

[Provisional Translation Only]

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Issuer

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

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Asset Management Company

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**Completion of Asset Acquisition and
Appointment of Property Management Company
(Ichigo Tachikawa Koen Dori Building)**

Ichigo Office today completed the acquisition of the Ichigo Tachikawa Koen Dori Building, as announced in the October 23, 2025 release “Acquisition of Office Asset (Ichigo Tachikawa Koen Dori Building).” In addition, Ichigo Office has appointed a property management company (“PM”) for the Ichigo Tachikawa Koen Dori Building, which had previously been undecided.

1. Acquisition Summary

Asset Number	O-108
Asset Name	Ichigo Tachikawa Koen Dori Building
Form of Ownership	Trust beneficiary interest in real estate (<i>juekiken</i>)
Acquisition Price	JPY 1,950 million
Contract Date	October 23, 2025
Closing Date	December 12, 2025

Acquisition Price excludes incidental expenses such as fees and property, city planning, and consumption taxes.

For details of the acquisition, please refer to the following release:

www.ichigo-office.co.jp/news/news_file/file/IchigoOffice_20251023_Asset_Acquisition_ENG.pdf

2. Appointment of PM

Asset Name	Ichigo Tachikawa Koen Dori Building
Appointed PM	CBRE K.K.

CBRE K.K. (hereinafter, “CBRE”) was chosen among several candidate PM companies based on their outstanding leasing capabilities, extensive track record, and deep market understanding in the Tachikawa area. Ichigo Office determined that CBRE, which comprehensively possesses these strengths, was the most suitable choice.

Leveraging its domestic and global network and expertise, CBRE is expected to attract high-quality tenants at an early stage and ensure stable quality and profitability via its strategic management based on the latest market trends.

3. New PM Profile

Name	CBRE K.K.
Address	2-1-1 Marunouchi, Chiyoda-ku, Tokyo
Representative	Eiji Sakaguchi, Representative Director, Chairman & CEO Takashi Tsuji, Representative Director, President & COO
Capital	JPY 771 million (as of November 13, 2025)
Principal Business	Comprehensive commercial real estate services for domestic and international businesses
Relationship with Ichigo Office or its Asset Management Company	The PM does not have additional capital, personnel, or transactional relationship of note with Ichigo Office or its asset management company, and is not a related party of either entity.

4. Earnings Impact

There is no impact on Ichigo Office’s October 2025 and April 2026 fiscal period earnings forecasts presented in the October 27, 2025 release “Upward Earnings Forecast Revision for the October 2025 Fiscal Period” and the November 10, 2025 release “Upward Earnings Forecast Revision for the April 2026 Fiscal Period,” respectively.