026	Lump-sum repayment		
	SBI Shinsei Bank	200,000	–	–	200,000	0.724	April 30, 2026	Lump-sum repayment		
	SMBC	954,000	–	–	954,000	0.975 (Note 2)	September 30, 2026	Lump-sum repayment		
	Mizuho Bank	773,000	–	–	773,000					
	SBI Shinsei Bank	483,000	–	–	483,000					
	Aozora Bank	656,000	–	–	656,000					
	SMBC	830,000	–	–	830,000	0.907 (Note 2)	September 30, 2026	Lump-sum repayment		
	Aozora Bank	570,000	–	–	570,000					
	SMBC	250,000	–	–	250,000	0.850 (Note 2)	April 30, 2026	Lump-sum repayment		
	Mizuho Bank	400,000	–	–	400,000					
	Development Bank of Japan	400,000	–	–	400,000					
	MUFG Bank	300,000	–	–	300,000					
	SBI Shinsei Bank	250,000	–	–	250,000					
	SMBC	1,000,000	–	–	1,000,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	Resona Bank	1,000,000	–	–	1,000,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	Bank of Fukuoka	1,000,000	–	–	1,000,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment		
	SMBC	1,239,000	–	–	1,239,000	0.822 (Note 2)	March 25, 2027	Lump-sum repayment		
	Mizuho Bank	1,074,000	–	–	1,074,000					
	SBI Shinsei Bank	743,000	–	–	743,000					
	Aozora Bank	743,000	–	–	743,000					
Resona Bank	743,000	–	–	743,000						
ORIX Bank	413,000	–	–	413,000						
The Kagawa Bank	413,000	–	–	413,000	0.698 (Note 2)	September 25, 2025	Lump-sum repayment			
SMBC	692,000	–	–	692,000	0.726 (Note 2)	March 25, 2026	Lump-sum repayment			
SMBC	672,000	–	–	672,000	0.844 (Note 2)	September 27, 2027	Lump-sum repayment			
Mizuho Bank	610,000	–	–	610,000						
SBI Shinsei Bank	641,000	–	–	641,000						
MUFG Bank	549,000	–	–	549,000						

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	1,224,000	-	-	1,224,000	0.876 (Note 2)	September 27, 2027	Lump-sum repayment	(Note 6)	No (No Guarantee)
	Mizuho Bank	1,224,000	-	-	1,224,000					
	SBI Shinsei Bank	783,000	-	-	783,000					
	MUFG Bank	783,000	-	-	783,000					
	Aozora Bank	783,000	-	-	783,000					
	Resona Bank	587,000	-	-	587,000					
	The Kagawa Bank	955,000	-	-	955,000	0.656	March 25, 2027	Lump-sum repayment		
	SMBC	827,000	-	-	827,000	0.476	September 25, 2023	Lump-sum repayment		
	SBI Shinsei Bank	790,000	-	-	790,000					
	Mizuho Bank	753,000	-	-	753,000					
	MUFG Bank	677,000	-	-	677,000					
	SMBC	543,000	-	-	543,000	0.740 (Note 2)	March 25, 2027	Lump-sum repayment		
	SBI Shinsei Bank	518,000	-	-	518,000					
	Mizuho Bank	494,000	-	-	494,000					
	MUFG Bank	445,000	-	-	445,000					
	Aozora Bank	2,127,000	-	-	2,127,000	0.828 (Note 2)	August 25, 2028	Lump-sum repayment		
	SBI Shinsei Bank	998,000	-	-	998,000	0.722 (Note 2)	March 25, 2027	Lump-sum repayment		
	SBI Shinsei Bank	1,000,000	-	-	1,000,000	0.828 (Note 2)	August 25, 2028	Lump-sum repayment		
	Mizuho Bank	400,000	-	-	400,000	0.828 (Note 2)	August 25, 2028	Lump-sum repayment		
	SMBC	407,000	-	-	407,000	0.569 (Note 2)	September 25, 2025	Lump-sum repayment		
	MUFG Bank	781,000	-	-	781,000					
	Resona Bank	586,000	-	-	586,000					
	Mizuho Bank	407,000	-	-	407,000					
	SBI Shinsei Bank	260,000	-	-	260,000					
	Aozora Bank	260,000	-	-	260,000					
	SMBC	814,000	-	-	814,000					
	Mizuho Bank	814,000	-	-	814,000	0.787 (Note 2)	November 27, 2028	Lump-sum repayment		
	SBI Shinsei Bank	521,000	-	-	521,000					
	Aozora Bank	521,000	-	-	521,000					
	SMBC	800,000	-	-	800,000					
Mizuho Bank	700,000	-	-	700,000	0.802 (Note 2)	November 27, 2028	Lump-sum repayment			
Bank of Yokohama	500,000	-	-	500,000	0.802 (Note 2)	November 27, 2028	Lump-sum repayment			
SMBC	527,000	-	-	527,000	0.488	September 25, 2024	Lump-sum repayment			
MUFG Bank	494,000	-	-	494,000						
Mizuho Bank	355,000	-	-	355,000						
Bank of Yokohama	285,000	-	-	285,000						
Mizuho Trust & Banking	95,000	-	-	95,000						

