

[Provisional Translation Only]

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Issuer

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Ichigo Office Receives Highest S Rank CASBEE Environmental Certification for the Ichigo Akihabara North Building

Ichigo Office received an S rank, the highest CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification for the Ichigo Akihabara North Building.

1. Certification Overview

Name	Ichigo Akihabara North Building
Location	6-15-12 Sotokanda, Chiyoda-ku, Tokyo
Total Floor Area	8,289.89m ²
Structure	Steel/Reinforced Concrete, 8 Floors & 1 Basement
Exterior	
Rank	S Rank 

2. CASBEE Assessment

- (1) The building endeavors to reduce greenhouse gas emissions.
- (2) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.
- (3) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to also reduce water usage.
- (4) The building's indoor environment meets Building Environmental Health Management Standards.
- (5) The building employs environmentally conscious cleaning and sanitation practices.
- (6) The building adheres to the Invasive Alien Species Act and a management policy for green spaces, thus promoting biodiversity.
- (7) The building offers convenient access to and promotes the use of public transportation.

3. CASBEE Overview

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For a list of CASBEE-certified buildings in Japan, please refer to the URL below (Japanese only):

www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

4. Ichigo Office's Environmental Initiatives

As a result of the above certifications, Ichigo Office has now received CASBEE certifications for 14 assets. This adds to Ichigo Office assets' environmental certifications which now totals to 27 certifications for 22 of its assets, accounting for 35.7% of its total leasable office area.

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 its assets to renewable electricity in August 2024.

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.

Oct 2024-end (Actual) ¹		Oct 2029-end (Plan) ²
32.7% ³ (Office, Leasable Area Basis)	▶	Over 50% ³ (Office, Leasable Area Basis)

¹ Goal setting date

² Target date

³ Assuming Leasable Area does not change from the end of October 2024 fiscal period to the end of October 2029 fiscal period