



**Make The World
More Sustainable**

Ichigo Office REIT Financial Statements (Audited)

39th Fiscal Period

November 1, 2024 – April 30, 2025

Ichigo Office REIT Investment Corporation (8975)

Marunouchi Park Building 20F, 2-6-1 Marunouchi, Chiyoda-ku, Tokyo 100-6920

Financial Statements

(1) Balance Sheet

(Thousand Yen)

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Assets		
Current assets		
Cash and deposits	6,858,448	13,070,281
Cash and deposits in trust	14,594,547	14,729,233
Operating accounts receivable	31,397	48,133
Prepaid expenses	529,846	509,209
Consumption taxes receivable	165,486	—
Other	13,551	6,888
Total current assets	22,193,277	28,363,745
Non-current assets		
Property, plant and equipment		
Buildings	7,799,837	7,703,039
Accumulated depreciation	(2,667,402)	(2,662,534)
Buildings, net	5,132,434	5,040,505
Structures	30,587	30,789
Accumulated depreciation	(26,418)	(23,391)
Structures, net	4,168	7,397
Machinery and equipment	369,355	374,229
Accumulated depreciation	(283,110)	(290,958)
Machinery and equipment, net	86,244	83,271
Tools, furniture and fixtures	107,440	116,524
Accumulated depreciation	(77,200)	(81,557)
Tools, furniture and fixtures, net	30,239	34,967
Land	16,669,592	16,334,305
Construction in progress	231	231
Buildings in trust	51,765,746	50,289,019
Accumulated depreciation	(14,348,627)	(14,415,821)
Buildings in trust, net	37,417,119	35,873,197
Structures in trust	86,929	94,976
Accumulated depreciation	(46,286)	(48,015)
Structures in trust, net	40,643	46,960
Machinery and equipment in trust	1,089,977	1,095,610
Accumulated depreciation	(599,140)	(627,320)
Machinery and equipment in trust, net	490,836	468,290
Tools, furniture and fixtures in trust	426,224	494,862
Accumulated depreciation	(300,977)	(318,219)
Tools, furniture and fixtures in trust, net	125,247	176,642
Land in trust	156,609,712	153,871,815
Construction in progress in trust	30,393	6,689
Total property, plant and equipment	216,636,861	211,944,274
Intangible assets		
Leasehold rights in trust	4,494,579	4,494,579
Total intangible assets	4,494,579	4,494,579
Investments and other assets		
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	1,269,298	1,173,438
Other	120,178	81,674
Allowance for doubtful accounts	—	(17,345)
Total investments and other assets	1,399,477	1,247,766
Total non-current assets	222,530,919	217,686,620
Deferred assets		
Investment bond issuance costs	30,976	26,056
Total deferred assets	30,976	26,056
Total Assets	244,755,173	246,076,422

(Thousand Yen)

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Liabilities		
Current Liabilities		
Operating accounts payable	1,082,303	1,558,038
Long-term bonds (due within one year)	1,000,000	1,000,000
Long-term loans (due within one year)	11,840,000	13,340,000
Accounts payable – other	826,539	691,052
Accrued expenses	34,653	33,645
Income taxes payable	605	605
Accrued consumption taxes	80,080	430,827
Advances received	1,565,490	1,433,306
Other	58,778	61,766
Total current liabilities	16,488,452	18,549,241
Long-Term Liabilities		
Investment corporation bonds	6,250,000	5,250,000
Long-term loans	104,667,000	104,167,000
Tenant leasehold and security deposits	1,285,257	1,302,596
Tenant leasehold and security deposits in trust	9,549,193	9,326,568
Asset retirement obligations	28,425	27,753
Other	111,385	89,875
Total long-term liabilities	121,891,261	120,163,794
Total Liabilities	138,379,713	138,713,035
Net Assets		
Shareholders' Equity		
Shareholders' capital	71,175,215	71,175,215
Surplus		
Capital reserve surplus	20,566,420	20,566,420
Capital reserve surplus deduction	*2 (1,499,919)	*2 (1,499,919)
Capital reserve surplus (net)	19,066,500	19,066,500
Discretionary reserves		
Reserve for dividends	3,572,625	3,572,625
Reserve for temporary difference adjustments	*3 8,479,544	*3 8,374,544
Total discretionary reserves	12,052,170	11,947,170
Unappropriated retained earnings (undisposed loss)	4,081,572	5,174,499
Total surplus	35,200,243	36,188,170
Total Shareholders' Equity	106,375,459	107,363,386
Total Net Assets	*1 106,375,459	*1 107,363,386
Total Liabilities and Net Assets	244,755,173	246,076,422

(2) Income Statement

(Thousand yen)

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Operating Revenue		
Rental revenue	*1 7,516,118	*1 7,590,713
Other rental revenue	*1 655,619	*1 632,183
Gain on sales of real estate	*2 1,051,166	*2 2,012,680
Dividend from TK (<i>tokumei kumiai</i>)	217	—
Total operating revenue	9,223,122	10,235,577
Operating Expenses		
Rental expenses	*1 3,373,137	*1 3,366,531
Asset management fee	688,499	567,297
Asset custody fee	15,249	15,790
Administrative service fees	50,992	53,401
Directors' compensation	6,840	5,040
Other operating expenses	97,052	132,743
Total operating expenses	4,231,770	4,140,804
Operating Profit	4,991,351	6,094,773
Non-Operating Revenues		
Interest income	2,030	9,868
Reversal of distribution payable	457	498
Insurance payment income	1,057	27,848
Other	—	373
Total non-operating revenues	3,545	38,589
Non-operating expenses		
Interest expenses	597,004	617,617
Loan related expenses	287,784	270,638
Share issuance expenses	22,879	—
Amortization of bond issuance expenses	5,216	4,920
Provision of allowance for doubtful accounts	—	17,345
Other	—	48,427
Total non-operating expenses	912,884	958,948
Recurring Profit	4,082,012	5,174,414
Pre-tax income	4,082,012	5,174,414
Income taxes - current	605	605
Total income taxes	605	605
Net Income	4,081,407	5,173,809
Retained earnings brought forward	165	690
Unappropriated retained earnings (undisposed loss)	4,081,572	5,174,499

(3) Statement of Changes in Net Assets

Previous fiscal period (May 1, 2024 to October 31, 2024)

(Thousand yen)

	Shareholders' equity						
	Shareholders' capital	Surplus					
		Capital reserve surplus	Capital reserve surplus deduction	Capital reserve surplus (net)	Discretionary reserves		
					Dividend reserve	Temporary difference adjustment reserve	Total discretionary reserves
Balance at beginning of period	67,675,274	20,566,420	(1,499,919)	19,066,500	3,471,625	8,584,544	12,056,170
Changes during the period							
Issuance of New Shares	3,499,941						
Increase in Dividend Reserve					101,000	—	101,000
Reversal from temporary difference adjustment reserve						(105,000)	(105,000)
Dividends							
Net Income							
Total changes during the period	3,499,941	—	—	—	101,000	(105,000)	(4,000)
Balance at end of period	71,175,215	20,566,420	(1,499,919)	19,066,500	3,572,625	8,479,544	12,052,170

	Shareholders' equity			Total net assets
	Surplus		Total shareholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	3,324,059	34,446,730	102,122,004	102,122,004
Changes during the period				
Issuance of New Shares			3,499,941	3,499,941
Increase in Dividend Reserve	(101,000)	—	—	—
Reversal from temporary difference adjustment reserve	105,000	—	—	—
Dividends	(3,327,894)	(3,327,894)	(3,327,894)	(3,327,894)
Net Income	4,081,407	4,081,407	4,081,407	4,081,407
Total changes during period	757,513	753,513	4,253,454	4,253,454
Balance at end of period	4,081,572	35,200,243	106,375,459	106,375,459

Current fiscal period (November 1, 2024 to April 30, 2025)

(Thousand yen)

	Shareholders' equity						
	Shareholders' capital	Surplus					
		Capital reserve surplus	Capital reserve surplus deduction	Capital reserve surplus (net)	Discretionary reserves		
					Dividend reserve	Temporary difference adjustment reserve	Total discretionary reserves
Balance at beginning of period	71,175,215	20,566,420	(1,499,919)	19,066,500	3,572,625	8,479,544	12,052,170
Changes during the period							
Reversal from temporary difference adjustment reserve						(105,000)	(105,000)
Dividends							
Net Income							
Total changes during the period	—	—	—	—	—	(105,000)	(105,000)
Balance at end of period	71,175,215	20,566,420	(1,499,919)	19,066,500	3,572,625	8,374,544	11,947,170

