



Creating peace of mind through honest and committed management.

[Provisional Translation Only]

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

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REIT Issuer

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Ichigo REIT Portfolio Occupancy (Flash Data) – July 2013

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) hereby announces its portfolio occupancy as of the end of July 2013:

		End of June 2013 (Final: A)	End of July 2013 (Flash: B)	Difference (B-A)
Total		94.8%	94.9%	+0.1%
By Asset Type	Office (O)	93.6%	93.7%	+0.1%
	Residence (R)	99.3%	99.0%	-0.3%
	Other (Z)	95.7%	95.7%	—
By Area	Central Tokyo	93.4%	94.0%	+0.6%
	Tokyo Metropolitan Area	95.8%	95.1%	-0.7%
	Four Major Regional Cities	98.9%	98.5%	-0.4%
	Other Regional Cities	93.3%	93.3%	—
No. of Properties		69	69	—
No. of Tenants		499	508	+9
Leasable Area		170,168.49 m ²	170,000 m ²	
Leased Area		161,351.59 m ²	161,000 m ²	

(Note 1) The above figures have not been audited.

(Note 2) Leasable Area is the total space of the individual properties that is available to be leased and is subject to minor adjustments due to refurbishing or individual rental contract terms.

(Note 3) “Central Tokyo” refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. “Tokyo Metropolitan Area” refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. “Four Major Regional Cities” refers to Osaka, Nagoya, Fukuoka, and Sapporo.

(Note 4) Leasable Area and Leased Area for Flash Data are rounded down to the nearest hundred square meters.

Explanation of Changes

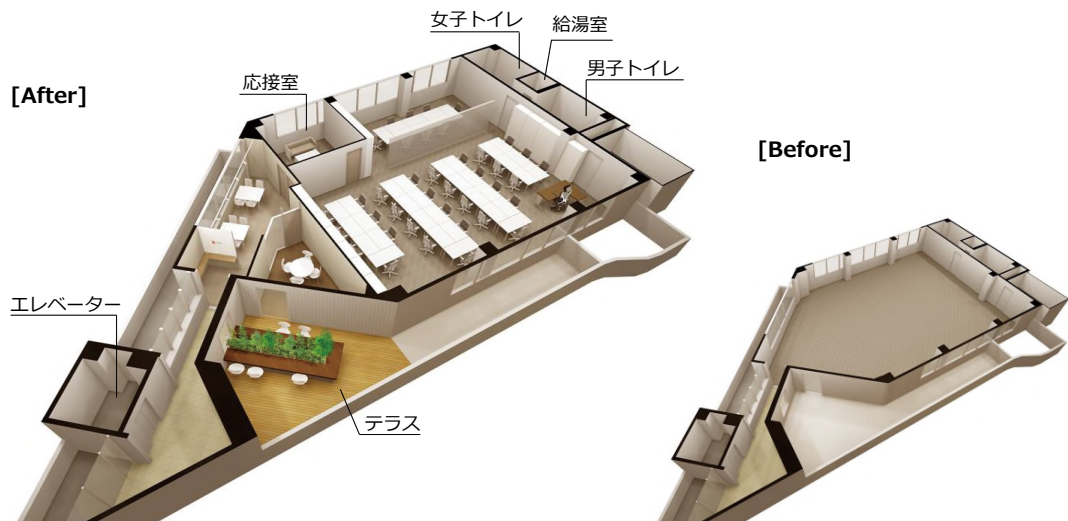
Occupancy rates for Office increased due to new Central Tokyo tenants at the COI Nishisando Building and the COI Uchikanda Building although the increase was partially offset by terminations at the BENEX S-2 building in the Tokyo Metropolitan Area. Occupancy rates of Residence in the Tokyo Metropolitan Area declined due to lease terminations at the ForeCity Shinkamata building.

Leasing and Value Enhancement Activities

Ichigo REIT is strengthening its leasing activities by expanding its Ichigo Layout Office service as described in the June 5, 2013 release “Ichigo REIT Portfolio Occupancy (Flash Data) – May 2013.” This service was introduced at the COI Uchikanda Building and generated new tenant contracts in just one month, as well as bringing in tenants who leased other spaces in the building.

Tenants who have moved into Ichigo Layout Office units have reported higher satisfaction with both the lower moving costs and the efficient layout designs when compared to their prior offices. Given this success, Ichigo Layout Office is now being expanded to the COI Shibazonobashi Building.

COI Shibazonobashi Layout



Ichigo Layout Office's Advertisement in Biz Style

TOPIX



イメージ図
(受付/応接)

● DATA

- ① シックな受付
- ② 応接会議室を事前配置
- ③ 効率的なレイアウト
- ④ こだわりの決着者用デスク&チェア
- ⑤ 安心のBCPキーボード設置

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※港区定三丁目、COI芝罘ビル
入居者募集(内覧歓迎)

いちごグループホールディングス 株式会社

事業に最適なレイアウトを事前にセットアップ
初期コストを抑えた効率経営をサポート

いちごレイアウトオフィス

事業拡張・部門数拡大など、ビジネスの現場では賃貸オフィスを探す場面が意外に多い。だが、移転開設となると多大な初期コストが発生するとともにオフィスレイアウトに時間や手間も。

JASDAQ上場企業のいちごグループホールディングスでは、企業の顔となる受付、応接会議室を予め配置し、洗練された効率的なレイアウトを事前にセットアップすることで、素早い入居や初期コストの軽減を図ることが出来る「いちごレイアウトオフィス」という新サービスを展開している。

最適な環境確保と業務効率化を一気に実現。まずはお問い合わせを。

Website of Ichigo REIT: www.ichigo-reit.co.jp/english