

*[Provisional Translation Only]*

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Issuer

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## **Ichigo Office Receives Tokyo Low-Carbon Small and Medium-Sized Model Building Certification**

Ichigo Office today received Tokyo Low-Carbon Small and Medium-Sized Model Building certification from the Tokyo Metropolitan Government for its Ichigo Nogizaka Building, therefore bringing the total number of Ichigo Office buildings that have received this certification to nine buildings. As a result, Ichigo Office has now received a total of 23 environmental certifications across 20 of its assets, which accounts for 32.6% of the total leasable office area of its portfolio.

### 1. Certifications Overview

<b>Name</b>	Ichigo Nogizaka Building
<b>Address</b>	8-11-37 Akasaka, Minato-ku, Tokyo
<b>Total Floor Area</b>	3,159.30m <sup>2</sup>
<b>Structure</b>	Steel Reinforced Concrete, 7 Floors & 1 Basement
<b>Exterior</b>	
<b>Rank</b>	Rank: A2 CO2 emission intensity 56.7~60.4 (kg – CO2/m <sup>2</sup> )

## 2. CO2 Emission Reduction Initiatives

### (1) Building Management

Energy usage: Any increases in energy usage versus the previous month are identified and addressed at meetings held every three months.

Air conditioning/ventilation filters: Cleans and inspects filters once a year.

Solicits tenant cooperation towards energy conservation and suggested air conditioning temperature settings (28°C in summer and 20°C in winter) via posters and stickers.

### (2) Equipment

HVAC: Installed energy recovery ventilation systems to work in tandem with individual air conditioning units.

Lighting: Completed c. 100% LED lighting installations in common areas and c. 20% in tenant areas, with plans to continue installing LED lighting. Lighting is linked to the security company's network, and is automatically switched off after tenants have finished.

## 3. Tokyo Low-Carbon Small and Medium-Sized Model Building Overview

The Tokyo Low-Carbon Building Assessment Index is a benchmark assessing the level of CO2 emission intensity of buildings and was developed by the Tokyo Metropolitan Government in May 2012 with the aim to promote a real estate market in which buildings with lower CO2 emissions are more valued. Buildings are ranked among A4 (highest rank), A3, A2, A1, B2, B1, and C (lowest rank) based on their level of CO2 emission intensity.

A building ranked A1 or higher is certified as a Tokyo Low-Carbon Small and Medium-Sized Model Building.

### Tokyo Low-Carbon Small and Medium-Sized Model Building Requirements:

- a. A building leased to tenants
- b. Ranked A1 or higher as per the above
- c. Three consecutive years of submission of the Tokyo Carbon Reduction Report (If the building was constructed less than three years ago, then submission every year starting from its year of construction)
- d. Actively engages in energy conservation initiatives

For details of the certification, please refer to the URL below (Japanese only):

[www.kankyo.metro.tokyo.lg.jp/climate/businesses/model\\_b/r5.html](http://www.kankyo.metro.tokyo.lg.jp/climate/businesses/model_b/r5.html)

## 4. Ongoing Environmental Initiatives

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 completed transitioning all assets (excluding partially owned and co-owned assets), 83 assets of 88 total assets, to renewable electricity, as of January 31, 2024.

Ichigo Office will continue to work to promote the environmental and energy efficiency and reduce the environmental impact of its office buildings.