

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office REIT Awarded  
GRESB Green Star Ranking**

Ichigo Office REIT was awarded today a Green Star ranking, the highest ranking in the 2017 Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment.

1. Assessment Results

In addition to the Green Star, Ichigo Office REIT was also awarded Four Stars in the GRESB Rating (maximum five stars) newly introduced last year.



## 2. GRESB Assessment Key Points

### (1) Environmental Monitoring

Ichigo Office REIT is actively engaged in environmental impact reduction via implementation of an Environmental Monitoring System (EMS).

### (2) Performance Tracking

Ichigo Office REIT has taken measures to reduce energy consumption such as upgrading to high-efficiency equipment.

### (3) Environmental Certifications

Ichigo Office REIT has received a number of environmental certifications that reflect the increased environmental quality of its buildings.

### (4) Stakeholder Engagement

Ichigo Office REIT is partnering with a broad range of stakeholders, including tenants, suppliers, and local communities.

## 3. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of more than 1,000 property companies and funds around the world, establishing a global standard for ESG benchmarking that is now applied to a broader and more diverse class of real assets. Today, 60 GRESB investor members who are some of the largest pension funds and their fiduciaries (total assets under management: USD 17 trillion) use the GRESB data in their investment management and engagement process to better understand the sustainability risks and opportunities intrinsic to their real assets investments.

A record 850 companies and real estate funds participated in the GRESB Real Estate Assessment this year.

For details of GRESB, please refer to [gresb.com](https://www.gresb.com)

## 4. Outlook

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