



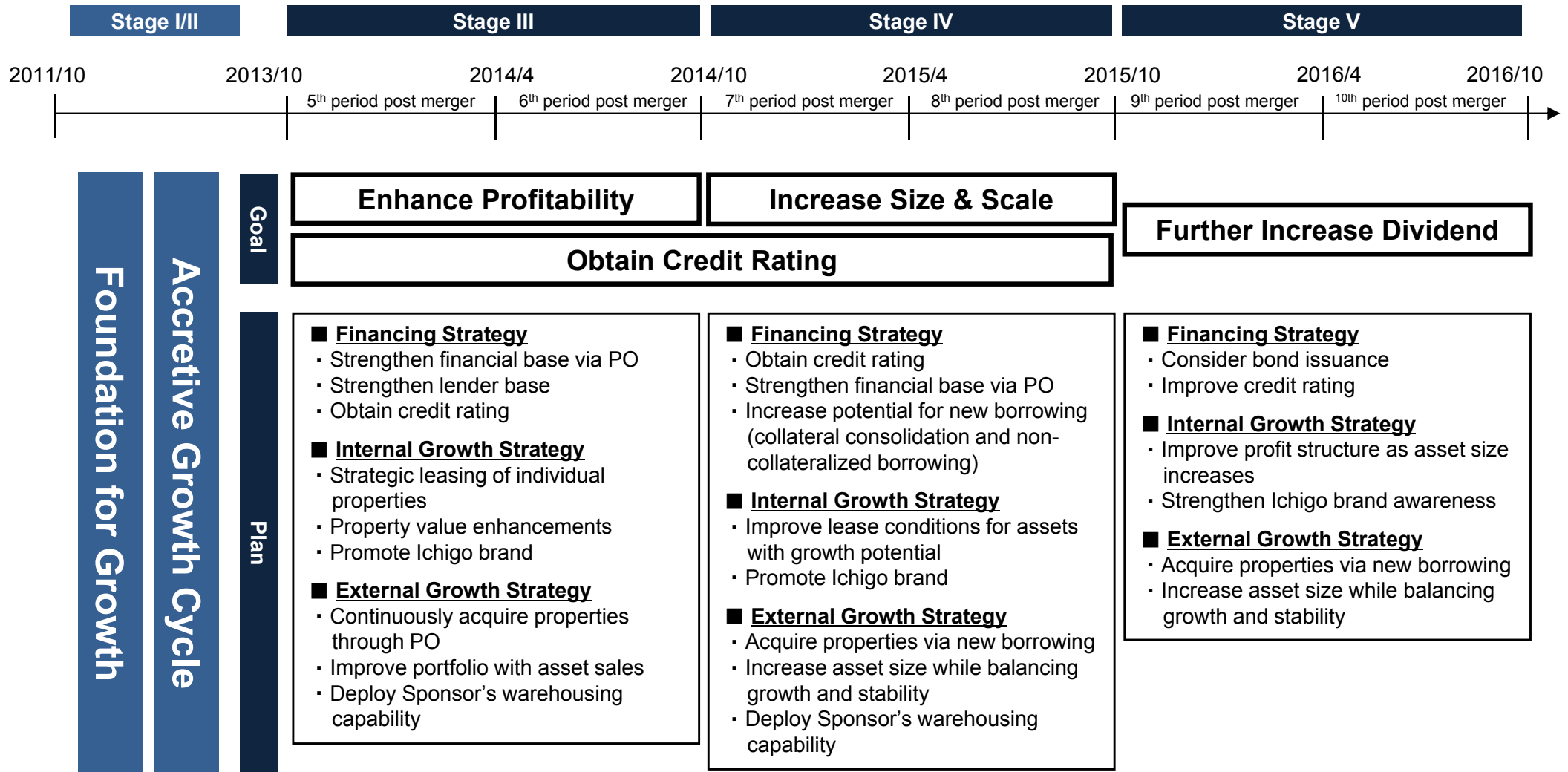
Asset Acquisitions and Sale

November 15, 2013

Ichigo Real Estate Investment Corporation
Ichigo Real Estate Investment Advisors Co., Ltd.

