

*[Provisional Translation Only]*

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Issuer

**Ichigo Office REIT Investment Corporation (8975)**

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

[www.ichigo-office.co.jp/english](http://www.ichigo-office.co.jp/english)

Asset Management Company

**Ichigo Investment Advisors Co., Ltd.**

Representative: Wataru Orii, President

Inquiries: Hiroto Tajitsu, Head of Business Administration

Tel: +81-3-3502-4891

## Ichigo Marunouchi Building Receives CASBEE Environmental Certification

Ichigo Office REIT today received a CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification for the Ichigo Marunouchi Building.

### 1. Certification Overview



<b>Name</b>	Ichigo Marunouchi Building
<b>Address</b>	3-17-13 Marunouchi Naka-ku, Nagoya
<b>Total Floor Area</b>	10,373.52m <sup>2</sup>
<b>Structure</b>	Steel 11 Floors
<b>Date Built</b>	December 21, 2007

Evaluation Rank: S (highest)



## 2. CASBEE Assessment

- (1) Ichigo Marunouchi Building is equipped with a highly efficient air conditioning system, resulting in its primary energy consumption being substantially lower than average.
- (2) The building makes excellent proactive use of recycled materials for both private and public spaces.
- (3) Ichigo Office REIT works collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.

## 3. CASBEE Overview

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

### CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For a list of CASBEE-certified buildings in Japan, please refer to the URL below (Japanese only):

[www.ibec.or.jp/CASBEE/MP\\_certification/CASBEE\\_MP\\_certified\\_buld\\_list.htm](http://www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm)

## 4. Outlook

As a specialized office REIT, Ichigo Office REIT will continue to work to promote environmental and energy efficiency, reducing the environmental impact of its mid-size office buildings.