

[Provisional Translation Only]

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Issuer

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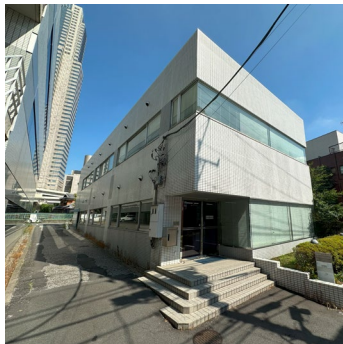
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Ichigo Office Receives Highest S Rank CASBEE Environmental Certifications for the Ichigo Nishisando Building (Buildings A & B)

Ichigo Office received an S rank, the highest CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification for the Ichigo Nishisando Building comprising Buildings A and B.

1. Certification Overview

Name	Ichigo Nishisando Building	
	Building A	Building B
Location	3-28-6 & 7 Yoyogi, Shibuya-ku, Tokyo	
Total Floor Area	6,016.28m ²	456.93m ²
Structure	Steel/Reinforced Concrete, 8 Floors & 1 Basement	Reinforced Concrete, 2 Floors
Exterior		
Rank	S Rank 	S Rank 

Note: Although the asset consists of two buildings that have been individually certified, Ichigo Office counts them as a single asset called the Ichigo Nishisando Building.

2. CASBEE Assessment

Building A

- (1) 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.
- (2) The building employs environmentally conscious cleaning and sanitation practices.
- (3) The building's large natural ventilation openings contribute to tenant well-being and comfort.
- (4) The building promotes biodiversity with consideration for the local vegetation and species diversity.
- (5) The building implements measures to address and mitigate natural disaster risks.
- (6) The building offers convenient access to and promotes the use of public transportation.

Building B

- (1) 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.
- (2) The building employs environmentally conscious cleaning and sanitation practices.
- (3) The building's large natural ventilation openings and the building design for extensive natural light availability contribute to tenant well-being and comfort.
- (4) The building promotes biodiversity with consideration for the local vegetation and species diversity.
- (5) The building implements measures to address and mitigate natural disaster risks.
- (6) 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.

The CASBEE certification is a rating system that measures the impact of environmentally-conscious buildings on real estate value. It evaluates existing buildings that have been completed for more than one year based on multiple environmental performance evaluation categories. Based on the total score, buildings are ranked on a four-grade scale (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 15 assets. This brings the total number of environmental certifications for its assets to 28 across 23 buildings, which accounts for 37.4% 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