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Issuer

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## Ichigo Office Receives First ZEB Ready Certification for the Ichigo Hatchobori Building

Ichigo Office received its first ZEB (Net Zero Energy Building) Ready certification under BELS (Building-Housing Energy-efficiency Labeling System) for the Ichigo Hatchobori Building.

### 1. Certification Overview

<b>Name</b>	Ichigo Hatchobori Building	
<b>Location</b>	1-14-1 Shintomi, Chuo-ku, Tokyo	
<b>Total Floor Area</b>	3,328.89m <sup>2</sup>	
<b>Structure</b>	Steel, 8 Floors	
<b>Exterior</b>		
<b>Rank</b>	BELS	ZEB
	6 Stars (Highest)	ZEB Ready
		

## 2. BELS & ZEB Overview

BELS is a public evaluation system used to assess the energy efficiency of buildings. Under this framework, a third-party organization evaluates both new and existing buildings using a Building Energy Index, which is calculated on primary energy consumption levels in accordance with Japan's national standards. Through March 2024, BELS utilized a five-star scale; buildings earning two stars or higher met the 2016 energy-efficiency requirements. Effective April 2024, BELS transitioned to a seven-star scale. Under these updated 2024 standards, a rating of one star or higher now indicates compliance with the latest energy-efficiency requirements.

A ZEB-certified building aims to maintain a comfortable indoor environment while reducing annual primary energy consumption to net zero. This is achieved through high performance insulation, energy-efficient equipment, and the integration of renewable energy sources. Under the BELS framework, ZEB certification is categorized into four levels (from highest to lowest): ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented.

The ZEB Ready certification awarded to the Ichigo Hatchobori Building recognizes buildings for achieving a primary energy reduction of at least 50% excluding renewable energy vs. the standard primary energy consumption for real estate. In addition, this rank accounts for the establishment of next-generation buildings designed with a highly insulated building exterior and highly efficient energy-saving systems.

In obtaining the ZEB certification, Ichigo Office worked with Fukunishi Electrical Co., Ltd. to analyze HVAC data of its existing buildings to advance ZEB initiatives.

For details of ZEB and BELS, please refer to the URLs below (Japanese only):

BELS: [www.hyokakyokai.or.jp/bels/bels.html](http://www.hyokakyokai.or.jp/bels/bels.html)

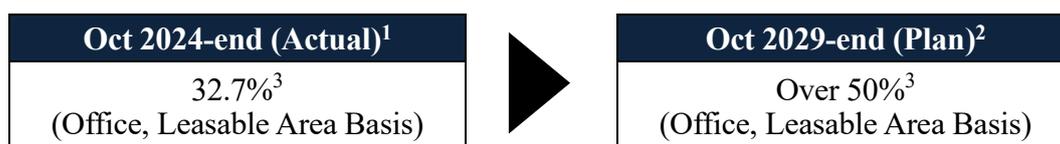
ZEB: [www.env.go.jp/earth/zeb/detail/01.html](http://www.env.go.jp/earth/zeb/detail/01.html)

## 3. Ichigo Office's Environmental Initiatives

As a result of the above certifications, Ichigo Office has now received its first ZEB certification and BELS certifications for three assets. This brings the total number of environmental certifications for its assets to 29 across 23 buildings, which accounts for 37.9% of its total leasable office area as of today.

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.



<sup>1</sup> Goal setting date

<sup>2</sup> Target date

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