

[Provisional Translation Only]

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Issuer

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Ichigo Office Receives CASBEE Environmental Certifications

Ichigo Office received S and A rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certifications today for the Ichigo Fushimi Building and the Ichigo Kumamoto Building, respectively.

1. Certifications Overview

Name	Ichigo Fushimi Building	Ichigo Kumamoto Building
Location	1-18-24 Nishiki, Naka-ku, Nagoya	6-7 Karashimacho, Chuo-ku, Kumamoto City
Total Floor Area	7,375.12m ²	6,580.39m ²
Structure	Steel Reinforced Concrete, 9 Floors & 1 Basement	Steel/Steel Reinforced Concrete, 12 Floors
Exterior		
Rank	S Rank 	A Rank 

2. CASBEE Assessment

Ichigo Fushimi Building

- (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 uses recycled materials in non-structural components.
- (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.

Ichigo Kumamoto Building

- (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 design for extensive natural light availability contribute to tenant well-being and comfort.
- (4) The building implements measures to address and mitigate natural disaster risks.
- (5) 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):

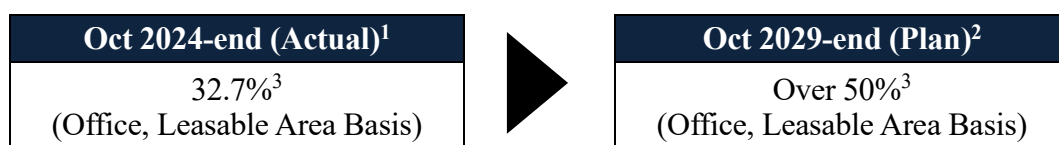
www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

4. Ichigo Office's Environmental Initiatives

As a result of the above certifications, Ichigo Office has now received CASBEE certifications for 16 assets. This brings the total number of environmental certifications for its assets to 31 across 25 buildings, which accounts for 41.3% 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 environmental and energy efficiency and reduce the environmental impact of its office buildings.



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