

[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.

October 17, 2022

Issuer Ichigo Office REIT Investment Corporation ("Ichigo Office," 8975) 1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo Representative: Takaaki Fukunaga, 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

JCR Raises Credit Rating from A to A+

The Japan Credit Rating Agency (JCR) today announced an upward revision to both Ichigo Office's long-term issuer rating and bond rating.

Credit Rating Agency	Type of Rating	Before	After
Japan Credit Rating Agency (JCR)	Long-term Issuer Rating (Outlook)	A (Positive)	A+ (Stable)
	Bond Rating	А	A+

Please refer to JCR's website (<u>www.jcr.co.jp/en</u>) for details of the revision.