	Shareholders' equity			Total net assets
	Surplus		Total shareholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	4,081,572	35,200,243	106,375,459	106,375,459
Changes during the period				
Reversal from temporary difference adjustment reserve	105,000	—	—	—
Dividends	(4,185,882)	(4,185,882)	(4,185,882)	(4,185,882)
Net Income	5,173,809	5,173,809	5,173,809	5,173,809
Total changes during period	1,092,927	987,927	987,927	987,927
Balance at end of period	5,174,499	36,188,170	107,363,386	107,363,386

(4) Statement of Dividends

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
I. Unappropriated Retained Earnings	4,081,572,637 yen	5,174,499,660 yen
II. Discretionary Reserve Reversal		
Reversal of Temporary Difference	105,000,000 yen	105,000,000 yen
Adjustment Reserve		
III. Total Dividends	4,185,882,328 yen	5,177,930,220 yen
(Dividend per share)	(2,692 yen)	(3,330 yen)
IV. Discretionary Reserves		
Provision to Dividend Reserve	— yen	101,000,000 yen
V. Retained Earnings Carried Forward	690,309 yen	569,440 yen
Method for calculating the amount of dividends	<p>The distribution policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed 90% of “profit available for dividend” as provided for in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. Based on this policy, the decision was made to distribute, as dividends, 4,185,882,328 yen, which was the entire amount excluding the fractional portion where the amount of dividends per share was less than 1 yen from the amount after adding 105,000,000 yen of the reversal of the temporary difference adjustment reserve to 4,081,572,637 yen of unappropriated retained earnings. As a result, dividend per share came to 2,692 yen.</p>	<p>The distribution policy set out in Article 37 of the Articles of Incorporation of the Investment Corporation stipulates that the amount of dividends shall exceed 90% of “profit available for dividend” as provided for in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation. Based on this policy, the decision was made to distribute, as dividends, 5,177,930,220 yen, which was the entire amount excluding the fractional portion where the amount of dividends per share was less than 1 yen from the amount after adding 105,000,000 yen of the reversal of the temporary difference adjustment reserve to 5,174,499,660 yen of unappropriated retained earnings, and transferring 101,000,000 yen of gains on sales of real estate to dividend reserves, within J-REIT conduit rules. As a result, dividend per share came to 3,330 yen.</p>

(5) Cash Flow Statement

(Thousand yen)

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Cash flows from operating activities		
Pre-tax income	4,082,012	5,174,414
Depreciation	980,043	993,022
Increase (decrease) in allowance for doubtful accounts	—	17,345
Interest income	(2,030)	(9,868)
Interest expense	597,004	617,617
Decrease (increase) in operating accounts receivable	(16,052)	(16,735)
Decrease (increase) in consumption taxes receivable	(165,486)	165,486
Decrease (increase) in prepaid expenses	(51,411)	20,636
Decrease (increase) in long-term prepaid expenses	15,178	95,860
Increase (decrease) in accrued consumption taxes	(71,175)	350,746
Increase (decrease) in operating accounts payable	242,424	210,894
Increase (decrease) in accounts payable	43,921	(135,486)
Increase (decrease) in advances received	149,506	(118,171)
Decrease due to sales of property, plant, and equipment	—	494,615
Decrease due to sales of property, plant, and equipment in trust	749,415	4,577,219
Other	1,884	25,335
Subtotal	6,555,234	12,462,931
Interest income received	2,030	9,868
Interest expenses paid	(591,103)	(618,625)
Income taxes paid	(605)	(605)
Net Cash flows from (used for) operations	5,965,555	11,853,569
Cash flows from investing activities		
Purchase of property, plant and equipment	(143,705)	(124,797)
Purchase of property, plant and equipment in trust	(16,270,791)	(982,027)
Proceeds from tenant leasehold and security deposits	36,742	55,943
Repayments from tenant leasehold and security deposits	(103,512)	(44,765)
Proceeds from tenant leasehold and security deposits in trust	689,482	283,992
Repayments from tenant leasehold and security deposits in trust	(333,568)	(514,468)
Proceeds from redemption of investment securities	39,846	—
Net Cash flows from (used for) investments	(16,085,505)	(1,326,123)
Cash flows from financing activities		
Increase in long-term loans	12,692,000	7,346,000
Decrease in long-term loans	(4,192,000)	(6,346,000)
Proceeds from new share issuance	3,499,941	—
Decrease from bond redemption	—	(1,000,000)
Dividends paid	(3,326,926)	(4,184,939)
Net Cash flows from (used for) financing	8,673,015	(4,184,939)
Net increase (decrease) in cash and cash equivalents	(1,446,934)	6,342,505
Cash and cash equivalents at beginning of period	22,787,314	21,340,379
Cash and cash equivalents at end of period	*1 21,340,379	*1 27,682,885

(6) Notes to Financial Statements

(Going concern note)

N/A

(Summary of Significant Accounting Policies)

1. Method of depreciation of fixed assets	<p>(1) Property, plant and equipment (including assets in trust)</p> <p>The depreciation of property, plant and equipment is calculated using the straight-line method.</p> <p>The useful lives of assets are as stated below.</p> <table><tr><td>Buildings</td><td>: 1 to 63 years</td></tr><tr><td>Structures</td><td>: 2 to 45 years</td></tr><tr><td>Machinery and equipment</td><td>: 1 to 15 years</td></tr><tr><td>Tools, furniture and fixtures</td><td>: 1 to 15 years</td></tr></table> <p>(2) Long-term prepaid expenses</p> <p>The depreciation of long-term prepaid expenses is calculated using the straight-line method.</p>	Buildings	: 1 to 63 years	Structures	: 2 to 45 years	Machinery and equipment	: 1 to 15 years	Tools, furniture and fixtures	: 1 to 15 years
Buildings	: 1 to 63 years								
Structures	: 2 to 45 years								
Machinery and equipment	: 1 to 15 years								
Tools, furniture and fixtures	: 1 to 15 years								
2. Accounting for deferred assets	<p>Investment corporation bond issuance costs</p> <p>Investment corporation bond issuance costs are amortized equally over the period up to the redemption.</p> <p>Share issuance expenses</p> <p>The entire amount is expensed at the time of payment.</p>								
3. Basis for accounting for allowances	<p>Allowance for doubtful accounts</p> <p>To prepare for credit losses on receivables, an allowance is provided for the estimated amount of uncollectible receivables based on a review of the collectability of individual receivables.</p>								
4. Standards for recognition of revenues and expenses	<p>(1) Accounting for revenues</p> <p>Details of performance obligations regarding revenue from contracts between Ichigo Office and its customers and the general point of time under normal circumstances such revenues should be recognized are as follows:</p> <p>(i) Real estate property sales</p> <p>Revenue from real estate property sales is recognized as revenues when the buyer (customer) obtains control over a real estate property following the seller's fulfilment of its obligation to hand over the property which is stipulated in the contract associated with the sale of real estate property.</p> <p>(ii) Utilities revenue</p> <p>Utilities revenue is recognized according to the supply of electricity, water, etc. to lessees who are customers based on lease agreements and other terms related to the real estate properties.</p> <p>For utilities revenue which Ichigo Office regards itself as an agent, the net amount calculated by subtracting the amount paid to a party from the total amount received as charges for electricity, gas, etc. supplied by the same party is recognized as revenue.</p> <p>(2) Accounting for fixed asset taxes, etc.</p> <p>Of the amount of fixed asset taxes, city planning taxes and depreciable asset taxes imposed on real estate owned that was assessed and determined, the amount corresponding to the relevant computation period is recognized as expenses in the rental business.</p> <p>The amount corresponding to fixed asset taxes for the first fiscal year which the Investment Corporation should incur associated with the acquisition of real estate or trust beneficiary interests in real estate is not expensed, but is included in the acquisition costs of the real estate.</p>								

5. Method of hedge accounting	<p>(1) Method of hedge accounting In cases where the interest rate swaps meet the conditions for special treatment, the special treatment is adopted.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swap transactions Hedged items: Interest on loans</p> <p>(3) Hedging policy The Investment Corporation conducts derivative transactions to hedge the risks set out in the Articles of Incorporation based on the risk management regulations.</p> <p>(4) Method for assessing the effectiveness of hedging The evaluation of the effectiveness of interest rate swaps is omitted because they meet the requirements for special treatment.</p>
6. Scope of funds on the cash flow statement	<p>Funds (cash and cash equivalents) on the cash flow statement consist of cash on hand, cash held in trust, bank deposits and bank deposits held in trust that can be withdrawn at any time, and short-term investments, with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and contain only an insignificant risk of value fluctuation.</p>
7. Other significant matters serving as the basis for preparing financial statements	<p>(1) Accounting for trust beneficiary interests in real estate For trust beneficiary interests in real estate, all trust assets and liabilities as well as all income generated, and expenses incurred in trusts are recorded in the relevant accounts on the balance sheet and the income statement. The following material items of the trust accounts recorded in the relevant accounts are listed separately on the balance sheet.</p> <p>(i) Cash and deposits in trust</p> <p>(ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; construction in progress in trust; and land leasehold rights in trust</p> <p>(iii) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting for non-deductible consumption taxes Non-deductible consumption taxes on assets are included in the acquisition costs of individual assets.</p>

(Notes to balance sheet)

*1. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporation

(Thousand yen)

Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
50,000	50,000

*2. Cancellation of Treasury Shares

Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Number of shares cancelled	18,920
Total amount of shares cancelled (JPY thousand)	1,499,919

(Note) There were no cancellations of treasury shares during the current fiscal period.