**Creating peace of mind through
honest and committed management.**

Ichigo REIT Updated Growth Strategy



Acquisitions and Sale

Acquisitions and Sale Overview

- Improve portfolio quality with fully-occupied, prime location assets (3 central Tokyo, 1 Yokohama)
- Increase portfolio size (+2 billion yen)
- Improve financial base (LTV lowered by 3.6%, strengthen lender base)

Acquisition Properties

Property Name	Type	Address	Acquisition Price (million yen)	Appraisal Value (million yen)	NOI Yield	NOI Yield After Depreciation	Occupancy	Building Age (years)
Ichigo Kanda Ogawamachi Building (O-49)	Office	Chiyoda-ku, Tokyo	2,210	2,280	5.1%	4.4%	100.0%	20.2
Ichigo Hacchobori Building (O-50)	Office	Chuo-ku, Tokyo	1,905	2,190	6.2%	4.9%	100.0%	3.8
Ichigo Shibuya Bunkamura-Dori Building (Z-10)	Other (Retail)	Shibuya-ku, Tokyo	2,400	2,540	4.4%	4.3%	100.0%	1.5
Twicere Yokohama Isogo (Z-11)	Other (Retail)	Isogo-ku, Yokohama City, Kanagawa	1,620	1,670	6.1%	4.8%	100.0%	2.3
Total			8,135	8,680	Average 5.4%	Average 4.6%	Average 100.0%	Average 7.3

Sale Property

Property Name	Type	Address	Sale Price (million yen)	Appraisal Value (million yen)	Book Value (million yen)	Capital Gain (million yen)	Building Age (years)
COI Shinbashi Building (O-01)	Office	Minato-ku, Tokyo	6,151	5,980	6,105	45	53.0



Acquisition: Ichigo Kanda Ogawamachi Building (O-49)

Acquisition Price	2,210 million yen
Appraisal Value	2,280 million yen
NOI Yield	5.1%
NOI Yield After Depreciation	4.4%
Asset Type	Office
Address	Kanda-Ogawamachi, Chiyoda-ku, Tokyo
Access	2-minute walk from Ogawamachi Station on the Toei Shinjuku Line and 3-minute walk from Shin Ochanomizu Station on the Tokyo Metro Chiyoda Line
Leasable Area	2,217.44 m2
Structure	S / SRC B1F / 10F
Construction Date	Sep 1993
Occupancy	100.0%

Location

- Convenient train station access.
- Commercial district with a concentration of retail and office buildings with strong tenant demand.

Features

- Location directly facing the main street and architectural glass façade.
- Nationwide chain of men's suit shops occupies B1 to 2F.



Acquisition: Ichigo Hatchobori Building (O-50)

Acquisition Price	1,905 million yen
Appraisal Value	2,190 million yen
NOI Yield	6.2%
NOI Yield After Depreciation	4.9%
Asset Type	Office
Address	Shintomi, Chuo-ku, Tokyo
Access	3-minute walk from Hatchobori Station on the JR Keiyo Line and Tokyo Metro Hibiya Line and 6-minute walk from Shintomicho Station on the Tokyo Metro Yurakucho Line
Leasable Area	2,697.18 m ²
Structure	S 8F
Construction Date	Jan 2010
Occupancy	100.0%

Location

- Conveniently located from stations on the JR Keiyo Line, Tokyo Metro Hibiya Line, and Yurakucho Line.
- Within walking distance to the major business districts Marunouchi, Otemachi, Nihonbashi, and Ginza.

Features

- An architectural glass curtain wall and an entrance hall with two-story ceilings.
- Each floor has a well-configured 120 tsubo floor plate and uncommonly high ceilings.



Acquisition: Ichigo Shibuya Bunkamura-Dori Building (Z-10)

Acquisition Price	2,400 million yen
Appraisal Value	2,540 million yen
NOI Yield	4.4%
NOI Yield After Depreciation	4.3%
Asset Type	Other (Retail)
Address	Udagawa-cho, Shibuya-ku, Tokyo
Access	3-minute walk from Shibuya Station on the JR Yamanote Line, Tokyu Toyoko and Denentoshi Lines, Keio Inokashira Line, and Tokyo Metro Ginza Line
Leasable Area	778.77 m2
Structure	S / RC B1F / 8F
Construction Date	May 2012
Occupancy	100.0%

Location

- The property is located to the west of Shibuya Station, one of Tokyo's most vibrant large-scale retail and shopping areas.

Features

- Occupies a highly visible corner of Bunkamura-Dori, a bustling main street.
- Boasts a unique aluminum curtain wall designed to attract a wide range of tenants.



