

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office Awarded  
Three Stars in GRESB Rating**

In the 2025 GRESB Real Estate Assessment, Ichigo Office was awarded Three Stars in the GRESB Rating (maximum five stars) for the second year in a row and won a Green Star designation for the ninth year in a row.

**1. Assessment Results**

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

Ichigo Office also received the highest “A” GRESB Public Disclosure Level, which measures the quality of ESG disclosures by REITs and listed property companies.



**G R E S B**  
R E A L E S T A T E  
★ ★ ★ ☆ ☆ 2025

## 2. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of property companies and funds worldwide, establishing a global standard for ESG benchmarking now applied to a broader and more diverse class of real assets. Today, more than 150 GRESB investor members, including some of the largest pension funds and their fiduciaries - such as the Government Pension Investment Fund (GPIF) and several other investors in Japan - use this data to better understand the sustainability risks and opportunities inherent to their real asset investments.

2,383 companies and real estate funds participated in the GRESB Real Estate Assessment this year.

For details of GRESB, please refer to [www.gresb.com/nl-en](http://www.gresb.com/nl-en)

## 3. Ichigo Office ESG Initiatives

In line with sponsor Ichigo joining RE100, a global initiative to accelerate the transition to 100% renewable energy for businesses, Ichigo Office successfully transitioned all of its assets (87 assets including retail assets as of September 30, 2025) to renewable energy. As a specialized office REIT, Ichigo Office will continue to work to promote the environmental and energy efficiency of its office buildings, thereby reducing their environmental impact.