*3. Provision and reversal of temporary difference adjustment reserves

Previous fiscal period (As of October 31, 2024)

(Thousand yen)

	Initial amount	Balance at beginning of period	Amount reserved during period	Amount reversed during period	Balance at end of period	Reasons for provision and reversal
Gain on Negative goodwill (Note)	10,432,940	8,584,544	—	105,000	8,479,544	Appropriation to dividends

(Note) The initial amount of gain on negative goodwill is the amount previously transferred from gain on negative goodwill to the temporary difference adjustment reserves account. The entire amount will be equally reversed within 50 years. For the current fiscal period, 105,000 thousand yen was reversed from the reserve.

Current fiscal period (As of April 30, 2025)

(Thousand yen)

	Initial amount	Balance at beginning of period	Amount reserved during period	Amount reversed during period	Balance at end of period	Reasons for provision and reversal
Gain on Negative goodwill (Note)	10,432,940	8,479,544	—	105,000	8,374,544	Appropriation to dividends

(Note) The initial amount of gain on negative goodwill is the amount previously transferred from gain on negative goodwill to the temporary difference adjustment reserves account. The entire amount will be equally reversed within 50 years. For the current fiscal period, 105,000 thousand yen was reversed from the reserve.

*4. Committed Term Loan Agreement

Ichigo Office has a committed term loan agreement with a correspondent bank.

(Thousand yen)

Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Committed Term Loan Amount	—
Outstanding Borrowings	—
Undrawn Amount	—

(Notes to Income Statement)

*1. Details of real estate rental income

(Thousand yen)

	Previous fiscal period (May 1, 2024 to October 31, 2024)		Current fiscal period (November 1, 2024 to April 30, 2025)	
A.	Real estate rental revenue			
	Rental Revenue			
	Rental revenue	6,230,656	6,314,718	
	Common area charges	914,323	901,472	
	Parking lot rental revenue	300,409	304,156	
	Facility use charges	70,729	7,516,118	70,365
	Other rental revenue			7,590,713
	Utilities revenue	621,677	591,847	
	Other	33,941	655,619	40,336
				632,183
	Total real estate rental revenue	8,171,737		8,222,897
B.	Real estate rental expenses			
	Rental expenses			
	Service provider expenses	702,812	715,383	
	Utilities	682,451	644,153	
	Trust fees	43,223	35,402	
	Depreciation	980,043	993,022	
	Repair expenses	132,526	113,745	
	Taxes and public dues	760,049	776,330	
	Non-life insurance expenses	19,739	22,365	
	Other rental expenses	52,292	66,129	
	Total real estate rental expenses	3,373,137		3,366,531
C.	Net rental income (A-B)	4,798,600		4,856,365

*2. Details of real estate sales

Previous fiscal period (May 1, 2024 to October 31, 2024)

Ichigo Kudan 2 Chome Building	(Thousand Yen)
Real estate sale revenue	2,050,000
Real estate sale cost	749,415
Other real estate sale expenses	249,418
Gain on real estate sales	1,051,166

Current fiscal period (November 1, 2024 to April 30, 2025)

Ichigo Yotsuya 4 Chome Building	(Thousand Yen)
Real estate sale revenue	1,000,000
Real estate sale cost	495,572
Other real estate sale expenses	77,245
Gain on real estate sales	427,182

Ichigo Nishi Honmachi Building	(Thousand Yen)
Real estate sale revenue	4,200,000
Real estate sale cost	2,277,350
Other real estate sale expenses	407,137
Gain on real estate sales	1,515,512

Ichigo Tameike Building, Ichigo Kudan 3 Chome Building, and Future IZUMI

	(Thousand Yen)
Real estate sale revenue	2,600,000
Real estate sale cost	2,298,912
Other real estate sale expenses	231,101
Gain on real estate sales	69,985

(Note) The buyer did not give consent to disclose the individual sale price of each asset.

(Notes to statement of changes in net assets)

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Total number of authorized shares and total number of shares issued and outstanding		
Total number of authorized shares	14,000,000 shares	14,000,000 shares
Total number of shares issued and outstanding	1,554,934 shares	1,554,934 shares

(Notes to statement of dividends)

Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
By applying the transitional measures of Paragraph 3 of the Supplementary Provisions of the “Regulation on Accountings of Investment Corporations” (Cabinet Office Order No. 27 of 2015), an amount of 10,432,940 thousand yen, which was the remaining balance of gain on negative goodwill was transferred to the temporary difference adjustment reserve account, and planned to equally reverse the entire amount within 50 years. Although the original policy was to reverse a minimum of 200,000 thousand yen starting from the 23rd fiscal period, as stated on the statement of dividends for the 22nd fiscal period, the policy has been changed to reversing a minimum of 105,000 thousand yen starting from the 24th fiscal period. For this fiscal period, 105,000 thousand yen will be reversed.	By applying the transitional measures of Paragraph 3 of the Supplementary Provisions of the “Regulation on Accountings of Investment Corporations” (Cabinet Office Order No. 27 of 2015), an amount of 10,432,940 thousand yen, which was the remaining balance of gain on negative goodwill was transferred to the temporary difference adjustment reserve account, and planned to equally reverse the entire amount within 50 years. Although the original policy was to reverse a minimum of 200,000 thousand yen starting from the 23rd fiscal period, as stated on the statement of dividends for the 22nd fiscal period, the policy has been changed to reversing a minimum of 105,000 thousand yen starting from the 24th fiscal period. For this fiscal period, 105,000 thousand yen will be reversed.

(Notes to cash flow statement)

*1. Relationship between cash and cash equivalents at the end of the fiscal period and items shown on the Balance Sheet
(Thousand yen)

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Cash and deposits	6,858,448	13,070,281
Cash and deposits in trust	14,594,547	14,729,233
Miscellaneous deposits	(112,616)	(116,628)
Cash and cash equivalents	21,340,379	27,682,885

(Notes to lease transactions)

Operating lease transactions

(Lessee)

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Outstanding lease charges		
One year or less	82,599	85,433
Over one year	1,397,606	1,394,315
Total	1,480,206	1,479,748

(Lessor)

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Outstanding lease charges		
One year or less	7,402,276	7,503,128
Over one year	508,982	781,136
Total	7,911,258	8,284,265

(Notes to financial instruments)

1. Matters concerning the status of financial instruments

(1) Policy for handling financial instruments

Ichigo Office manages its assets by investing mainly in specified assets such as real estate with the aim of securing stable earnings in the medium to long term. It raises funds primarily through the issuance of investment units, the borrowing of bank loans and the issuance of investment corporation bonds. Derivative transactions are used for the purpose of mitigating the risk of future fluctuations in interest rates, and not for trading or speculative purposes. Ichigo Office also carefully invests surplus funds in consideration of safety and liquidity so as not to bear excess risks, taking the financial environment and cash management into full consideration.

(2) Description of financial instruments and associated risks, and risk management structure

Funds raised from loans and investment corporation bonds are used for the purchase of real estate and trust beneficiary interests in real estate and the repayment of loans, and they are exposed to the liquidity risk on the dates of repayment and redemption. Ichigo Office not only works to reduce the liquidity risk through the diversification of financing and the decentralization of repayment dates and lenders by controlling LTV in the range that is deemed appropriate but also manages the liquidity risk in terms of the way the asset management company formulates a cash management plan. Loans with floating interest rates are exposed to the risk of fluctuations in interest rates, but the impact of rising market interest rates on Ichigo Office's operations are controlled by managing the LTV appropriately and by utilizing derivatives (interest rate swaps) as a hedging method.

