



**Make The World
More Sustainable**

[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.*

March 21, 2025

Issuer

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

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Takafumi Kagiya, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Yuji Kamo, Head of Ichigo Office

Tel: +81-3-4485-5231

**Completion of Asset Sale (Ichigo Tameike Building,
Ichigo Kudan 3 Chome Building, and Future IZUMI)**

Ichigo Office completed the sale of the Ichigo Tameike Building, Ichigo Kudan 3 Chome Building, and Future IZUMI today, announced in the November 29, 2024 release, “Sale of Portfolio Assets (Ichigo Tameike Building, Ichigo Kudan 3 Chome Building, and Future IZUMI).”

Asset Number Asset Name	O-15 Ichigo Tameike Building	O-19 Ichigo Kudan 3 Chome Building	Z-09 Future IZUMI
Asset Type	Office	Office	Other (Retail)
Legal Form of Asset	Real estate	Trust beneficiary interest in real estate (<i>juekiken</i>)	Trust beneficiary interest in real estate (<i>juekiken</i>)
Sale Price	JPY 2,600 million		
Contract Date	November 29, 2024		
Closing Date	March 21, 2025		

Sale Price is the sale price of the assets excluding incidental expenses such as fees and property, city planning, and consumption taxes.

For details of the sale, please refer to the November 29, 2024 release “Sale of Portfolio Assets (Ichigo Tameike Building, Ichigo Kudan 3 Chome Building, and Future IZUMI).”

www.ichigo-office.co.jp/ir/news/news_file/file/IchigoOffice_20241129_Asset_Sale_ENG.pdf