



**Make The World
More Sustainable**

[Provisional Translation Only]

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Issuer

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

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Takafumi Kagiyama, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Masahiro Izumi, Head of Finance & Planning

Tel: +81-3-4485-5231

Change in Property Management Company

Ichigo Office decided today to appoint a new property management (“PM”) company for the Ichigo Tachikawa Building.

1. Summary

	Asset	New PM	Current PM
O-96	Ichigo Tachikawa Building	CBRE K.K.	The Dai-ichi Building Co., Ltd.

2. New PM Rationale

The new PM company for the Ichigo Tachikawa Building was chosen among several candidate PM companies based on their competitive price offering, successful track record, and their level of understanding of Ichigo property management standards. In addition, Ichigo Office has considered the management performance and track record of the Ichigo Tachikawa Koen Dori Building in the same area, which is already managed by the new PM. Based on this holistic review, Ichigo Office determined that CBRE K.K. is the most suitable choice. By integrating the management of nearby assets, the new PM will strengthen leasing and tenant services through enhanced information sharing and area-specific management.

3. New PM Profile

Name	CBRE K.K.
Address	2-1-1 Marunouchi, Chiyoda-ku, Tokyo
Representative	Eiji Sakaguchi, Representative Director, Chairman & CEO Takashi Tsuji, Representative Director, President & COO
Capital	JPY 771 million (as of April 3, 2026)
Principal Business	Comprehensive commercial real estate services for domestic and international businesses
Relationship with Ichigo Office or IIA	The PM does not have any material capital, personnel, or transactional relationship with Ichigo Office or IIA. In addition, the PM is not a related party of Ichigo Office or IIA.

4. PM Change Date

May 1, 2026

5. Earnings Impact

The impact of the PM change on Ichigo Office's April 2026 and October 2026 fiscal period earnings has already been factored into the forecasts presented in the December 15, 2025 release "October 2025 Fiscal Period Earnings."