(3) Supplementary explanation of matters concerning the market value, etc. of financial instruments

Because of certain parameters, etc. are adopted in the calculation of the market values of financial instruments, there may be cases where the values concerned will vary when different parameters, etc. are adopted.

2. Matters concerning the market value, etc. of financial instruments

The carrying amount on the balance sheet on October 31, 2024, the market value, and the difference between the carrying amount and the market value were as follows. Investments in TK (*tokumei kumiai*) real estate equity interest (Note 2) are not included in the table below.

“Cash and deposits” and “Cash and deposits in trust” has been omitted because the market value of these items are almost equal to their book value since they are settled within a short period.

“Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” also have been omitted since these items are not material.

(Thousand yen)

	Carrying value	Market value	Difference
(1) Investment corporation bonds (due within one year)	1,000,000	996,744	(3,255)
(2) Long-term loans (due within one year)	11,840,000	11,830,463	(9,536)
(3) Investment corporation bonds	6,250,000	5,743,503	(506,496)
(4) Long-term loans	104,667,000	104,627,090	(39,909)
Total liabilities	123,757,000	123,197,802	(559,197)
(5) Derivative transactions	—	—	—

The carrying amount on the balance sheet on April 30, 2025, the market value, and the difference between the carrying amount and the market value were as follows. Investments in TK (*tokumei kumiai*) real estate equity interest (Note 2) are not included in the table below.

“Cash and deposits” and “Cash and deposits in trust” have been omitted because the market value of these items are almost equal to their book value since they are settled within a short period.

“Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” also have been omitted since these items are not material.

(Thousand yen)

	Carrying value	Market value	Difference
(1) Investment corporation bonds (due within one year)	1,000,000	995,639	(4,360)
(2) Long-term loans (due within one year)	13,340,000	13,322,341	(17,658)
(3) Investment corporation bonds	5,250,000	5,048,826	(201,173)
(4) Long-term loans	104,167,000	104,354,005	187,005
Total liabilities	123,757,000	123,720,813	(36,186)
(5) Derivative transactions	—	—	—

(Note 1) Matters concerning the calculation method of the market value of financial instruments and derivative transactions

(1) Investment corporation bonds (due within one year) (3) Investment corporation bonds

The market value of investment corporation bonds is calculated by discounting it based on the reference values announced by the Japan Securities Dealers Association.

(2) Long-term loans (due within one year) (4) Long-term loans

The market value of long-term loans with fixed interest rates is calculated by discounting the present value by using an interest rate that is assumed if the total amount of principal and interest is borrowed in similar new loans. The market value of long-term loans with floating interest rates is based on the book value because the market value is approximately equal to the book value due to the situation in which the interest rate is renewed periodically. For some long-term loans with floating interest rates that are subject to the special treatment of interest rate swaps (see “Notes to Derivative Transactions” below), the present value is calculated by discounting the combined total of principal and interest translated at the logically estimated rates for similar loans.

(5) Derivative transactions

Please refer to “Notes to Derivative Transactions” below.

(Note 2) Maturity profile of investment corporation bonds and long-term loans after the fiscal period-end date (October 31, 2024)
(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years	Due after 5 years
Investment corporation bonds (due within one year)	1,000,000	—	—	—	—	—
Long-term loans (due within one year)	11,840,000	—	—	—	—	—
Investment corporation bonds	—	1,000,000	1,200,000	1,000,000	1,200,000	1,850,000
Long-term loans	—	17,658,000	19,353,000	20,577,000	18,249,000	28,830,000
Total	12,840,000	18,658,000	20,553,000	21,577,000	19,449,000	30,680,000

Maturity profile of investment corporation bonds and long-term loans after the fiscal period-end date (April 30, 2025)
(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years	Due after 5 years
Investment corporation bonds (due within one year)	1,000,000	—	—	—	—	—
Long-term loans (due within one year)	13,340,000	—	—	—	—	—
Investment corporation bonds	—	—	2,200,000	—	1,200,000	1,850,000
Long-term loans	—	18,720,000	19,208,000	21,916,000	14,858,000	29,465,000
Total	14,340,000	18,720,000	21,408,000	21,916,000	16,058,000	31,315,000

(Notes to securities)

Previous fiscal period (As of October 31, 2024)

N/A

Current fiscal period (As of April 30, 2025)

N/A

(Notes to derivative transactions)

1. Non-hedge accounting derivatives

Not applicable in the previous fiscal period (ended October 31, 2024) and the current fiscal period (ended April 30, 2025).

2. Hedge accounting derivatives

Previous fiscal period (As of October 31, 2024)

(Thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Market value	Calculation method of market value
				Over one year		
Special treatment of interest rate swaps	Interest rate swap transaction (pay fixed, receive floating)	Long-term loans	106,860,000	95,020,000	(Note)	—

(Note) Interest rate swaps accounted under the special treatment method are processed together with the hedged items (in this case, a long-term loan). Therefore, their market values are included in the market values of (2) Long-term loans (due within one year) (4) long-term loans in “Notes to financial instruments, 2. Matters concerning the market value, etc. of financial instruments” above.

Current fiscal period (As of April 30, 2025)

(Thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Market value	Calculation method of market value
				Over one year		
Special treatment of interest rate swaps	Interest rate swap transaction (pay fixed, receive floating)	Long-term loans	100,514,000	87,774,000	(Note)	—

(Note) Interest rate swaps accounted under the special treatment method are processed together with the hedged items (in this case, a long-term loan). Therefore, their market values are included in the market values of (2) Long-term loans (due within one year) (4) long-term loans in “Notes to financial instruments, 2. Matters concerning the market value, etc. of financial instruments” above.

(Notes to retirement benefits)

Previous fiscal period (As of October 31, 2024)

N/A

Current fiscal period (As of April 30, 2025)

N/A

(Notes to tax effect accounting)

1. Breakdown of deferred tax assets and liabilities by major cause

(Thousand yen)

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Deferred tax assets		
Valuation difference of assets transferred at merger	5,030,736	4,810,167
Asset retirement obligations	2,338	2,300
Allowance for doubtful accounts	—	5,610
Other	373	215
Subtotal	5,033,448	4,818,294
Valuation allowance	(5,033,448)	(4,818,294)
Total deferred tax assets	—	—
Deferred tax assets (net)	—	—

2. Breakdown of tax rate differences between the statutory tax rate and the effective tax rate by major cause

	Previous fiscal period (As of October 31, 2024)	Current fiscal period (As of April 30, 2025)
Statutory tax rate	31.46%	31.46%
(Adjustment)		
Deductible dividend distribution	(28.36%)	(24.78%)
Change in valuation allowance	(3.10%)	(6.67%)
Other	0.02%	0.01%
Effective tax rate	0.01%	0.01%

3. The “Act for Partial Revision of the Income Tax Act, etc.” (Act No. 13 of 2025) was enacted by the Diet on March 31, 2025, and the corporate income tax rate, etc. will be changed from the calculation period beginning on or after April 1, 2026. As a result, the effective statutory tax rate used to measure deferred tax assets and deferred tax liabilities for the relevant calculation period will change from 31.46% to 32.34% for temporary differences expected to be eliminated in or after the calculation period beginning on May 1, 2026. The impact of this change in tax rate is immaterial.

(Notes to share of profit and loss of entities accounted for using the equity method)

Previous fiscal period (May 1, 2024 to October 31, 2024)

N/A

Current fiscal period (November 1, 2024 to April 30, 2025)

N/A

(Notes to related party transactions)

1. The parent company and principal shareholders of Ichigo Office

Not applicable in the previous fiscal period (from May 1, 2024 to October 31, 2024) and the current fiscal period (from November 1, 2024 to April 30, 2025)

2. Affiliated companies

Not applicable in the previous fiscal period (from May 1, 2024 to October 31, 2024) and the current fiscal period (from November 1, 2024 to April 30, 2025)

3. Fellow subsidiaries

Not applicable in the previous fiscal period (from May 1, 2024 to October 31, 2024) and the current fiscal period (from November 1, 2024 to April 30, 2025)

4. Directors and principal individual shareholders

Not applicable in the previous fiscal period (from May 1, 2024 to October 31, 2024) and the current fiscal period (from November 1, 2024 to April 30, 2025)

1, 2024 to April 30, 2025)
 (Notes to asset retirement obligations)
 Previous fiscal period (May 1, 2024 to October 31, 2024)
 The statement is omitted because the total amount of asset retirement obligations is not material.

