

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

October 15, 2021

Issuer

Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Norio Nagamine, Head of Ichigo Office

Tel: +81-3-3502-4891

Ichigo Office Awarded Three Stars in GRESB Rating

In the 2021 GRESB Real Estate Assessment, Ichigo Office was awarded Three Stars in the GRESB Rating (maximum five stars) and won a Green Star designation for the fifth year in a row.

1. Assessment Results

The Three Stars awarded to Ichigo Office is based on the quintile position of Ichigo Office’s GRESB Overall Score relative to global participants. The Green Star designation, awarded to Ichigo Office for the fifth consecutive year, exemplifies Ichigo Office’s high achievement in areas of ESG-related policies and organizational setup (the “Management Component”), and the environmental performance of its assets as well as tenant engagement (the “Performance Component”).



G R E S B

★ ★ ★ ☆ ☆ 2021

2. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of various property companies and funds around the world, establishing a global standard for ESG benchmarking that is now applied to a broader and more diverse class of real assets. Today, more than 140 GRESB investor members who are some of the largest pension funds and their fiduciaries, including the Government Pension Investment Fund (GPIF) and several investors in Japan, use the GRESB data in their investment management and engagement process to better understand the sustainability risks and opportunities intrinsic to their real asset investments.

1,520 companies and real estate funds participated in the GRESB Real Estate Assessment this year.

For details of GRESB, please refer to <https://gresb.com>

3. Outlook

In line with sponsor Ichigo joining RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, Ichigo Office is targeting to source 100% of the electricity needs across its assets (excluding 15 partially-owned assets) via renewable energy by the end of April 2022. As a specialized office REIT, Ichigo Office will continue to work to promote the environmental and energy efficiency and reduce the environmental impact of its office buildings.