

[Provisional Translation Only]

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Issuer

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Ichigo Office Awarded Three Stars in GRESB Rating

In the 2026 GRESB Real Estate Assessment, Ichigo Office was awarded Three Stars in the GRESB Rating (maximum five stars) and won a Green Star designation for the tenth year in a row.

1. Assessment Results

The Three Stars awarded to Ichigo Office for the third consecutive year is based on its GRESB Overall Score's quintile position relative to global participants. For the tenth consecutive year, Ichigo Office has also received the Green Star designation, exemplifying its high achievement in areas of ESG-related policies and organizational setup (the “Management Component”), as well as the environmental performance of its assets and tenant engagement (the “Performance”).

Ichigo Office also received the highest “A” GRESB Public Disclosure Level, which measures the quality of ESG disclosures by REITs and listed property companies.



G R E S B
R E A L E S T A T E
★ ★ ★ ☆ ☆ 2026

2. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of property companies and funds worldwide, establishing a global standard for ESG benchmarking now applied to a broader and more diverse class of real assets. Many institutional investors in Japan and overseas, including the Government Pension Investment Fund (GPIF), use GRESB Real Estate Assessment data in their investment selection and engagement processes.

For details of GRESB, please refer to www.gresb.com/nl-en

3. Ichigo Office ESG Initiatives

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 successfully transitioned all of its assets (83 assets including retail assets as of September 30, 2026) to renewable energy. As a specialized office REIT, Ichigo Office will continue to work to promote the environmental and energy efficiency of its office buildings, thereby reducing their environmental impact.