

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

February 17, 2022

Issuer

Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)

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

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Norio Nagamine, Head of Ichigo Office

Tel: +81-3-3502-4891

Earnings Forecast Revision for the April 2022 Fiscal Period

Ichigo Office is revising up its April 2022 fiscal period earnings forecast announced in the December 14, 2021 release “October 2021 Fiscal Period Earnings.”

The earnings forecast for the October 2022 fiscal period is unchanged.

1. April 2022 Earnings Forecast Revision

(JPY million)

	Operating Revenue	Operating Profit	Recurring Profit	Net Income	Dividend per Share (JPY)
Previous Forecast (A)	7,668	3,776	3,031	3,030	2,072
New Forecast (B)	8,610	4,424	3,679	3,678	2,500
Difference (B) - (A)	+941	+647	+647	+647	+428
% Change	+12.3%	+17.2%	+21.4%	+21.4%	+20.7%

Forecast period-end number of shares outstanding: 1,513,367 shares

Note: The forecasts presented above are based on the preconditions set out below in “Preconditions for the April 2022 Earnings Forecast.” The actual operating revenue, operating profit, recurring profit, net income, and dividend may vary due to changes in circumstances. These forecasts should therefore not be construed as a guarantee of such results. Ichigo Office will revise the forecast should a substantial discrepancy emerge between the forecast and actual operating results.

2. April 2022 Earnings Forecast Revision Rationale

Ichigo Office is revising up its earnings forecast to reflect the impact of the planned February 18, 2022 sale of the Ichigo Akasaka 5 Chome Building announced in today’s release “Sale of Portfolio Asset (Ichigo Akasaka 5 Chome Building).” Ichigo Office expects to record a gain on sale of JPY 938 million in the April 2022 fiscal period.

Preconditions for the April 2022 Earnings Forecast

Period	<ul style="list-style-type: none"> • April 2022: November 1, 2021 – April 30, 2022 (181 days)
Number of Assets	<ul style="list-style-type: none"> • 86 assets (85 assets after the sale of the Ichigo Akasaka 5 Chome Building on February 18, 2022)
Number of Shares	<ul style="list-style-type: none"> • 1,513,367 shares issued and outstanding as of the date of this report
Operating Revenue	<ul style="list-style-type: none"> • Rental income is calculated conservatively based on lease contracts that are in effect as of February 17, 2022 while taking into consideration such factors as historical rents, the competitiveness of the properties, and market conditions. • Total occupancy: 94.8% as of April 30, 2022 • Gain on sale of the Ichigo Akasaka 5 Chome Building: JPY 938 million
Operating Expenses	<ul style="list-style-type: none"> • Depreciation: JPY 881 million. Depreciation has been calculated using the straight-line method and includes the depreciation of forecast future capital expenditures. • Property, city planning, and depreciable asset taxes: JPY 671 million. Prorated property and city planning taxes related to acquisitions are included in acquisition cost. • Building maintenance and repair expenses: JPY 136 million. However, expenses may differ significantly from these estimated amounts for reasons including the variability of maintenance and repair expenses, one-time costs due to unexpected building damage, etc. • Service provider expenses, including property management fees: JPY 684 million • Performance fees: JPY 1,096 million (of which Gains on Sale Performance Fee is JPY 140 million) • Rental expenses, Ichigo Office's principal operating expenses (other than depreciation, see above), are calculated based on historical data adjusted for any anticipated changes. • Actual operating expenses may differ significantly from these assumptions due to unforeseeable factors.
Non-Operating Expenses	<ul style="list-style-type: none"> • Interest expenses on loans and bonds: JPY 438 million • Other borrowing-related expenses: JPY 306 million
Interest-Bearing Liabilities	<ul style="list-style-type: none"> • Loans and bonds: JPY 111,225 million outstanding as of April 30, 2022
Dividend	<ul style="list-style-type: none"> • The dividend forecast assumes that dividends will comply with the dividend distribution policy stipulated in Ichigo Office's Articles of Incorporation. • Total dividends for the April 2022 period are forecast to be JPY 3,783 million (unappropriated retained earnings (i.e., Net Income) of JPY 3,678 million plus JPY 105 million of negative goodwill amortization.) • The dividend is subject to change due to changes in circumstances such as asset acquisitions and dispositions, tenant turnover, unexpected maintenance and repair costs and other expenses, changes in interest rates, and the issuance of new shares.
Dividend in Excess of Earnings	<ul style="list-style-type: none"> • Ichigo Office does not plan on paying any dividend in excess of earnings.

Other	<ul style="list-style-type: none">• This forecast assumes that there are no material revisions to laws and regulations, the tax system, accounting standards, listing rules of the Tokyo Stock Exchange, and rules of the Investment Trusts Association, Japan, and no material changes in the state of the economy and real estate market conditions.• Given ongoing Covid uncertainty, this earnings forecast is subject to change.
-------	--