

[Provisional Translation Only]

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Issuer

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Ichigo Office Receives Tokyo Low-Carbon Small and Medium-Sized Model Building Certification

Ichigo Office today received Tokyo Low-Carbon Small and Medium-Sized Model Building certifications from the Tokyo Metropolitan Government for its Ichigo Jingumae Building, its Ichigo Higashi Gotanda Building, and its Ichigo Mita Building, therefore bringing the total number of Ichigo Office buildings that have received this certification to eight buildings. As a result, Ichigo Office has now received a total of 22 environmental certifications across 19 of its assets, which accounts for 32.8% of the total leasable office area of its portfolio.

1. Certifications Overview

Name	Ichigo Jingumae Building	Ichigo Higashi Gotanda Building	Ichigo Mita Building
Address	6-25-16 Jingumae, Shibuya-ku, Tokyo	1-6-3 Higashi Gotanda, Shinagawa-ku, Tokyo	5-13-18 Shiba, Minato-ku, Tokyo
Total Floor Area	5,218.72m ²	7,072.68m ²	5,346.17m ²
Structure	Reinforced Concrete, 6 Floors & 1 Basement	Steel Reinforced Concrete, 9 Floors & 2 Basements	Steel Reinforced Concrete, 9 Floors & 1 Basement
Photo			
Rank	Rank: A3 CO2 emission intensity 45.3~49.1 (kg – CO2/m ²)	Rank: A3- CO2 emission intensity 49.1~52.9 (kg – CO2/m ²)	Rank: A1+ CO2 emission intensity 64.2~68.0 (kg – CO2/m ²)

2. CO2 Emission Reduction Initiatives

Ichigo Jingumae Building

(1) Building Management

Energy usage: Collects energy usage data on a monthly basis, and identifies and addresses any increases versus the previous month.

Indoor parking lot (ventilation): Installed a timer to automatically turn off ventilation when the parking lot is not in use.

Air conditioning/ventilation filters: Cleans and inspects filters three to four times a year. Solicits tenant cooperation towards energy conservation and suggested air conditioning temperature settings (28°C in summer and 20°C in winter) via posters and stickers.

(2) Equipment

HVAC: Installed energy recovery ventilation systems to work in tandem with individual air conditioning units.

Lighting: Completed 100% LED lighting installations in common areas. Installing LED lighting in tenant areas whenever a tenant departs. Installed motion control sensors for lighting in the stairways and restrooms on each floor.

Elevators: Installed energy-efficient inverters in 2017.

Ichigo Higashi Gotanda Building

(1) Building Management

Energy usage: Collects energy usage data on a monthly basis, and identifies and addresses any increases versus the previous month.

Air conditioning/ventilation filters: Cleans and inspects filters three to four times a year.

Heated toilet seats: Adjusts heating temperatures in the spring and in the winter.

Solicits tenant cooperation towards energy conservation and suggested air conditioning temperature settings (28°C in summer and 20°C in winter) via posters and stickers.

(2) Equipment

HVAC: Installed energy recovery ventilation systems to work in tandem with individual air conditioning units, and upgraded to a packaged air conditioning system.

Lighting: Completed 80% LED lighting installations, with plans to continue installing LED lighting in both common areas and tenant areas. Installed motion control sensors for lighting in the restrooms.

Ichigo Mita Building

(1) Building Management

Energy usage: Collects energy usage data on a monthly basis, and identifies and addresses any increases versus the previous month.

Air conditioning/ventilation filters: Cleans and inspects filters every four months.

Solicits tenant cooperation towards energy conservation and suggested air conditioning temperature settings via posters and stickers.

(2) Equipment

HVAC: Installed energy recovery ventilation systems to work in tandem with individual air conditioning units, and upgraded to a packaged air conditioning system.

Lighting: Completed 30~40% LED lighting installations, with plans to continue installing LED lighting. Installed motion control sensors for lighting in the restrooms, with plans to install in other areas as well.

3. Tokyo Low-Carbon Small and Medium-Sized Model Building Overview

The Tokyo Low-Carbon Building Assessment Index is a benchmark assessing the level of CO2 emission intensity of buildings and was developed by the Tokyo Metropolitan Government in May 2012 with the aim to promote a real estate market in which buildings with lower CO2 emissions are more valued. Buildings are ranked among A4 (highest rank), A3, A2, A1, B2, B1, and C (lowest rank) based on their level of CO2 emission intensity.

A building ranked A1 or higher is certified as a Tokyo Low-Carbon Small and Medium-Sized Model Building.

Tokyo Low-Carbon Small and Medium-Sized Model Building Requirements:

- a. A building leased to tenants
- b. Ranked A1 or higher as per the above
- c. Three consecutive years of submission of the Tokyo Carbon Reduction Report (If the building was constructed less than three years ago, then submission every year starting from its year of construction)
- d. Actively engages in energy conservation initiatives

For details of the certification, please refer to the URL below (Japanese only):

www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model_b/index.html

4. Ongoing Environmental Initiatives

In line with sponsor Ichigo joining RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, Ichigo Office completed transitioning all assets (excluding partially owned and co-owned assets) to renewable electricity.

Ichigo Office will continue to work to promote the environmental and energy efficiency and reduce the environmental impact of its office buildings.

Note: Assets acquired in the April 2023 fiscal period to be sequentially transitioned.