

[Provisional Translation Only]

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Issuer

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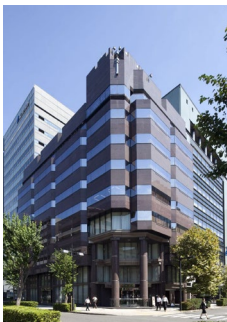
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Ichigo Office Receives Highest S Rank CASBEE Environmental Certifications for the Ichigo Shin Yokohama Building and Ichigo Funabashi Building

Ichigo Office received the highest S rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certifications today for the Ichigo Shin Yokohama Building and the Ichigo Funabashi Building.

1. Certifications Overview

Name	Ichigo Shin Yokohama Building	Ichigo Funabashi Building
Location	3-17-5 Shin Yokohama, Kohoku-ku, Yokohama, Kanagawa	2-10-14 Honcho, Funabashi City, Chiba
Total Floor Area	5,448.19m ²	5,949.61m ²
Structure	Steel Reinforced Concrete/ Reinforced Concrete, 9 Floors & 2 Basements	Steel Reinforced Concrete, 8 Floors
Exterior		
Rank	S Rank 	S Rank 

2. CASBEE Assessment

Ichigo Shin Yokohama 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) Ichigo Office and Ichigo Investment Advisors similarly set water consumption goals each year and monitor progress to reduce consumption.
- (3) The building's design for extensive natural light availability 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, particularly earthquake risk.
- (6) The building offers convenient access to and promotes the use of public transportation.

Ichigo Funabashi 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 robust cleaning and sanitation practices.
- (3) The building promotes biodiversity through measures including greenery inside and outside the property.
- (4) The building's large natural ventilation openings and design for extensive natural light availability contribute to tenant well-being and comfort.
- (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.

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 18 assets. This brings the total number of environmental certifications for its assets to 32 across 26 buildings, which accounts for 44.7% of its total leasable office area as of today.

Ichigo, together with its group companies including Ichigo Office, is working to address environmental challenges and contribute towards a sustainable society. Ichigo completed sourcing 100% renewable electricity across its operations and received its RE100 certification. RE100 is a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy.

Ichigo Office has also completed transitioning all of its assets to renewable energy.

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 via strategically obtaining environmental certifications annually to drive the ratio of assets with such certifications.

Oct 2024-end (Actual) ¹	▶	Oct 2029-end (Plan) ²
32.7% ³ (Office, Leasable Area Basis)		Over 50% ³ (Office, Leasable Area Basis)

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