

[Provisional Translation Only]

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Issuer

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Ichigo Office Portfolio Occupancy (Flash Data) – April 2026

		March 2026 (Final: A)	April 2026 (Flash: B)	Difference (B) - (A)
Total		96.9%	97.3%	+0.4%
By Asset Type	Office	96.9%	97.3%	+0.4%
	Other	100%	100%	–
By Area	Central Tokyo	96.3%	97.2%	+0.9%
	Tokyo Metropolitan Area	97.5%	97.4%	-0.1%
	Four Major Regional Cities	96.5%	96.9%	+0.4%
	Other Regional Cities	99.6%	99.6%	–
No. of Assets		87	87	–
No. of Tenants		1,030	1,036	+6
Leasable Area		260,145.46m ²	260,100m ²	
Leased Area		252,061.83m ²	253,200m ²	

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

While occupancy decreased for Tokyo Metropolitan Area following tenant departures at the Ichigo Tachikawa Koen Dori Building and Ichigo Kawasaki Building, Office, Central Tokyo, and Four Major Regional Cities saw an increase in occupancy due to new tenants at the Ichigo Sakurabashi Building and Ichigo Gotanda Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

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 fifth floor of the Ichigo Otemachi North Building with an Ichigo-designed Ready to Move In office. Ichigo Office configured the c. 105m² floor with a 48m² tenant area to accommodate diverse workstyles and create a work environment that facilitates daily communication by installing conference rooms, an online meeting booth, and a counter and café space. By further enhancing the space with ancillary functions including a pantry, Ichigo Office improved the convenience and comfort of the entire office and created a space for immediate use after tenants move in. Ichigo Office is working towards a rapid lease-up of the space and c. 30% rent increase.

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

Ichigo Otemachi North Building

