

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office Portfolio Occupancy (Flash Data) – August 2021**

|                |                            | July 2021<br>(Final: A)  | August 2021<br>(Flash: B) | Difference<br>(B) - (A) |
|----------------|----------------------------|--------------------------|---------------------------|-------------------------|
| <b>Total</b>   |                            | <b>97.0%</b>             | <b>97.3%</b>              | <b>+0.3%</b>            |
| By Asset Type  | Office                     | 97.1%                    | 97.4%                     | +0.3%                   |
|                | Other                      | 94.4%                    | 94.4%                     | –                       |
| By Area        | Central Tokyo              | 95.4%                    | 95.8%                     | +0.4%                   |
|                | Tokyo Metropolitan Area    | 97.7%                    | 97.7%                     | –                       |
|                | Four Major Regional Cities | 98.7%                    | 98.7%                     | –                       |
|                | Other Regional Cities      | 99.0%                    | 99.2%                     | +0.2%                   |
| No. of Assets  |                            | 86                       | 86                        | –                       |
| No. of Tenants |                            | 933                      | 936                       | +3                      |
| Leasable Area  |                            | 264,638.61m <sup>2</sup> | 264,600m <sup>2</sup>     |                         |
| Leased Area    |                            | 256,824.85m <sup>2</sup> | 257,400m <sup>2</sup>     |                         |

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small adjustments due to renovations or variations in rental contract terms.
3. Central Tokyo refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. Tokyo Metropolitan Area refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. Four Major Regional Cities refers to Osaka, Nagoya, Fukuoka, and Sapporo.

### Explanation of Changes

Occupancy increased for Office, Central Tokyo, and Other Regional Cities due to new tenants at the Ichigo Shibuya Dogenzaka Building, Ichigo Higashi Gotanda Building, and Ichigo Takamatsu Building.

### Value-Add Actions

As part of its ongoing efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office has been focusing on minimizing downtime at re-tenanting. The recently completed renovation work of the common areas – including the elevator hall, hallway, and restrooms – of a vacant floor at the Ichigo Shinkawa Building is expected to contribute towards a rapid lease-up of vacant spaces as well as driving higher rents at re-tenanting.

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



Elevator Hall



Restrooms