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For Immediate Release

REIT Issuer

Ichigo Real Estate Investment Corporation (8975)

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Asset Management Company

Ichigo REIT Management Co., Ltd.

Representative: Wataru Orii, President & Representative Director

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Sale of Portfolio Asset

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) hereby announces that it has sold a portfolio asset, per the below.

1. Sale Summary

O-32 COI Hiroshima Kamiyacho Building

Asset	Trust beneficiary rights in real estate (<i>juekiken</i>)
Acquisition Date (acquisition date by pre-merger Ichigo REIT)	November 1, 2011 (March 15, 2006)
Sale Price	715,000,000 yen (plus taxes)
Book Value	883,952,189 yen (estimated as of January 31, 2012)
Difference between Sale Price and Book Value	-168,952,189 yen
Contract Date	February 27, 2012
Settlement Date (expected)	March 30, 2012
Settlement Method	Assignment of trust beneficiary rights

2. Reason for the Sale

Following its merger with the former Ichigo Real Estate Investment Corporation on November 1, 2011, Ichigo REIT has been proactively taking actions to further its growth as a comprehensive J-REIT and pursue stable and steady profitability. Ichigo REIT has defined the period until October 2012 as “Stage I” under this growth strategy, aiming to “Lay the Foundation for Growth” by improving portfolio quality via the strategic use of its negative goodwill.

Today’s asset sale was determined after analyzing the future potential of all of Ichigo REIT’s properties based on criteria such as property age, occupancy, and maintenance cost. The sale will contribute to improving the quality of Ichigo REIT’s portfolio, thereby helping achieve one of the goals of Stage I.

3. Use of Funds

The funds obtained through the sale will be used for partial repayment of existing borrowings and funding future growth.

4. Summary of Property

O-32 COI Hiroshima Kamiyacho Building

Asset		Trust beneficiary rights in real estate (<i>juekiken</i>)
Trustee		The Chuo Mitsui Trust and Banking Company, Ltd.
Location		12-3 Motomachi Nakaku, Hiroshima
Land	Property Right	Ownership (fee simple)
	Size	525.85m ²
	Zoning	Commercial
	Coverage Ratio / Floor Area Ratio	80% /900%
Building	Property Right	Ownership (fee simple)
	Use	Office, Retail
	Structure	SRC B1F/9F
	Total Floor Area	4,265.11m ²
	Construction Date	December 14, 1974
Number of Tenants		24 (as of January 31, 2012)
Rental Income		61 million yen (in the period ending October 2011)
Deposit		78 million yen (as of January 31, 2012)
Leasable Space		2,893.29 m ² (as of January 31, 2012)
Leased Space		2,432.59 m ² (as of January 31, 2012)
Occupancy		84.1 % (as of January 31, 2012)
Acquisition Price		885 million yen
Appraisal	Appraiser	Richi Appraisal Institute
	Date	October 31, 2011
	Value	885 million yen

5. Buyer Profile

The buyer is a Japanese general operating domestic company but has not provided consent for the disclosure of its name. The buyer is not a “related party” as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law and the internal rules of the asset management company.

6. Broker Profile

Name	CBRE K.K.
Address	2-2-12 Hamamatsucho, Minato-ku, Tokyo
Representative	Tony Insung Cha, Representative Director
Capital	150 million yen (as of January 1, 2012)
Principal businesses	Brokerage and representation for sale, lease, and transfer of real estate Agency sales, brokerage and private placement of trust beneficiary-in-trust interests
Relationship with the Investment Corporation or Asset Management Company	None

The broker has not provided consent for the disclosure of the brokerage amount. The broker is not a “related party” as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law and the internal rules of the asset management company.

7. Schedule

February 27, 2012	Contract signing
March 30, 2012 (expected)	Settlement and partial repayment of GE Japan Loan V

8. Future Outlook

This sale will generate a loss of c. 188 million yen, and the lowered rental income after selling this property is expected to decrease Ichigo REITs’ operating, current, and net profit relative to its forecasts for the fiscal periods ending April 2012 and October 2012. However, because Ichigo REIT expects to offset these by using its negative goodwill (which totals 16.5 billion yen as of November 1, 2011), there is no change in the dividend forecast.

Portfolio Reference Information

1. Post-Sale Portfolio Summary

	Before Sale (A)	After Sale (B)	Difference (B-A)
Occupancy (as of January, 31 2012)	92.2%	92.3%	+0.1%
Average Building Age (as of March 30, 2012)	21.0 years	20.8 years	-0.2 years
Diversification by Area (note 1) (Tokyo Metropolitan Area/Other Areas) (as of March 30, 2012)	72.0% / 28.0%	72.6% / 27.4%	0.6% / -0.6%

Note 1: “Tokyo Metropolitan Area” refers to “Central Tokyo” and “Tokyo Metropolitan Area.” “Other Areas” refers to “Four Major Regional Cities” and “Other Regional Cities.”

Note 2: The numbers in “Before Sale” are calculated based on 69 properties, excluding Sendai Ichibancho Building and Kearney Place Kanazawa Ekimae, which are scheduled to be sold on February 28, 2012.

