

[Provisional Translation Only]

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Issuer

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Ichigo Office Portfolio Occupancy (Flash Data) – September 2026

		August 2026 (Final: A)	September 2026 (Flash: B)	Difference (B) - (A)
Total		97.2%	97.5%	+0.3%
By Asset Type	Office	97.2%	97.5%	+0.3%
	Other	100%	100%	—
By Area	Central Tokyo	97.4%	97.8%	+0.4%
	Tokyo Metropolitan Area	97.9%	98.3%	+0.4%
	Four Major Regional Cities	95.4%	95.5%	+0.1%
	Other Regional Cities	98.9%	98.9%	—
No. of Assets		83	83	—
No. of Tenants		1,004	1,008	+4
Leasable Area		251,942.89m ²	251,900m ²	
Leased Area		244,858.86m ²	245,600m 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

Despite tenant departures at the Ichigo Omori Building and Ichigo Sakaisuji Honmachi Building, occupancy increased for Office as well as Central Tokyo, Tokyo Metropolitan Area, and Four Major Cities, driven by new tenant acquisitions at the Ichigo Gotanda Building and Axior Mita. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

Actions Driving Tenant Satisfaction and Earnings

As part of its ongoing efforts to increase tenant satisfaction and drive earnings via value-add, Ichigo Office converted a c. 54 tsubo (178.2m²) office section on the first floor of the Ichigo Shibuya Kamiyamacho Building, Tokyo into a Ready to Move In office. In addition to the main workspace, the space features meeting rooms and a pantry, creating a Ready to Move In office that combines functionality and comfort. A counter and sofas also provide spaces for breaks and informal interaction, further enhancing convenience and comfort for office users.

As a result, Ichigo Office leased up the space at a rent c. 64% above the previous level, bringing the building's occupancy to 100%. Ichigo Office believes that this lease demonstrates the success of its value-add initiatives and contributes to enhancing the asset's earnings and competitiveness.

Ichigo Office will continue to drive sustainable shareholder value by increasing tenant satisfaction via value-add and further enhancing asset value and competitiveness.

Ichigo Shibuya Kamiyamacho Building