Acquisition: Twicere Yokohama Isogo (Z-11)

Acquisition Price	1,620 million yen
Appraisal Value	1,670 million yen
NOI Yield	6.1%
NOI Yield After Depreciation	4.8%
Asset Type	Other (Retail)
Address	Mori, Isogo-ku, Yokohama City, Kanagawa
Access	2-minute walk from Isogo Station on the JR Negishi Line
Leasable Area	2,717.77 m2
Structure	RC B1F / 8F
Construction Date	Jul 2009
Occupancy	100.0%

Location

- Located in the Yokohama Isogo area, a bedroom community serving Central Tokyo and Yokohama. The west side of Isogo Station has a concentration of commercial buildings.
- Direct pedestrian access from Isogo Station.

Features

- The property consists of ownership of the B1- 3F retail floors, and the current tenants include retail shops, a clinic, and banks.
- A long-term fixed lease with a 1F supermarket.

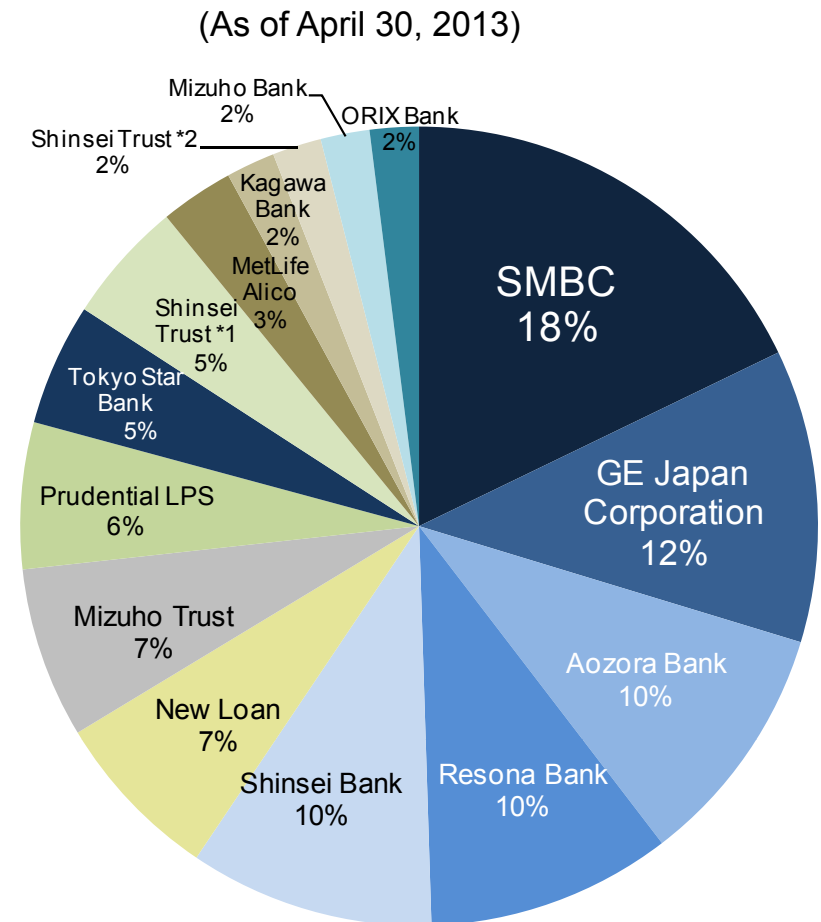
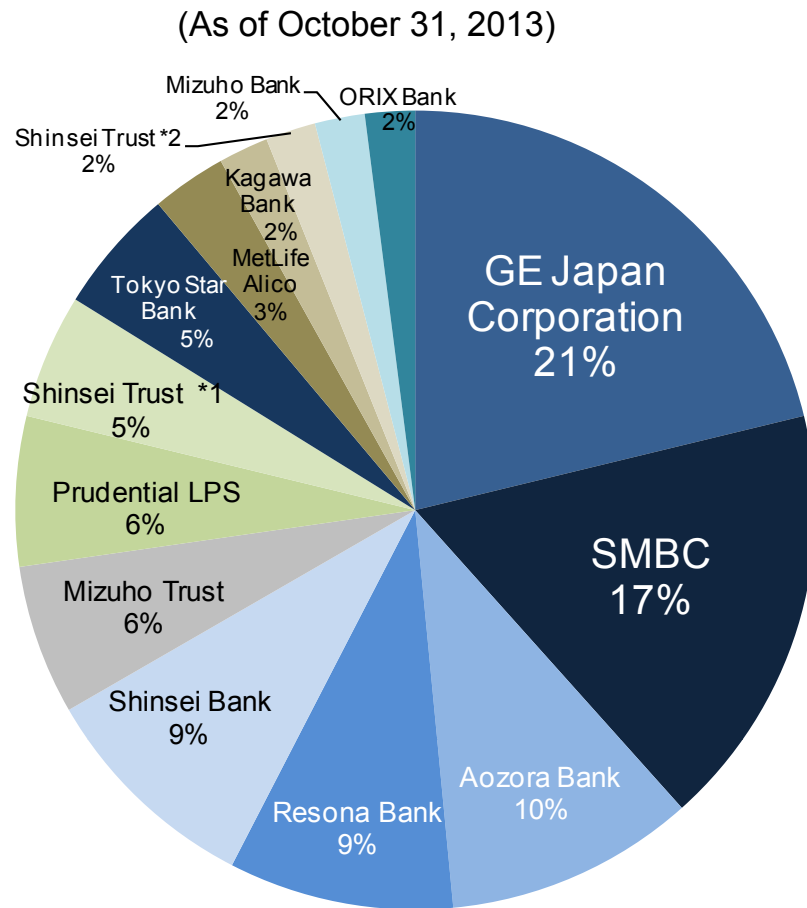