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	1,055,000	–	–	1,055,000	0.876 (Note 2)	March 26, 2029	Lump-sum repayment	(Note 6)	No (No Guarantee)
	Mizuho Bank	710,000	–	–	710,000					
	Aozora Bank	571,000	–	–	571,000					
	Resona Bank	571,000	–	–	571,000					
	Mizuho Trust & Banking	190,000	–	–	190,000					
	SMBC	329,000	–	–	329,000	0.488	September 25, 2024	Lump-sum repayment		
	MUFG Bank	1,372,000	–	–	1,372,000					
	Bank of Fukuoka	376,000	–	–	376,000					
	Mizuho Bank	329,000	–	–	329,000					
	Bank of Yokohama	30,000	–	–	30,000					
	SMBC	329,000	–	–	329,000	0.733 (Note 2)	March 27, 2028	Lump-sum repayment		
	Mizuho Bank	329,000	–	–	329,000					
	Resona Bank	287,000	–	–	287,000					
	Aozora Bank	174,000	–	–	174,000					
	SBI Shinsei Bank	162,000	–	–	162,000					
	Bank of Yokohama	161,000	–	–	161,000					
	SMBC	988,000	–	–	988,000	0.819 (Note 2)	May 25, 2029	Lump-sum repayment		
	Mizuho Bank	988,000	–	–	988,000					
	Resona Bank	862,000	–	–	862,000					
	SBI Shinsei Bank	487,000	–	–	487,000					
	Aozora Bank	422,000	–	–	422,000					
	Development Bank of Japan	500,000	–	–	500,000	0.764	September 25, 2028	Lump-sum repayment		
	SMBC	194,000	–	–	194,000	0.612 (Note 2)	September 25, 2026	Lump-sum repayment		
	Mizuho Bank	194,000	–	–	194,000					
	MUFG Bank	1,622,000	–	–	1,622,000					
	Bank of Fukuoka	446,000	–	–	446,000					
	Bank of Yokohama	90,000	–	–	90,000					
	SMBC	389,000	–	–	389,000	0.720 (Note 2)	March 25, 2028	Lump-sum repayment		
Mizuho Bank	389,000	–	–	389,000						
Resona Bank	271,000	–	–	271,000						
SBI Shinsei Bank	154,000	–	–	154,000						
Aozora Bank	117,000	–	–	117,000						
Bank of Yokohama	356,000	–	–	356,000						
SMBC	1,363,000	–	–	1,363,000	0.833 (Note 2)	November 25, 2029	Lump-sum repayment			
Mizuho Bank	1,363,000	–	–	1,363,000						
Resona Bank	1,086,000	–	–	1,086,000						
SBI Shinsei Bank	617,000	–	–	617,000						
Aozora Bank	470,000	–	–	470,000						

	Lender	Balance at period-start (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at period-end (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	Development Bank of Japan	500,000	–	–	500,000	0.859	January 25, 2029	Lump-sum repayment	(Note 6)	No (No Guarantee)
	SMBC	–	222,000	–	222,000	0.717 (Note 2)	May 25, 2027	Lump-sum repayment		
	Mizuho Bank	–	193,000	–	193,000					
	MUFG Bank	–	1,580,000	–	1,580,000					
	Bank of Fukuoka	–	494,000	–	494,000					
	Nishi-Nippon City Bank	–	100,000	–	100,000					
	SMBC	–	628,000	–	628,000					
	Mizuho Bank	–	385,000	–	385,000					
	SBI Shinsei Bank	–	217,000	–	217,000					
	Aozora Bank	–	98,000	–	98,000					
	Nishi-Nippon City Bank	–	111,000	–	111,000					
	Resona Bank	–	125,000	–	125,000	1.019 (Note 2)	May 27, 2030	Lump-sum repayment		
	SMBC	–	2,360,000	–	2,360,000					
	Mizuho Bank	–	1,348,000	–	1,348,000					
	SBI Shinsei Bank	–	869,000	–	869,000					
	Aozora Bank	–	396,000	–	396,000					
	Nishi-Nippon City Bank	–	283,000	–	283,000					
	Resona Bank	–	220,000	–	220,000					
	SMBC	–	950,000	–	950,000	1.107 (Note 2)	May 25, 2029	Lump-sum repayment		
Mizuho Bank	–	950,000	–	950,000						
Total		104,325,000	11,529,000	9,642,750	106,211,250					

(Note 1) Average Interest Rate indicates a weighted average of interest rates during the period based on the number of days, and it is rounded down to the stated unit.

(Note 2) To avoid interest rate risk, an interest rate swap agreement has been signed separately to fix the interest rates, and the weighted average interest rate during the period after the effect of the interest rate swap is stated.

(Note 3) The remaining balance was repaid on May 31, 2022.

(Note 4) 1 million yen is repaid on the final business day every three months, and the remaining balance will be repaid on the last due date.

The entire amount of the balance at period-end is long-term borrowings due within one year.

(Note 5) 2 million yen is repaid on the final business day every three months, and the remaining balance will be repaid on the last due date.

The entire amount of the balance at period-end is long-term borrowings due within one year.

(Note 6) The proceeds are used for acquisition of assets and/or beneficiary rights of real estate in trust and repayment of loans.

(Note 7) Shinsei Bank changed its corporate name to SBI Shinsei Bank on January 4, 2023.

(Note 8) The total amounts of long-term loans to be repaid for each year within five years after the balance sheet date are as follows.

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years
Long-term borrowings due within one year	17,270,250	–	–	–	–
Long-term borrowings	–	7,092,000	11,840,000	17,658,000	19,353,000
Total	17,270,250	7,092,000	11,840,000	17,658,000	19,353,000