

[Provisional Translation Only]

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Issuer

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Ichigo Office Portfolio Occupancy (Flash Data) – May 2026

		Apr 2026 (Final: A)	May 2026 (Flash: B)	Difference (B) - (A)
Total		97.3%	97.4%	+0.1%
By Asset Type	Office	97.3%	97.4%	+0.1%
	Other	100%	100%	–
By Area	Central Tokyo	97.2%	97.5%	+0.3%
	Tokyo Metropolitan Area	97.4%	97.6%	+0.2%
	Four Major Regional Cities	96.9%	96.3%	-0.6%
	Other Regional Cities	99.6%	99.6%	–
No. of Assets		87	87	–
No. of Tenants		1,036	1,034	-2
Leasable Area		260,159.70m ²	260,100m ²	
Leased Area		252,257.96m ²	253,300m 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 Four Major Regional Cities following tenant departures at the Ichigo Hakataeki Higashi Building and Ichigo Nishiki Building, Office, Central Tokyo, and Tokyo Metropolitan Area saw an increase in occupancy due to new tenants at the Ichigo Hijirizaka Building and Ichigo Shibuya East 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 a renewal of the rooftop relaxation area, the sixth-floor terrace, and the landscaping around the entrance at the Ichigo Ebisu Green Glass. Ichigo Office renewed the entrance green wall and terrace greenery to create an environment where occupants can experience the changing seasons and natural beauty. In particular, Ichigo Office redesigned the sixth-floor terrace as a space that encourages tenant interactions, improving both the comfort and value of the workplace experience for office users. Following the renewal, a tenant-hosted networking event, “Hello, Green! Garden Party,” was held on the terrace and attracted a large number of visitors, demonstrating the terrace’s effectiveness as a venue for communication and engagement among tenants.

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

Ichigo Ebisu Green Glass

