



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) – August 2013

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

		End of July 2013 (Final: A)	End of August 2013 (Flash: B)	Difference (B-A)
Total		94.9%	95.4%	+0.5%
By Asset Type	Office (O)	93.8%	94.6%	+0.8%
	Residence (R)	99.0%	98.7%	-0.3%
	Other (Z)	95.7%	95.7%	—
By Area	Central Tokyo	94.2%	95.3%	+1.1%
	Tokyo Metropolitan Area	95.1%	95.5%	+0.4%
	Four Major Regional Cities	98.5%	98.5%	—
	Other Regional Cities	93.3%	92.9%	-0.4%
No. of Properties		69	69	—
No. of Tenants		508	509	+1
Leasable Area		170,055.93 m ²	170,000 m ²	
Leased Area		161,452.84 m ²	162,200 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 DSM Nihonbashi Kakigaracho Building. Occupancy rates for Other Regional Cities declined due to lease terminations at the Kearney Place Saga building.

Leasing and Value Enhancement Activities

Ichigo is carrying out a number of environmentally-friendly initiatives designed to save energy, reduce environmental impact, and spread environmental awareness.

One such initiative operates under the aegis of the Japanese Ministry of Land, Infrastructure, and Transport which has developed an evaluation system called CASBEE (Comprehensive Assessment System for Built Environment Efficiency) to measure environmental performance. Under CASBEE, Ichigo's M's SQUARE building has received a certified A ranking.

In the past few years, rental real estate markets have seen an increase in the role a building's disaster management and environmental impact plays in a prospective tenant's valuation. As such, Ichigo expects to expand the environmental certification of its buildings as part of its tenant-oriented value enhancement activities.

M's SQUARE Building CASBEE A Environmental Certification

Address: 1-16-1, Kandanshikicho, Chiyoda-ku, Tokyo

Structure: S/RC, B1F/11F

Total Floor Area: 3,506.87 m²

Construction Date: March 10, 2003

Occupancy Rate (as of the end of August 2013): 100%

Evaluation Method: CASBEE Real Estate Market, 2012 edition

Evaluation Ranking: A

Certification Date: July 12, 2013



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