Current fiscal period (November 1, 2024 to April 30, 2025)
 The statement is omitted because the total amount of asset retirement obligations is not material.

(Notes to rental assets)

Ichigo Office owns rental assets mainly in the six wards of central Tokyo, other Tokyo metropolitan areas, the four largest cities and other major cities for the purpose of earning stable rental revenues. The carrying amounts, increase (decrease) during the period, and market values of these rental assets are as follows:

(Thousand yen)

Use		Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Office	Carrying amount		
	Balance at the beginning of period	201,440,799	216,202,788
	Increase (decrease) during period	14,761,988	(3,647,310)
	Balance at end of period	216,202,788	212,555,478
	Market value at end of period	271,633,000	270,990,000
Other	Carrying amount		
	Balance at the beginning of period	4,908,240	4,898,028
	Increase (decrease) during period	(10,212)	(1,021,573)
	Balance at end of period	4,898,028	3,876,454
	Market value at end of period	4,803,000	4,250,000
Total	Carrying amount		
	Balance at the beginning of period	206,349,040	221,100,817
	Increase (decrease) during period (Note2)	14,751,776	(4,668,884)
	Balance at end of period	221,100,817	216,431,932
	Market value at end of period	276,436,000	275,240,000

(Note 1) The carrying amounts represent the amounts after deducting the accumulated depreciation from the acquisition costs.

(Note 2) The major decrease in rental assets during the previous fiscal period was due to acquisition of trust beneficiary interests in real estate of six assets (15,532,395 thousand yen), and the major decrease was due to a sale of trust beneficiary interest in real estate of one asset (749,415 thousand yen) and depreciation.

The major increase during the current fiscal period was due to the value-add capex, and the major decrease was due to a sale of real estate of one asset (494,615 thousand yen) and trust beneficiary interest in real estate of four assets (4,577,219 thousand yen) and depreciation.

(Note 3) The market value at the end of the period was based on the appraisal value or investigation value estimated by external real estate appraisers.

The details of real estate rental income are stated in “Notes to Income Statement.”

(Notes regarding revenue recognition)

1. Breakdown of revenue from contracts with customers

Previous fiscal period (May 1, 2024 to October 31, 2024)

(Thousand yen)

	Revenues generated from contracts with customers (Note 1)	Sales to external customers
Real estate property sales	2,050,000	(Note 2) 1,051,166
Utilities revenue	621,677	621,677
Other	—	7,550,060
Total	2,671,677	9,222,904

(Note 1) Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (Accounting Standard Boards of Japan (ASBJ) Statement No. 13) and the transfer of real estate properties which is subject to Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies (Accounting System Committee Report No.10 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Revenues generated from contracts with major customers are real estate property sales and utilities revenue.

(Note 2) Real estate property sales are shown as gain on sales of real estate (cost related to sales of real estate and other expenses related to sales of real estate subtracted from revenue from real estate sales) on the Income Statement. Ichigo Office recognizes gain on sales of real estate as operating revenue, and loss on sales of real estate as operating expenses, therefore the amount of gain on sales of real estate is shown above.

Current fiscal period (November 1, 2024 to April 30, 2025)

(Thousand yen)

	Revenues generated from contracts with customers (Note 1)	Sales to external customers
Real estate property sales	7,800,000	(Note 2) 2,012,680
Utilities revenue	(Note 3) 591,847	591,847
Other	—	7,631,049
Total	8,391,847	10,235,577

(Note 1) Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (Accounting Standards Board of Japan (ASBJ) Statement No. 13) and the transfer of real estate properties which is subject to Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies (Accounting System Committee Report No.10 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Revenues generated from contracts with major customers are real estate property sales and utilities revenue.

(Note 2) Real estate property sales are shown as gain on sales of real estate (cost related to sales of real estate and other expenses related to sales of real estate subtracted from revenue from real estate sales) on the Income Statement. Ichigo Office recognizes gain on sales of real estate as operating revenue, and loss on sales of real estate as operating expenses, therefore the amount of gain on sales of real estate is shown above.

(Note 3) Utility revenues are the amounts recognized as revenues based on the supply of electricity, water, etc. to the lessee as a customer, in accordance with the lease agreement for real estate and other related agreements.

2. Basis for understanding of revenues generated from contracts with customers

Previous fiscal period (May 1, 2024 to October 31, 2024)

Basis is as indicated in the Summary of Significant Accounting Policies.

Current fiscal period (November 1, 2024 to April 30, 2025)

Basis is as indicated in the Summary of Significant Accounting Policies.

3. Information on revenue recognized during the current fiscal period, or that expected to be recognized in the next fiscal period or thereafter

Previous fiscal period (May 1, 2024 to October 31, 2024)

(1) Balance of contract assets and contract liabilities, etc.

(Thousand yen)

	Previous fiscal period (May 1, 2024 to October 31, 2024)
Receivables generated from contracts with customers (balance at the beginning of period)	2,167
Receivables generated from contracts with customers (balance at end of period)	5,128
Contract assets (balance at the beginning of period)	—
Contract assets (balance at end of period)	—
Contract liabilities (balance at the beginning of period)	—
Contract liabilities (balance at end of period)	—

(2) Transaction price allocated to remaining performance obligations

N/A

For utilities revenue, as Ichigo Office has the rights to receive from customers an amount directly corresponding to the value for the lessees who are customers of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim according to Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition (Accounting Standards Board of Japan (ASBJ) Guidance No.30) is recognized as revenue. Accordingly, such is not included in the note on transaction price allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition (Accounting Standards Board of Japan (ASBJ) Statement No.29).

Current fiscal period (November 1, 2024 to April 30, 2025)

(1) Balance of contract assets and contract liabilities, etc.

(Thousand yen)

	Current fiscal period (November 1, 2024 to April 30, 2025)
Receivables generated from contracts with customers (balance at the beginning of period)	5,128
Receivables generated from contracts with customers (balance at end of period)	7,983
Contract assets (balance at the beginning of period)	—
Contract assets (balance at end of period)	—
Contract liabilities (balance at the beginning of period)	—
Contract liabilities (balance at end of period)	—

(2) Transaction price allocated to remaining performance obligations

N/A

For utilities revenue, as Ichigo Office has the rights to receive from customers an amount directly corresponding to the value for the lessees who are customers of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim according to Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition (Accounting Standards Board of Japan (ASBJ) Guidance No.30) is recognized as revenue. Accordingly, such is not included in the note on transaction price allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition (Accounting Standards Board of Japan (ASBJ) Statement No.29).

(Notes to segment information)

(Segment information)

The segment information is omitted because Ichigo Office has only one segment of real estate rental business.

(Related information)

Previous fiscal period (May 1, 2024 to October 31, 2024)

1. Information by product and service

The statement is omitted because operating revenue from external customers for a single product and service category accounts for more than 90% of operating revenue on the Income Statement.

2. Information by region

(1) Operating revenue

The statement is omitted because operating revenue from external customers in Japan accounts for more than 90% of operating revenue on the Income Statement.

(2) Property, plant and equipment

The statement is omitted because the amount of property, plant and equipment located in Japan accounts for more than 90% of the amount of property, plant and equipment on the Balance Sheet.

3. Information by main customer

The statement is omitted because all operating revenue from a single external customer accounts for less than 10% of the operating revenue on the Income Statement.

Current fiscal period (November 1, 2024 to April 30, 2025)

1. Information by product and service

The statement is omitted because operating revenue from external customers in a single product and service category accounts for more than 90% of operating revenue on the Income Statement.

2. Information by region

(1) Operating revenue

The statement is omitted because operating revenue from external customers in Japan accounts for more than 90% of operating revenue on the Income Statement.

(2) Property, plant and equipment

The statement is omitted because the amount of property, plant and equipment located in Japan accounts for more than 90% of the amount of property, plant and equipment on the Balance Sheet.

3. Information by main customer

The statement is omitted because all operating revenue from a single external customer accounts for less than 10% of operating revenue on the Income Statement.

(Notes to per-share information)

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Net assets per share (yen)	68,411	69,046
Net income per share (yen)	2,635	3,327

(Note 1) Net income per share is calculated by dividing net income by the daily weighted average number of shares. Diluted net income per share is not stated because there are no dilutive shares.

