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September 30, 2014

REIT Issuer

**Ichigo Real Estate Investment Corporation (8975)**

1-1-1, Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

Asset Management Company

**Ichigo Real Estate Investment Advisors Co., Ltd.**

Representative: Wataru Orii, President & Representative Statutory Executive Officer

Inquiries: Minoru Ishihara, Executive Vice President & Statutory Executive Officer

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### Sale of Portfolio Asset

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) today sold the Ichigo Kudan-Minami Building.

1. Sale Overview

Property No./ Name	O-13 Ichigo Kudan-Minami Building
Asset Type	Office
Asset	Real estate
Acquisition Date (Original acquisition date)	November 1, 2011 (Ichigo REIT merger) (October 4, 2007)
Sale Price	450,000,000 yen (excluding fixed asset tax, city planning tax, consumption tax, etc.)
Book Value	376,676,690 yen (estimated, as of September 30, 2014)
Difference between Sale Price and Book Value	73,323,310 yen
Contract Date	September 30, 2014
Settlement Date	September 30, 2014
Settlement Method	Real estate sale

2. Reason for Sale

Ichigo REIT is increasing the efficiency of its asset management activities by selling sub-scale assets that fall below its minimum investment guidelines. Due to its small size, this asset had been a candidate for disposal, and Ichigo REIT was pleased to execute the sale with a buyer willing to pay above Ichigo REIT’s book value.

### 3. Summary of Asset

Legal Form of Asset		Real estate
Location		3-8-10, Kudan-Minami, Chiyoda-ku, Tokyo
Land	Property Right	Ownership
	Size	79.33 m <sup>2</sup>
	Zoning	Commercial
	Coverage Ratio / Floor Area Ratio	80%/700%
Building	Property Right	Ownership
	Use	Office, Retail
	Structure	RC B1F/11F
	Total Floor Area	535.05 m <sup>2</sup>
	Construction Date	March 30, 2007
Number of Tenants		9 (as of September 30, 2014)
Monthly Rent (Note)		1,954,000 yen (as of September 30, 2014)
Tenant Security Deposits (Note)		14,107,000 yen (as of September 30, 2014)
Leasable Space		490.91 m <sup>2</sup> (as of September 30, 2014)
Leased Space		392.97 m <sup>2</sup> (as of September 30, 2014)
Occupancy		80% (as of September 30, 2014)
Acquisition Price		387,000,000 yen
Appraisal	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Date	April 30, 2014
	Value	406,000,000 yen

Note: Monthly Rent and Tenant Security Deposits refer to those stated in the monthly rental contract. Monthly rent includes cost of utilities.

### 4. Buyer Profile

Name	The buyer is a domestic operating company, but did not give consent to disclosure of its name.
Relationship with Ichigo REIT or Ichigo Real Estate Investment Advisors (“IRE”)	The buyer does not have any capital, personnel, or business relationship of note with Ichigo REIT/IRE. In addition, the buyer is not an interested party as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law or the internal regulations of the Asset Management Company.

## 5. Broker Profile

Name	Mizuho Trust Realty Co., Ltd.
Address	1-1-8, Yaesu, Chuo-ku, Tokyo
Representative	Koji Kawakubo, President & Representative Executive Officer
Principal Businesses	Real Estate sales, brokerage, agent, and related operations
Capital	1,500,000,000 yen
Relationship with Ichigo REIT or IRE	The broker does not have any capital, personnel, or business relationship of note with Ichigo REIT/IRE. In addition, the seller is not an interested party as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law or the internal regulations of the Asset Management Company.
Brokerage Fee	The broker did not give consent to disclosure of the fee.

## 6. Use of Sale Proceeds

Sale proceeds will be used for loan repayment and strategic uses to drive Ichigo REIT's growth. For details of the loan repayment, please refer to the release "Notice of Partial Repayment of Existing Loan" announced today.