Acquisitions and Sale Portfolio Outcome

<p>Portfolio Size 112 billion yen (68 assets)</p>		<p>+8 billion yen (4 assets)</p>	<p>-6 billion yen (1 asset)</p>	<p>Portfolio Size 114 billion yen (71 assets)</p>
		<p>Ichigo Kanda Ogawamachi Building</p> <p>Ichigo Hatchobori Building</p> <p>Ichigo Shibuya Bunkamura-Dori Building</p> <p>Twicere Yokohama Isogo</p> <p>4 assets +8 bil yen (Average Age 7 years)</p>	<p>COI Shinbashi Building</p> <p>1 asset -6 bil yen (Age 53 years)</p>	
		<p>Replaced Assets to Improve Portfolio Quality</p>		
October 2013		Dec 10, 2013 (Acquisition via PO)	Apr 30, 2014 (Sale)	After the Transactions
Effects	Portfolio	<ul style="list-style-type: none"> • Replace assets and increase portfolio size • Lower building age 		<p>Improve Portfolio Quality Focus on Profitability</p>
	Financial	<ul style="list-style-type: none"> • New borrowing and prepayment of existing loans to lower LTV and improve lender base <p>Improve LTV for Future Collateral Consolidation and Non-Collateralized Borrowing</p>		<p>Obtain Credit Rating</p>