(Note 2) The basis for calculating net income per share is as follows.

	Previous fiscal period (May 1, 2024 to October 31, 2024)	Current fiscal period (November 1, 2024 to April 30, 2025)
Net Income (Thousand yen)	4,081,407	5,173,809
Amount not attributable to common shareholders (Thousand yen)	—	—
Net income attributable to common shareholders (Thousand yen)	4,081,407	5,173,809
Average number of shares during period (Shares)	1,548,382	1,554,934

(Notes to Significant Subsequent Events)

Share Buyback

Ichigo Office decided at its board meeting held on June 16, 2025 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.

Ichigo Office plans to cancel all shares acquired via this buyback during the October 2025 fiscal period.

(1) Share Buyback Rationale

Upon a comprehensive assessment of Ichigo Office's share price, cash-on-hand, financial standing, and current market conditions, Ichigo Office has determined that a share buyback and share cancellation will maximize shareholder value via increasing capital efficiency and shareholder returns.

(2) Share Buyback Summary

Number of Shares	50,000 shares (maximum) (3.2% of total shares outstanding, net of treasury shares)
Amount	2,500 million yen (maximum)
Buyback Method	In-market purchases via securities firm
Buyback Period	June 17, 2025 to September 30, 2025

(7) Supplementary Schedules

(i) Schedule of securities

(a) Stocks

N/A

(b) Securities other than stocks

N/A

(ii) Contract value and market value of derivative transactions and forward exchange contracts

(Thousand yen)

Classification	Type	Contract amount (Note 1)		Market value (Note 2)
			Exceeding 1 year	
Transactions other than market transactions	Interest rate swap (pay fixed, receive floating)	100,514,000	87,774,000	—
Total		100,514,000	87,774,000	—

(Note 1) The contract amount of interest rate swap is based on the notional principal.

(Note 2) Since the above transaction meets the specific matching criteria of the Accounting Standard for Financial Instruments, the statement of market value is omitted.

(iii) Summary table of schedule of real estate

(Thousand yen)

Asset type		Balance at beginning of current period	Increase during period	Decrease during period	Balance at end of current period	Accumulated depreciation or accumulated amortization		Total balance at end of current period	Remarks
							Depreciation or amortization during period		
Property, plant and equipment	Buildings	7,799,837	157,241	254,040	7,703,039	2,662,534	90,612	5,040,505	(Note)
	Structures	30,587	3,495	3,293	30,789	23,391	266	7,397	(Note)
	Machinery and equipment	369,355	4,874	—	374,229	290,958	7,847	83,271	(Note)
	Tools, furniture and fixtures	107,440	11,403	2,319	116,524	81,557	5,906	34,967	(Note)
	Land	16,669,592	—	335,286	16,334,305	—	—	16,334,305	(Note)
	Construction in progress	231	—	—	231	—	—	231	
	Buildings in trust	51,765,746	1,100,675	2,577,401	50,289,019	14,415,821	819,617	35,873,197	(Note)
	Structures in trust	86,929	8,644	597	94,976	48,015	2,326	46,960	(Note)
	Machinery and equipment in trust	1,089,977	30,315	24,682	1,095,610	627,320	40,947	468,290	(Note)
	Tools, furniture and fixtures in trust	426,224	78,758	10,120	494,862	318,219	25,496	176,642	(Note)
	Land in trust	156,609,712	563	2,738,459	153,871,815	—	—	153,871,815	(Note)
	Construction in progress in trust	30,393	3,930	27,634	6,689	—	—	6,689	
Subtotal		234,986,026	1,399,903	5,973,836	230,412,093	18,467,819	993,022	211,944,274	
Intangible assets	Land leasehold rights in trust	4,494,579	—	—	4,494,579	—	—	4,494,579	
	Subtotal	4,494,579	—	—	4,494,579	—	—	4,494,579	
Total		239,480,606	1,399,903	5,973,836	234,906,673	18,467,819	993,022	216,438,853	

(Note) The major increase during the current fiscal period was due to the capital expenditures, and the major decrease was due to the sale of a real estate of one asset (494,615 thousand yen) and trust beneficiary interest in real estate of four assets (4,577,219 thousand yen) and depreciation.

(iv) Schedule of other specified assets

N/A

(v) Schedule of investment corporation bonds

(Thousand yen)

	Date of issuance	Balance at start of period	Decrease during period	Balance at end of period	Interest rate (%)	Redemption date	Use	Collateralized
First unsecured investment corporation bonds	September 22, 2017	1,200,000	—	1,200,000	0.900	September 22, 2027	(Note 1) (Note 2)	No (No Guarantee)
Second unsecured investment corporation bonds	April 26, 2018	1,000,000	—	1,000,000	0.900	April 26, 2028		
Third unsecured investment corporation bonds	November 29, 2018	1,000,000	—	1,000,000	0.750	November 28, 2025		
Fourth unsecured investment corporation bonds	July 26, 2019	1,200,000	—	1,200,000	0.890	July 26, 2029		
Fifth unsecured investment corporation bonds	March 26, 2020	1,000,000	1,000,000	—	0.300	March 26, 2025		
Sixth unsecured investment corporation bonds	May 6, 2021	1,500,000	—	1,500,000	0.850	May 2, 2031	(Note 3)	
First callable unsecured investment corporation bonds	November 20, 2023	350,000	—	350,000	1.000	November 20, 2033		
Total		7,250,000	1,000,000	6,250,000	—	—	—	—

(Note 1) The proceeds are used for repaying existing loans and acquisition of assets.

(Note 2) A ranking *pari passu* among Ichigo Office investment corporation bonds is attached.

(Note 3) The proceeds are used for value-add capex.

(Note 4) The total amounts of investment corporation bonds scheduled for redemption for each year within five years after the balance sheet date are as follows.

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years
Investment corporation bonds due within one year	1,000,000	—	—	—	—
Investment corporation bonds	—	—	2,200,000	—	1,200,000
Total	1,000,000	—	2,200,000	—	1,200,000

(vi) Schedule of loans

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long- Term Loans	SMBC	1,100,000	—	1,100,000	—	0.852 (Note 2)	November 10, 2024	Lump-sum repayment	(Note 3)	No (No Guarantee)
	Mizuho Bank	1,000,000	—	1,000,000	—	0.852 (Note 2)	November 10, 2024			
	SBI Shinsei Bank	900,000	—	900,000	—	0.852 (Note 2)	November 10, 2024			
	Resona Bank	400,000	—	400,000	—	0.852 (Note 2)	November 10, 2024			
	SMBC	633,000	—	—	633,000	0.948 (Note 2)	October 31, 2025			
	Mizuho Bank	508,000	—	—	508,000					
	MUFG Bank	425,000	—	—	425,000					
	Resona Bank	356,000	—	—	356,000					
	SBI Shinsei Bank	201,000	—	—	201,000					
	Aozora Bank	257,000	—	—	257,000	0.990 (Note 2)	April 30, 2026			
	SMBC	352,000	—	—	352,000					
	Mizuho Trust & Banking	1,352,000	—	—	1,352,000					
	Aozora Bank	901,000	—	—	901,000					
	SBI Shinsei Bank	901,000	—	—	901,000					
	Resona Bank	448,000	—	—	448,000	0.860 (Note 2)	November 11, 2024			
	SMBC	835,000	—	835,000	—					
	Mizuho Bank	491,000	—	491,000	—					
	SBI Shinsei Bank	393,000	—	393,000	—					
	MUFG Bank	393,000	—	393,000	—					
	Aozora Bank	393,000	—	393,000	—	0.962 (Note 2)	April 30, 2026			
	Resona Bank	294,000	—	294,000	—					
	The Kagawa Bank	147,000	—	147,000	—	1.141	April 30, 2026			
	SMBC	1,000,000	—	—	1,000,000					
	Mizuho Bank	400,000	—	—	400,000					
	SBI Shinsei Bank	200,000	—	—	200,000	0.975 (Note 2)	September 30, 2026			
	SMBC	954,000	—	—	954,000					
	Aozora Bank	656,000	—	—	656,000					
	Mizuho Bank	773,000	—	—	773,000	0.907 (Note 2)	September 30, 2026			
	SBI Shinsei Bank	483,000	—	—	483,000					
	SMBC	830,000	—	—	830,000	0.850 (Note 2)	April 30, 2026			
Aozora Bank	570,000	—	—	570,000						
SMBC	250,000	—	—	250,000						
Mizuho Bank	400,000	—	—	400,000						
Development Bank of Japan	400,000	—	—	400,000						
MUFG Bank	300,000	—	—	300,000	0.867 (Note 2)	September 25, 2026				
SBI Shinsei Bank	250,000	—	—	250,000						
SMBC	1,000,000	—	—	1,000,000	0.867 (Note 2)	September 25 2026				
Resona Bank	1,000,000	—	—	1,000,000	0.867 (Note 2)	September 25 2026				