## 7. Future Outlook

The impact of the sale on Ichigo REIT's October 2014 fiscal period earnings forecast is minimal and therefore the forecast is unchanged. Part of the capital gains from the sale will be allocated to dividend reserve.

Website of Ichigo REIT: [www.ichigo-reit.co.jp/english](http://www.ichigo-reit.co.jp/english)

## Portfolio Reference Information

### 1. Post-Sale Portfolio Summary

	Before Sale (A)	After Sale (B)	Difference (B-A)
Occupancy (as of August 31, 2014)	96.0%	96.0%	N/A
Average Building Age (as of September 30, 2014)	19.0 years	19.1 years	+0.1 years
Diversification by Area – Tokyo Metropolitan Area/Other Areas (as of September 30, 2014)	75.1% / 24.9%	75.0% / 25.0%	-0.1% / +0.1%

(Note) “Tokyo Metropolitan Area” refers to “Central Tokyo” and “Tokyo Metropolitan Area.”  
“Other Areas” refers to “Four Major Regional Cities” and “Other Regional Cities.”

### 2. Post-Sale Portfolio Assets

No.	Property	Area	Acquisition Price (mm yen)	% of Portfolio
O-02	Ichigo Nishisando Building	Central Tokyo	3,254	2.9%
O-03	Ichigo Mita Building	Central Tokyo	2,740	2.4%
O-04	Ichigo Nanpeidai Building	Central Tokyo	1,920	1.7%
O-05	Ichigo Hanzomon Building	Central Tokyo	1,550	1.4%
O-06	Ichigo Hijirizaka Building	Central Tokyo	1,200	1.0%
O-07	Ichigo Shibuya Kamiyamacho Building	Central Tokyo	1,505	1.3%
O-08	Ichigo Akasaka 5 Chome Building	Central Tokyo	735	0.6%
O-09	Ichigo Shibazonobashi Building	Central Tokyo	1,100	1.0%
O-10	Ichigo Ebisu Nishi Building	Central Tokyo	1,917	1.7%
O-11	Ichigo Ginza 612	Central Tokyo	1,773	1.6%
O-12	Ichigo Uchikanda Building	Central Tokyo	1,140	1.0%
O-14	Ichigo Yotsuya 4 Chome Building	Central Tokyo	550	0.5%
O-15	Ichigo Akasaka Tameike Building	Central Tokyo	580	0.5%
O-16	Ichigo Jimbocho Building	Central Tokyo	1,820	1.6%
O-17	Ichigo Hakozaki Building	Central Tokyo	1,150	1.0%
O-18	Ichigo Kudan 2 Chome Building	Central Tokyo	763	0.7%
O-19	Ichigo Kudan 3 Chome Building	Central Tokyo	844	0.7%
O-20	Ichigo Gotanda Building	Central Tokyo	5,060	4.4%
O-21	Ichigo Shin-Yokohama Building	Tokyo Metropolitan Area	1,816	1.6%
O-22	Ichigo Minami-Ikebukuro Building	Tokyo Metropolitan Area	1,460	1.3%
O-23	Ichigo Nakano North Building	Tokyo Metropolitan Area	764	0.7%
O-24	Ichigo Eitai Building	Tokyo Metropolitan Area	1,490	1.3%
O-25	Ichigo Yokosuka Bayside Building	Tokyo Metropolitan Area	971	0.9%
O-26	Ichigo Ikejiri Building	Tokyo Metropolitan Area	2,030	1.8%
O-27	Route Ikebukuro Building	Tokyo Metropolitan Area	639	0.6%
O-28	Ichigo Nishi-Gotanda Building	Central Tokyo	765	0.7%
O-29	Ichigo Kichijoji Building	Tokyo Metropolitan Area	2,160	1.9%
O-33	Ichigo Mei-Eki Building	Four Major Regional Cities	837	0.7%
O-34	Ichigo Nagoya Plaza Building	Four Major Regional Cities	4,705	4.1%
O-35	Ichigo Sendai Chuo Building	Other Regional Cities	510	0.4%

