



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.

January 8, 2014

REIT Issuer

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Ichigo REIT Portfolio Occupancy (Flash Data) – December 2013

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

		End of November 2013 (Final: A)	End of December 2013 (Flash: B)	Difference (B-A)
Total		95.0%	95.0%	—
By Asset Type	Office (O)	94.4%	94.3%	-0.1%
	Residence (R)	97.9%	97.9%	—
	Other (Z)	94.3%	94.9%	+0.6%
By Area	Central Tokyo	95.0%	94.8%	-0.2%
	Tokyo Metropolitan Area	94.6%	95.1%	+0.5%
	Four Major Regional Cities	98.5%	98.2%	-0.3%
	Other Regional Cities	92.2%	92.2%	—
No. of Properties		68	72	+4
No. of Tenants		494	517	+23
Leasable Area		167,866.93 m ²	176,200 m ²	
Leased Area		159,483.51 m ²	167,300 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

On December 10, 2013, Ichigo REIT acquired the Ichigo Kanda Ogawamachi Building, the Ichigo Hatchobori Building, the Ichigo Shibuya Bunkamura-Dori Building, and the Twicere Yokohama Isogo (Retail Section), increasing the occupancy rates for Other and Tokyo Metropolitan Area.

Occupancy rates for Office, Central Tokyo, and Four Major Regional Cities declined due to lease terminations at the Ichigo Hakozaki Building, the Ichigo Gotanda Building, and the Ichigo Sakae Building.

Leasing and Value Enhancement Activities

Ichigo REIT takes a comprehensive approach to enhancing both the value of its assets and supporting its tenants. As announced in the December 5, 2013 release “Ichigo REIT Portfolio Occupancy (Flash Data) – November 2013,” Ichigo REIT launched a specially-designed website for Daimyo Balcony, a building located near Tenjin, Kyushu’s largest commercial district, in the city of Fukuoka .

Daimyo Balcony: www.daimyo-balcony.com

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お1人でゆっくりと、
お友達や大切な人と
楽しく、
それぞれの
大切な時間を

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