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	Bank of Fukuoka	1,000,000	—	—	1,000,000	0.867 (Note 2)	September 25, 2026	Lump-sum repayment	(Note 3)	No (No Guarantee)
	SMBC	1,239,000	—	—	1,239,000	0.822 (Note 2)	March 25, 2027			
	Mizuho Bank	1,074,000	—	—	1,074,000					
	SBI Shinsei Bank	743,000	—	—	743,000					
	Aozora Bank	743,000	—	—	743,000					
	Resona Bank	743,000	—	—	743,000					
	ORIX Bank	413,000	—	—	413,000					
	The Kagawa Bank	413,000	—	—	413,000					
	SMBC	692,000	—	—	692,000	0.726 (Note 2)	March 25, 2026			
	SMBC	672,000	—	—	672,000	0.844 (Note 2)	September 25, 2027			
	Mizuho Bank	610,000	—	—	610,000					
	SBI Shinsei Bank	641,000	—	—	641,000					
	MUFG Bank	549,000	—	—	549,000					
	SMBC	1,224,000	—	—	1,224,000	0.876 (Note 2)	September 25, 2027			
	Mizuho Bank	1,224,000	—	—	1,224,000					
	SBI Shinsei Bank	783,000	—	—	783,000					
	MUFG Bank	783,000	—	—	783,000					
	Aozora Bank	783,000	—	—	783,000					
	Resona Bank	587,000	—	—	587,000					
	The Kagawa Bank	955,000	—	—	955,000	1.174	March 25, 2027			
	SMBC	543,000	—	—	543,000	0.740 (Note 2)	March 25, 2027			
	SBI Shinsei Bank	518,000	—	—	518,000					
	Mizuho Bank	494,000	—	—	494,000					
	MUFG Bank	445,000	—	—	445,000					
	Aozora Bank	2,127,000	—	—	2,127,000	0.828 (Note 2)	August 25, 2028			
	SBI Shinsei Bank	998,000	—	—	998,000	0.722 (Note 2)	March 25, 2027			
	SBI Shinsei Bank	1,000,000	—	—	1,000,000	0.828 (Note 2)	August 25, 2028			
	Mizuho Bank	400,000	—	—	400,000	0.828 (Note 2)	August 25, 2028			
	SMBC	407,000	—	—	407,000	0.569 (Note 2)	September 25, 2025			
	MUFG Bank	781,000	—	—	781,000					
	Resona Bank	586,000	—	—	586,000					
	Mizuho Bank	407,000	—	—	407,000					
SBI Shinsei Bank	260,000	—	—	260,000						
Aozora Bank	260,000	—	—	260,000						
SMBC	814,000	—	—	814,000	0.787 (Note 2)	November 25, 2028				
Mizuho Bank	814,000	—	—	814,000						
SBI Shinsei Bank	521,000	—	—	521,000						
Aozora Bank	521,000	—	—	521,000						
SMBC	800,000	—	—	800,000	0.802 (Note 2)	November 25, 2028				
Mizuho Bank	700,000	—	—	700,000	0.802 (Note 2)	November 25, 2028				

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized		
Long-Term Loans	Bank of Yokohama	500,000	—	—	500,000	0.802 (Note 2)	November 25, 2028	Lump-sum repayment	(Note 3)	No (No Guarantee)		
	SMBC	1,055,000	—	—	1,055,000	0.876 (Note 2)	March 25, 2029					
	Mizuho Bank	710,000	—	—	710,000							
	Aozora Bank	571,000	—	—	571,000							
	Resona Bank	571,000	—	—	571,000							
	Mizuho Trust & Banking	190,000	—	—	190,000							
	SMBC	329,000	—	—	329,000						0.733 (Note 2)	March 25, 2028
	Mizuho Bank	329,000	—	—	329,000							
	Resona Bank	287,000	—	—	287,000							
	Aozora Bank	174,000	—	—	174,000							
	SBI Shinsei Bank	162,000	—	—	162,000							
	Bank of Yokohama	161,000	—	—	161,000	0.819 (Note 2)	May 25, 2029					
	SMBC	988,000	—	—	988,000							
	Mizuho Bank	988,000	—	—	988,000							
	Resona Bank	862,000	—	—	862,000							
	SBI Shinsei Bank	487,000	—	—	487,000							
	Aozora Bank	422,000	—	—	422,000						0.764	September 25, 2028
	Development Bank of Japan	500,000	—	—	500,000							
	SMBC	194,000	—	—	194,000	0.612 (Note 2)	September 25, 2026					
	Mizuho Bank	194,000	—	—	194,000							
	MUFG Bank	1,622,000	—	—	1,622,000							
	Bank of Fukuoka	446,000	—	—	446,000							
	Bank of Yokohama	90,000	—	—	90,000							
	SMBC	389,000	—	—	389,000						0.720 (Note 2)	March 25, 2028
	Mizuho Bank	389,000	—	—	389,000							
	Resona Bank	271,000	—	—	271,000							
	SBI Shinsei Bank	154,000	—	—	154,000							
	Aozora Bank	117,000	—	—	117,000							
	Bank of Yokohama	356,000	—	—	356,000	0.833 (Note 2)	November 25, 2029					
	SMBC	1,363,000	—	—	1,363,000							
Mizuho Bank	1,363,000	—	—	1,363,000								
Resona Bank	1,086,000	—	—	1,086,000								
SBI Shinsei Bank	617,000	—	—	617,000								
Aozora Bank	470,000	—	—	470,000								
Development Bank of Japan	500,000	—	—	500,000	0.859	January 25, 2029						

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long- Term Loans	SMBC	222,000	—	—	222,000	0.717 (Note 2)	May 25, 2027	Lump-sum repayment	(Note 3)	No (No Guarantee)
	Mizuho Bank	193,000	—	—	193,000					
	MUFG Bank	1,580,000	—	—	1,580,000					
	Bank of Fukuoka	494,000	—	—	494,000					
	Nishi-Nippon City Bank	100,000	—	—	100,000					
	SMBC	628,000	—	—	628,000	0.816 (Note 2)	May 25, 2028			
	Mizuho Bank	385,000	—	—	385,000					
	SBI Shinsei Bank	217,000	—	—	217,000					
	Aozora Bank	98,000	—	—	98,000					
	Nishi-Nippon City Bank	111,000	—	—	111,000					
	Resona Bank	125,000	—	—	125,000	1.019 (Note 2)	May 27, 2030			
	SMBC	2,360,000	—	—	2,360,000					
	Mizuho Bank	1,348,000	—	—	1,348,000					
	SBI Shinsei Bank	869,000	—	—	869,000					
	Aozora Bank	396,000	—	—	396,000					
	Nishi-Nippon City Bank	283,000	—	—	283,000					
	Resona Bank	220,000	—	—	220,000	1.107 (Note 2)	May 25, 2029			
	SMBC	950,000	—	—	950,000					
	Mizuho Bank	950,000	—	—	950,000					
	SMBC	1,000,000	—	—	1,000,000	0.958 (Note 2)	November 25, 2027			
	Mizuho Bank	524,000	—	—	524,000					
	MUFG Bank	1,579,000	—	—	1,579,000					
	SBI Shinsei Bank	307,000	—	—	307,000					
	Bank of Fukuoka	493,000	—	—	493,000					
	Nishi-Nippon City Bank	493,000	—	—	493,000					
	Resona Bank	245,000	—	—	245,000					
	SMBC	1,500,000	—	—	1,500,000					
	Mizuho Bank	800,000	—	—	800,000	1.036 (Note 2)	August 25, 2028			
SBI Shinsei Bank	778,000	—	—	778,000						
Aozora Bank	200,000	—	—	200,000						
SMBC	707,000	—	—	707,000	1.609 (Note 2)	September 25, 2032				
Mizuho Bank	600,000	—	—	600,000						
Aozora Bank	293,000	—	—	293,000						
Resona Bank	100,000	—	—	100,000						