O-37	Ichigo Marunouchi Building	Four Major Regional Cities	6,710	5.9%
O-38	Ichigo Toyamaeki-Nishi Building	Other Regional Cities	1,650	1.4%
O-39	Ichigo Mirai-Shinkin Building	Other Regional Cities	1,158	1.0%
O-40	Ichigo Saga Building	Other Regional Cities	659	0.6%
O-42	Ichigo Takamatsu Building	Other Regional Cities	3,010	2.6%
O-44	Akita Sanno 21 Building	Other Regional Cities	560	0.5%
O-46	Ichigo Kanda-Nishikicho Building	Central Tokyo	2,130	1.9%
O-47	Ichigo Akihabara North Building	Central Tokyo	5,500	4.8%
O-48	Ichigo Sakaisuji Honmachi Building	Four Major Regional Cities	1,940	1.7%
O-49	Ichigo Kanda Ogawamachi Building	Central Tokyo	2,210	1.9%
O-50	Ichigo Hatchobori Building	Central Tokyo	1,905	1.7%
Subtotal - Office (41 Properties)			75,180	65.9%
R-01	ForeCity Roppongi	Central Tokyo	1,730	1.5%
R-02	ForeCity Azabujuban	Central Tokyo	1,140	1.0%
R-03	ForeCity Azabujuban No.2	Central Tokyo	1,250	1.1%
R-04	Bureau Takanawadai	Central Tokyo	1,360	1.2%
R-05	ForeCity Shirokanedai	Central Tokyo	824	0.7%
R-06	B-Site Hamamatsucho	Central Tokyo	701	0.6%
R-07	ForeCity Akihabara	Central Tokyo	2,520	2.2%
R-08	Sweet One Court	Central Tokyo	786	0.7%
R-09	B-site Ginza East	Central Tokyo	946	0.8%
R-10	ForeCity Sasazuka	Central Tokyo	1,050	0.9%
R-11	Gran Presso Kawadacho	Central Tokyo	592	0.5%
R-12	ForeCity Sakurashinmachi	Tokyo Metropolitan Area	932	0.8%
R-13	ForeCity Shinkamata	Tokyo Metropolitan Area	1,040	0.9%
R-14	ForeCity Nakaochiai	Central Tokyo	435	0.4%
R-15	ForeCity Tomigaya	Central Tokyo	1,341	1.2%
R-16	ForeCity Ryogoku	Tokyo Metropolitan Area	1,080	0.9%
R-17	ForeCity Toyosu	Tokyo Metropolitan Area	1,349	1.2%
R-18	ForeCity Nishihonmachi	Four Major Regional Cities	927	0.8%
Subtotal - Residence (18 Properties)			20,005	17.5%
Z-01	Falcon Shinsaibashi Building	Four Major Regional Cities	3,410	3.0%
Z-02	Fiesta Shibuya	Central Tokyo	1,970	1.7%
Z-03	Burg Omori	Tokyo Metropolitan Area	3,218	2.8%
Z-04	Pagoda Asakusa	Tokyo Metropolitan Area	1,640	1.4%
Z-05	Regalo Building	Tokyo Metropolitan Area	1,310	1.1%
Z-06	Ichigo Yokohama-Nishiguchi Building	Tokyo Metropolitan Area	903	0.8%
Z-07	El Centro Sapporo	Four Major Regional Cities	558	0.5%
Z-08	Daimyo Balcony	Four Major Regional Cities	638	0.6%
Z-09	Konami Sports Club Izumi Fuchu	Tokyo Metropolitan Area	1,210	1.1%
Z-10	Ichigo Shibuya Bunkamura-Dori Building	Central Tokyo	2,400	2.1%
Z-11	Twicere Yokohama Isogo (Retail Section)	Tokyo Metropolitan Area	1,620	1.4%
Subtotal - Others (11 Properties)			18,877	16.6%
Total (70 Properties)			114,062	100.00%