

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office Portfolio Occupancy (Flash Data) – February 2026**

		January 2026 (Final: A)	February 2026 (Flash: B)	Difference (B) - (A)
<b>Total</b>		<b>97.0%</b>	<b>97.1%</b>	<b>+0.1%</b>
By Asset Type	Office	96.9%	97.1%	+0.2%
	Other	100%	100%	–
By Area	Central Tokyo	97.1%	97.2%	+0.1%
	Tokyo Metropolitan Area	97.1%	97.2%	+0.1%
	Four Major Regional Cities	95.7%	96.0%	+0.3%
	Other Regional Cities	99.6%	99.6%	–
No. of Assets		86	87	+1
No. of Tenants		1,012	1,034	+22
Leasable Area		256,033.27m <sup>2</sup>	260,100m <sup>2</sup>	
Leased Area		248,292.23m <sup>2</sup>	252,600m <sup>2</sup>	

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small adjustments due to renovations or variations in rental contract terms.
3. Central Tokyo refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. Tokyo Metropolitan Area refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. Four Major Regional Cities refers to Osaka, Nagoya, Fukuoka, and Sapporo.

## Explanation of Changes

Despite tenant departures at the Ichigo Mita Building and Ichigo Nakameguro Building, Office, Central Tokyo, and Four Major Regional Cities saw an increase in occupancy due to new tenants at the Ichigo Jingumae Building and Ichigo Higashi Gotanda Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

Occupancy in Tokyo Metropolitan Area, as well as No. of Assets, No. of Tenants, and Leasable Area increased due to the February 18, 2026 acquisition of the Ichigo Funabashi Building. For details of the acquisition, please refer to the February 16, 2026 release “Acquisition of Office Asset (Ichigo Funabashi Building).”

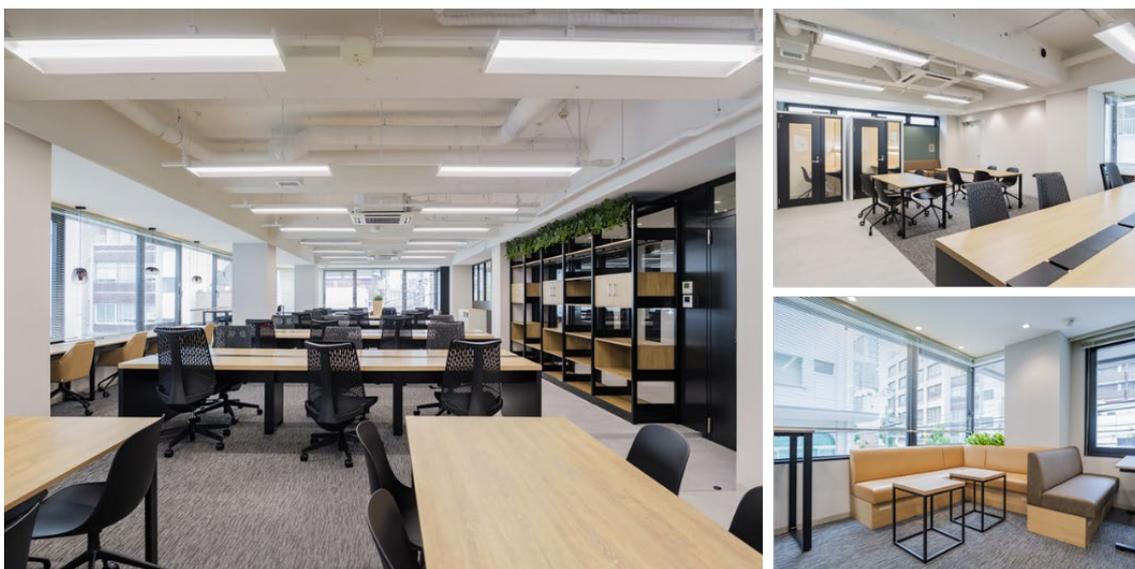
[www.ichigo-office.co.jp/news/news\\_file/file/IchigoOffice\\_20260216\\_Asset\\_Acquisition\\_ENG.pdf](http://www.ichigo-office.co.jp/news/news_file/file/IchigoOffice_20260216_Asset_Acquisition_ENG.pdf)

## Actions Driving Tenant Satisfaction and Earnings

As part of its efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office completed renovating the second and third floors (c. 178.2m<sup>2</sup> and c. 191.4m<sup>2</sup>) of the Ichigo Shibuya East Building with Ichigo-designed Ready to Move In offices. By removing existing ceilings to create an exposed aesthetic, the maximum ceiling height was increased to 3.17 meters, resulting in a more open and spacious work environment. Ichigo Office added two conference rooms, two individual booths, and a collaboration space with sofa and counter seats on each floor, showcasing a space designed to support concentration and collaboration. By implementing a “half-setup” system where work desks were intentionally not included, Ichigo Office created a flexible office environment that can readily accommodate changes in the number of employees and diverse work styles.

Ichigo Office will continue to increase tenant satisfaction and the competitiveness of its assets to drive higher value for its shareholders.

## Ichigo Shibuya East Building



## [Introduction Video of the Ichigo Shibuya East Building](#)

The building introduction video is posted on an external website operated by Three Star Co., Ltd. The information provided on the website is intended for the purpose of introducing and providing information on rental office properties, including setup offices, and is not intended as a solicitation for investment. Furthermore, Ichigo Office does not guarantee the accuracy, completeness, or timeliness of the information on the website.