

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office Portfolio Occupancy (Flash Data) – August 2025**

|                  |                               | July 2025<br>(Final: A)  | August 2025<br>(Flash: B) | Difference<br>(B) - (A) |
|------------------|-------------------------------|--------------------------|---------------------------|-------------------------|
| <b>Total</b>     |                               | <b>96.4%</b>             | <b>97.1%</b>              | <b>+0.7%</b>            |
| By Asset<br>Type | Office                        | 96.3%                    | 97.0%                     | +0.7%                   |
|                  | Other                         | 100%                     | 100%                      | —                       |
| By Area          | Central Tokyo                 | 96.3%                    | 97.1%                     | +0.8%                   |
|                  | Tokyo<br>Metropolitan<br>Area | 98.5%                    | 98.5%                     | —                       |
|                  | Four Major<br>Regional Cities | 93.3%                    | 94.4%                     | +1.1%                   |
|                  | Other Regional<br>Cities      | 98.2%                    | 99.0%                     | +0.8%                   |
| No. of Assets    |                               | 87                       | 87                        | —                       |
| No. of Tenants   |                               | 1,028                    | 1,031                     | +3                      |
| Leasable Area    |                               | 265,855.10m <sup>2</sup> | 265,900m <sup>2</sup>     |                         |
| Leased Area      |                               | 256,252.29m <sup>2</sup> | 258,100m <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

Although there were departing tenants at the Ichigo Jingumae Building and Ichigo Omiya Building, occupancy increased for Office, Central Tokyo, Four Major Regional Cities, and Other Regional Cities due to new tenants, including at the Ichigo Sasazuka Building and Ichigo Nagoya Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

### Actions Driving Tenant Satisfaction and Earnings

As part of its efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office conducted value-add construction at the Ichigo Hijirizaka Building in central Tokyo.

Based on a “flower curtain slope” concept, Ichigo Office placed plants and flowers along the road connecting the Ichigo Hijirizaka Building and a park, creating a sustainable urban space that increases scenic value and a sense of harmony between nature and the building. Ichigo Office has differentiated the building by incorporating designs that change with the seasons and weather, which include flower-shaped lamps and green walls at the entrance. As a result of such initiatives, Azabu Wakei, a restaurant that received a one star in the Tokyo Michelin Guide, is reopening as Hijirizaka Wakei on the building’s first floor in October 2025. Ichigo Office believes that leasing to a tenant offering a high-quality food experience to domestic and international customers will enhance the building’s appeal and competitiveness, thus increasing its asset value.

### Ichigo Hijirizaka Building