2. Post-Sale Portfolio Assets

No.	Property	Area	Acquisition Price (mm yen)	% of Portfolio
O-01	COI Shinbashi Building	Central Tokyo	6,110	5.81%
O-02	COI Nishisando Building	Central Tokyo	3,254	3.09%
O-03	MTC Building	Central Tokyo	2,740	2.61%
O-04	COI Nanpeidai Building	Central Tokyo	1,920	1.83%
O-05	Joware Hanzomon	Central Tokyo	1,550	1.47%
O-06	COI Hijirizaka Building	Central Tokyo	1,200	1.14%
O-07	COI Shibuya Kamiyamacho Building	Central Tokyo	1,505	1.43%
O-08	COI Akasaka 5 Chome Building	Central Tokyo	735	0.70%
O-09	COI Shibazonobashi Building	Central Tokyo	1,100	1.05%
O-10	COI Ebisu Nishi Building	Central Tokyo	1,917	1.82%
O-11	COI Ginza 612	Central Tokyo	1,773	1.69%
O-12	COI Uchikanda Building	Central Tokyo	1,140	1.08%
O-13	COI Kudan-Minami Building	Central Tokyo	387	0.37%
O-14	COI Yotsuya 4 Chome Building	Central Tokyo	550	0.52%
O-15	COI Akasaka Tameike Building	Central Tokyo	580	0.55%
O-16	DSM Jimbocho Building	Central Tokyo	1,820	1.73%
O-17	DSM Nihonbashi Kakigaracho Building	Central Tokyo	1,150	1.09%
O-18	COI Kudan 2 Chome Building	Central Tokyo	763	0.73%
O-19	COI Kudan 3 Chome Building	Central Tokyo	844	0.80%
O-20	COI Gotanda Building	Central Tokyo	5,060	4.81%
O-21	Benex S-2	Tokyo Metropolitan Area	1,816	1.73%

O-22	COI Minami-Ikebukuro Building	Tokyo Metropolitan Area	1,460	1.39%
O-23	Technos Nakano Building	Tokyo Metropolitan Area	764	0.73%
O-24	COI Eitai Building	Tokyo Metropolitan Area	1,490	1.42%
O-25	COI Yokosuka Bayside Building	Tokyo Metropolitan Area	971	0.92%
O-26	Chitose Building	Tokyo Metropolitan Area	2,030	1.93%
O-27	Route Ikebukuro Building	Tokyo Metropolitan Area	639	0.61%
O-28	Nishi-Gotanda Access	Central Tokyo	765	0.73%
O-29	TK Kichijoji Building	Tokyo Metropolitan Area	2,160	2.05%
O-30	Ibaraki Kowa Building	Other Regional Cities	604	0.57%
O-33	COI Mei-Eki Building	Four Major Regional Cities	837	0.80%
O-34	COI Nagoya Plaza Building	Four Major Regional Cities	4,705	4.47%
O-35	COI Sendai Chuo Building	Other Regional Cities	510	0.48%
O-36	Solon Keyakidori Building	Four Major Regional Cities	788	0.75%
O-37	CRD Marunouchi	Four Major Regional Cities	6,710	6.38%
O-38	Toyamaeki Nishi Building	Other Regional Cities	1,650	1.57%
O-39	Daihyaku Mirai-Shinkin Building	Other Regional Cities	1,100	1.05%
O-40	Kearney Place Saga	Other Regional Cities	659	0.63%
O-42	COI Takamatsu Building	Other Regional Cities	3,010	2.86%
O-43	COI Toyama Shinsakuramachi Building	Other Regional Cities	367	0.35%
O-44	Akita Sanno 21 Building	Other Regional Cities	560	0.53%
O-45	COI Niigata Building	Other Regional Cities	1,830	1.74%
Subtotal - Office (42 Properties)			71,523	68.00%
R-01	ForeCity Roppongi	Central Tokyo	1,730	1.64%
R-02	ForeCity Azabujuban	Central Tokyo	1,140	1.08%
R-03	ForeCity Azabujuban No.2	Central Tokyo	1,250	1.19%
R-04	Bureau Takanawadai	Central Tokyo	1,360	1.29%
R-05	ForeCity Shirokanedai	Central Tokyo	824	0.78%
R-06	B-Site Hamamatsucho	Central Tokyo	701	0.67%
R-07	ForeCity Akihabara	Central Tokyo	2,520	2.40%
R-08	Sweet One Court	Central Tokyo	786	0.75%
R-09	B-site Ginza East	Central Tokyo	946	0.90%
R-10	ForeCity Sasazuka	Central Tokyo	1,050	1.00%
R-11	Gran Presso Kawadacho	Central Tokyo	592	0.56%
R-12	ForeCity Sakurashinmachi	Tokyo Metropolitan Area	932	0.89%
R-13	ForeCity Shinkamada	Tokyo Metropolitan Area	1,040	0.99%
R-14	ForeCity Nakaochiai	Central Tokyo	435	0.41%
R-15	ForeCity Tomigaya	Central Tokyo	1,341	1.28%
R-16	ForeCity Ryogoku	Tokyo Metropolitan Area	1,080	1.03%
R-17	ForeCity Toyosu	Tokyo Metropolitan Area	1,349	1.28%
R-18	ForeCity Nishihonmachi	Four Major Regional Cities	927	0.88%
Subtotal - Residence (18 Properties)			20,005	19.02%
Z-01	Falcon Shinsaibashi Building	Four Major Regional Cities	3,410	3.24%
Z-02	Fiesta Shibuya	Central Tokyo	1,970	1.87%
Z-03	Burc Omori	Tokyo Metropolitan Area	3,218	3.06%

Z-04	Pagoda Asakusa	Tokyo Metropolitan Area	1,640	1.56%
Z-05	Regalo Building	Tokyo Metropolitan Area	1,310	1.25%
Z-06	Lespoir 296	Tokyo Metropolitan Area	903	0.86%
Z-07	El Centro Sapporo	Four Major Regional Cities	558	0.53%
Z-08	Daimyo Balcony	Four Major Regional Cities	638	0.61%
Subtotal - Others (8 Properties)			13,647	12.98%
Total			105,175	100.00%

Note: This summary excludes Sendai Ichibancho Building and Kearney Place Kanazawa Ekimae, which are scheduled to be sold on February 28, 2012.

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Website of Ichigo REIT: www.ichigo-reit.co.jp