Make The World
More Sustainable

[Provisional Translation Only]
This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

July 17, 2026

Issuer
Ichigo Office REIT Investment Corporation ("Ichigo Office," 8975)
2-6-1 Marunouchi, Chiyoda-ku, Tokyo
Representative: Takafumi Kagiyama, Executive Director
www.ichigo-office.co.jp/en

Asset Management Company
Ichigo Investment Advisors Co., Ltd.
Representative: Hiroshi Iwai, President
Inquiries: Masahiro Izumi, Head of Finance & Planning
Tel: +81-3-4485-5231

Share Buyback and Treasury Share Cancellation

Ichigo Office's Board of Directors decided today to conduct a share buyback pursuant to the provisions of Article 80-5, Clause 2 and Article 80-2 of the Act on Investment Trusts and Investment Corporations, and cancel all the treasury shares it will acquire in the share buyback, pursuant to the provisions of Article 80, Clauses 2 and 4 of the abovementioned act.

1. Share Buyback Rationale

Ichigo Office continues to execute on its strategy to build a portfolio focused on mid-size offices, an asset class that offers both return stability and upside potential, and drives shareholder value via value-add and thorough asset management.

Ichigo Office has realized unrealized gains via well-timed asset sales and proactively returned these gains to shareholders, while strategically allocating cash-on-hand including sale proceeds to measures that contribute to maximizing shareholder value, such as growth investments and share buybacks. In addition, Ichigo Office has proactively deployed value-add capex on select assets to enhance their competitiveness, driving both asset value and NAV per share.

Despite these measures, Ichigo Office's share price continues to trade below its NAV per share. Following a comprehensive assessment of Ichigo Office's financial standing and the available cash-on-hand post-asset sale, Ichigo Office has determined that a share buyback will maximize shareholder value by increasing its NAV per share, EPS, and dividend.

2. Share Buyback and Treasury Share Cancellation Summary

Share Buyback

Number of Shares	20,000 shares (maximum) (1.3% of total shares outstanding, net of treasury shares)
Amount	JPY 1.5 billion (maximum)
Buyback Period	July 21, 2026 to September 30, 2026
Buyback Method	In-market purchases via securities firm

Note: Ichigo Office may not buyback the maximum number of shares or amount stated above, or may not conduct any share buyback, depending on market conditions.

Share Cancellation

Number of Shares to be Cancelled	All shares acquired in the buyback
Cancellation Date	October 30, 2026

Reference Information (as of today)

Total Shares Outstanding (excluding treasury shares)	1,527,703 shares
Treasury Shares	None