Diversified Lender Base

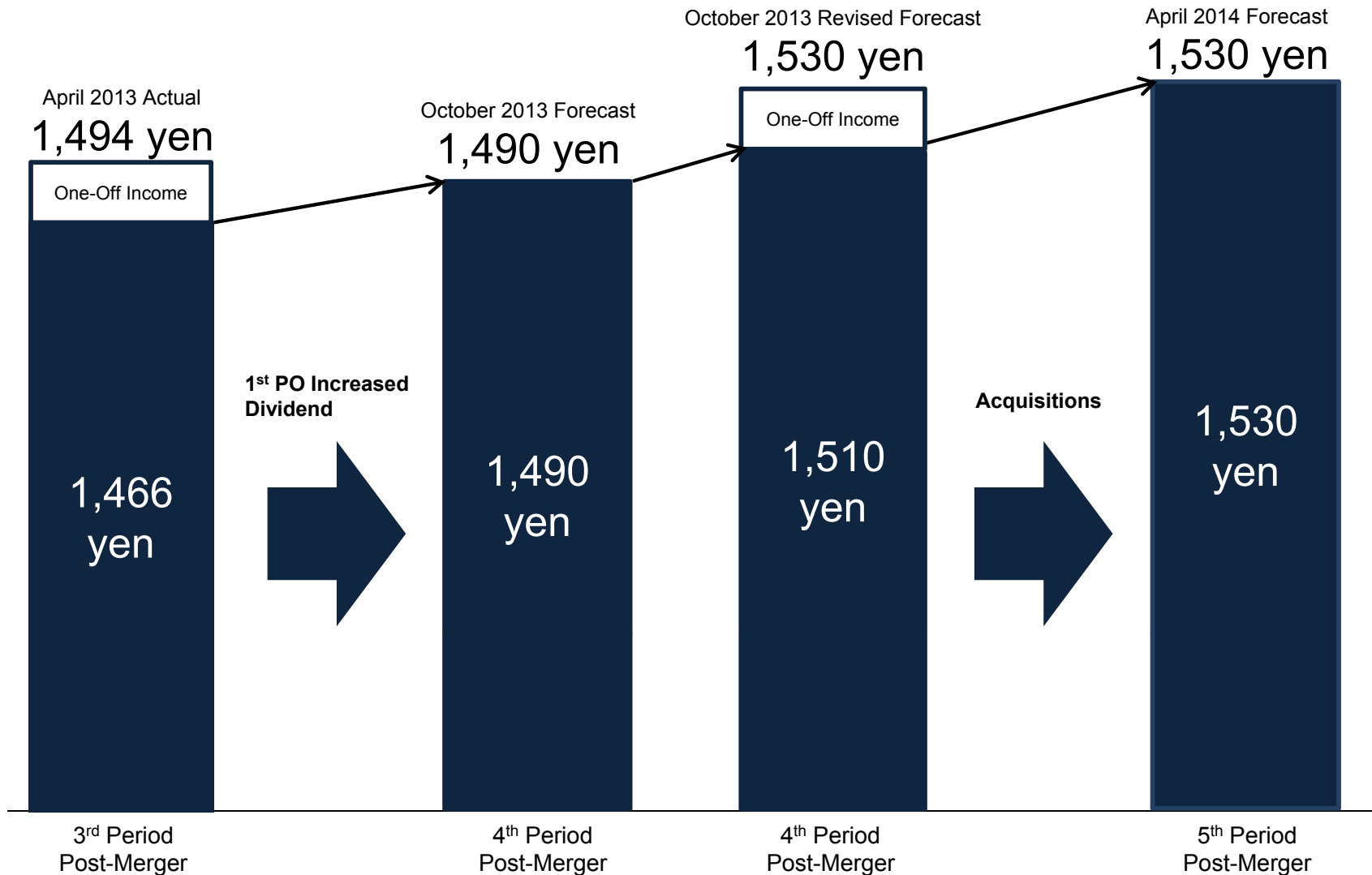
- Refinancing with Japanese megabanks
- SMBC now Ichigo REIT's biggest lender



※1: Source of fund is an Investment LPS managed by AXA Real Estate Investment Managers Japan KK
 ※2: Cash funding provided by Ichigo Group

Growing Dividend

Steadily Increasing Dividend via Growing Economies of Scale



MEMO



Disclaimer

These materials are for informational purposes only, and do not constitute or form a part of, and should not be construed as, an offer to sell or a solicitation of an offer to buy any securities of Ichigo Real Estate Investment Corporation (Ichigo REIT). You should consult with a representative of a securities firm if you intend to invest in any securities of Ichigo REIT.

These materials may contain forward-looking statements regarding the intent, belief or current expectations of management of Ichigo REIT with respect to financial condition and future results of operations. These statements are based on certain assumptions founded on currently available information. Accordingly, such statements are subjects to risks, uncertainties and assumptions and there is no assurance as to actual financial conditions or results of operations. Actual results may vary from those indicated in the forward-looking statements. Accordingly, please refrain from solely relying on these statements.

These materials have been created by the management of Ichigo REIT and Ichigo Real Estate Investment Advisors Co., Ltd. (IRE) with the belief that the information contained is accurate. However, there is no assurance given as to the accuracy, certainty, validity or fairness of any such information.

Please note that the content of these materials is subject to revision or retraction without prior notice.

No copying or reproduction of these materials or part of these materials is allowed without obtaining prior consent from Ichigo REIT and IRE.



Contact:

Ichigo REIT IR Desk

TEL : 03-3502-4891 FAX : 03-3502-4894

IR_REIT@ichigo-holdings.co.jp

www.ichigo-reit.co.jp/english

Ichigo Group is Japan's first zero-carbon listed real estate company. We are taking responsibility for our environmental footprint by offsetting our carbon emissions as well as working with organizations to invest in low-carbon technologies.