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	Bank of Fukuoka	300,000	—	—	300,000	1.405 (Note 2)	October 25, 2029	Lump-sum repayment	(Note 3)	No (No Guarantee)
	Nishi-Nippon City Bank	200,000	—	—	200,000	1.405 (Note 2)	October 25, 2029			
	SMBC	700,000	—	—	700,000	1.723 (Note 2)	January 25, 2032			
	Mizuho Bank	600,000	—	—	600,000	1.723 (Note 2)	January 25, 2032			
	Development Bank of Japan	2,000,000	—	—	2,000,000	1.108	September 25, 2029			
	SMBC	127,000	—	—	127,000	1.160 (Note 2)	April 25, 2028			
	Mizuho Bank	100,000	—	—	100,000					
	MUFG Bank	677,000	—	—	677,000					
	SBI Shinsei Bank	100,000	—	—	100,000					
	SMBC	700,000	—	—	700,000	1.644 (Note 2)	July 25, 2031			
	Mizuho Bank	653,000	—	—	653,000					
	SBI Shinsei Bank	690,000	—	—	690,000					
	SMBC	100,000	—	—	100,000	1.202 (Note 2)	May 25, 2028			
	Mizuho Bank	100,000	—	—	100,000					
	MUFG Bank	283,000	—	—	283,000					
	SBI Shinsei Bank	135,000	—	—	135,000					
	Bank of Fukuoka	95,000	—	—	95,000					
	Resona Bank	100,000	—	—	100,000	1.773 (Note 2)	October 25, 2031			
	SMBC	115,000	—	—	115,000					
	Mizuho Bank	240,000	—	—	240,000					
	Bank of Fukuoka	100,000	—	—	100,000					
	Resona Bank	137,000	—	—	137,000					
	Kansai Mirai Bank	195,000	—	—	195,000	1.772 (Note 2)	October 25, 2031			
	SMBC	1,000,000	—	—	1,000,000					
	SMBC	500,000	—	—	500,000					
	Mizuho Bank	400,000	—	—	400,000	1.522 (Note 2)	October 25, 2031			
	SMBC	20,000	—	—	20,000	1.284 (Note 2)	March 25, 2029			
	Mizuho Bank	15,000	—	—	15,000					
	MUFG Bank	300,000	—	—	300,000					
	SBI Shinsei Bank	100,000	—	—	100,000					
	Bank of Fukuoka	100,000	—	—	100,000					
	Nishi-Nippon City Bank	100,000	—	—	100,000					

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	380,000	—	—	380,000	1.642 (Note 2)	October 25, 2031	Lump-sum repayment	(Note 3)	No (No Guarantee)
	Mizuho Bank	335,000	—	—	335,000					
	SBI Shinsei Bank	200,000	—	—	200,000					
	Bank of Fukuoka	125,000	—	—	125,000					
	Nishi-Nippon City Bank	125,000	—	—	125,000					
	The Kagawa Bank	200,000	—	—	200,000					
	SMBC	3,300,000	—	—	3,300,000	1.653 (Note 2)	April 25, 2031			
	Mizuho Bank	2,000,000	—	—	2,000,000	1.653 (Note 2)	April 25, 2031			
	MUFG Bank	900,000	—	—	900,000	1.316	April 25, 2029			
	SBI Shinsei Bank	300,000	—	—	300,000	1.387 (Note 2)	April 25, 2029			
	SBI Shinsei Bank	1,000,000	—	—	1,000,000	1.653 (Note 2)	April 25, 2031			
	Aozora Bank	1,000,000	—	—	1,000,000	1.653 (Note 2)	April 25, 2031			
	SMBC	56,000	—	—	56,000	1.153	October 25, 2028			
	Mizuho Bank	34,000	—	—	34,000					
	MUFG Bank	1,866,000	—	—	1,866,000					
	Bank of Fukuoka	176,000	—	—	176,000					
	SMBC	800,000	—	—	800,000	1.095	April 25, 2031			
	Mizuho Bank	650,000	—	—	650,000					
	Bank of Fukuoka	200,000	—	—	200,000					
	The Bank of Yokohama	315,000	—	—	315,000					
	Mizuho Trust & Banking	95,000	—	—	95,000					
	SMBC	—	1,100,000	—	1,100,000	1.089	April 25, 2031			
	Mizuho Bank	—	1,000,000	—	1,000,000	1.089	April 25, 2031			
	SBI Shinsei Bank	—	900,000	—	900,000	1.059	October 25, 2030			
	Resona Bank	—	400,000	—	400,000	1.059	October 25, 2030			
	SMBC	—	35,000	—	35,000	1.357	October 25, 2029			
Mizuho Bank	—	91,000	—	91,000						
MUFG Bank	—	393,000	—	393,000						
SBI Shinsei Bank	—	193,000	—	193,000						
Resona Bank	—	100,000	—	100,000						

	Lender	Balance at start of period (Thousand yen)	Increase during period (Thousand yen)	Decrease during period (Thousand yen)	Balance at end of period (Thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment terms	Use	Collateralized
Long-Term Loans	SMBC	—	800,000	—	800,000	1.149	April 25, 2032	Lump-sum repayment	(Note 3)	No (No Guarantee)
	Mizuho Bank	—	400,000	—	400,000					
	SBI Shinsei Bank	—	200,000	—	200,000					
	Aozora Bank	—	393,000	—	393,000					
	Resona Bank	—	194,000	—	194,000					
	The Kagawa Bank	—	147,000	—	147,000					
	SMBC	—	1,000,000	—	1,000,000	1.142	March 25, 2030			
Total		116,507,000	7,346,000	6,346,000	117,507,000					

(Note 1) Average Interest Rate indicates a weighted average of interest rates during the period based on the number of days, and it is rounded down to the stated unit.

(Note 2) To avoid interest rate risk, an interest rate swap agreement has been signed separately to fix the interest rates, and the weighted average interest rate during the period after the effect of the interest rate swap is stated.

(Note 3) The proceeds are used for acquisition of assets and/or beneficiary rights of real estate in trust and repayment of loans.

(Note 4) The total amounts of long-term loans to be repaid for each year within five years after the balance sheet date are as follows.

(Thousand yen)

	Due within 1 year	Due after 1 year but within 2 years	Due after 2 years but within 3 years	Due after 3 years but within 4 years	Due after 4 years but within 5 years
Long-term loans due within one year	13,340,000	—	—	—	—
Long-term loans	—	18,720,000	19,208,000	21,916,000	14,858,000
Total	13,340,000	18,720,000	19,208,000	21,916,000	14,858,000

INDEPENDENT AUDITOR'S REPORT

July 22, 2025

To the Board of Directors of
Ichigo Office REIT Investment Corporation:

Deloitte Touche Tohmatsu LLC
Tokyo office

Designated Engagement Partner,
Certified Public Accountant:

Masashi Tsurumi

Designated Engagement Partner,
Certified Public Accountant:

Takeshi Shimoizaka

Opinion

Pursuant to the first paragraph of Article 193-2 of the Financial Instruments and Exchange Act, we have audited the financial statements of Ichigo Office REIT Investment Corporation ("the Corporation"), namely, the balance sheet as of April 30, 2025, and the income statement, statement of changes in net assets, the statement of dividends and the cash flow statement for the six months from November 1, 2024 to April 30, 2025, and a summary of significant accounting policies and other explanatory information, and the supplementary schedules.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of April 30, 2025, and its financial performance and its cash flows for the six months then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with the provisions of the Code of Professional Ethics in Japan, and we have fulfilled our other ethical responsibilities as auditors. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. Supervisory Directors are responsible for overseeing the Executive Director's execution of duties relating to the design and operating effectiveness of the controls over the other information. The other information comprises the information included in the Semi-Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

(TRANSLATION)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Supervisory Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern in accordance with accounting principles generally accepted in Japan.

Supervisory Directors are responsible for overseeing the Executive Director's execution of duties relating to the design and operating effectiveness of the controls over the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks. The procedures selected depend on the auditor's judgment. In addition, we obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain, when performing risk assessment procedures, an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate whether the overall presentation and disclosures of the financial statements are in accordance with accounting principles generally accepted in Japan, as well as the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

(TRANSLATION)

We communicate with Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide Executive Director with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with him all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Corporation which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Notes to the Readers of Independent Auditor's Report

This is an English translation of the independent auditor's report as required by the Financial Instruments and Exchange Act of Japan for the conveniences of the reader. The other information in the Semi-Annual Report referred to in the "Other Information" section of this English translation is not translated.