

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

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

December 22, 2025

Issuer

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

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

Representative: Takafumi Kagiya, 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

Corrected: October 2025 Fiscal Period Corporate Presentation

Ichigo Office has made a correction to the December 15, 2025 release “October 2025 Fiscal Period Corporate Presentation.”

Organic Growth: New Tenants at Higher Rents (Page 13)

New Rent vs. Previous Rent (left-hand graph)

(Office, Leased Area Basis)

October 2025 Actual Results

Rent Renewal (Downward/Flat/Upward)	(Before Correction) Average Increase	(After Correction) Average Increase
Upward Rent Renewal	<u>+14.5%</u>	<u>+26.8%</u>

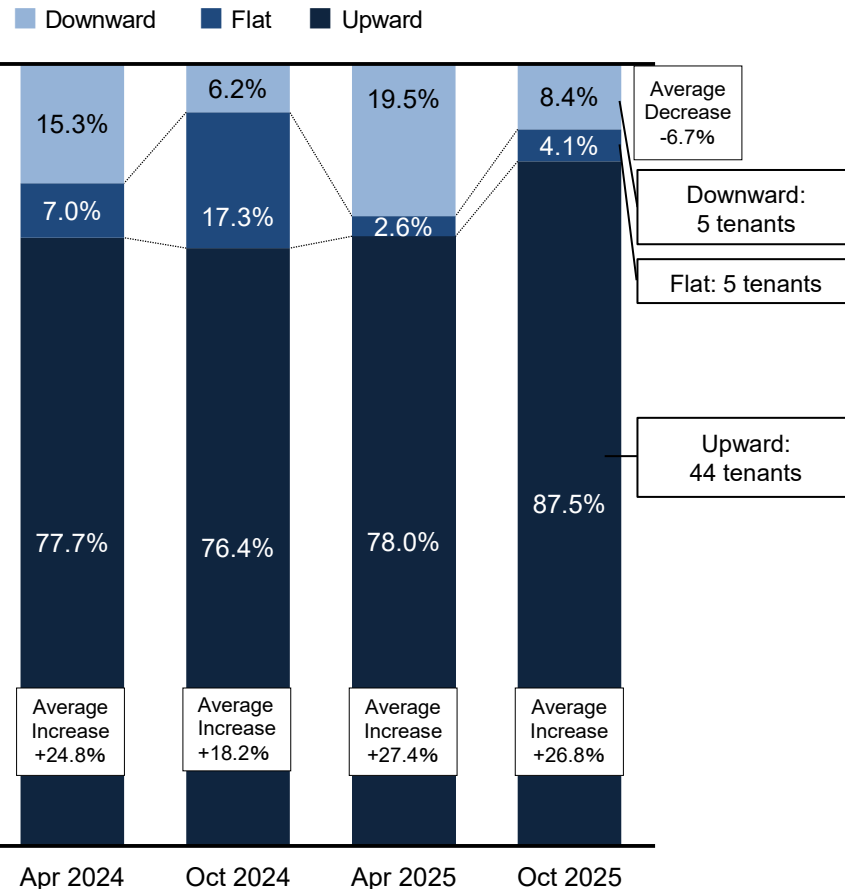
The corrected “October 2025 Fiscal Period Corporate Presentation” has been uploaded to our website.

Organic Growth: New Tenants at Higher Rents

Achieved Rent Increase for 90% New Tenants

New Rent vs. Previous Rent

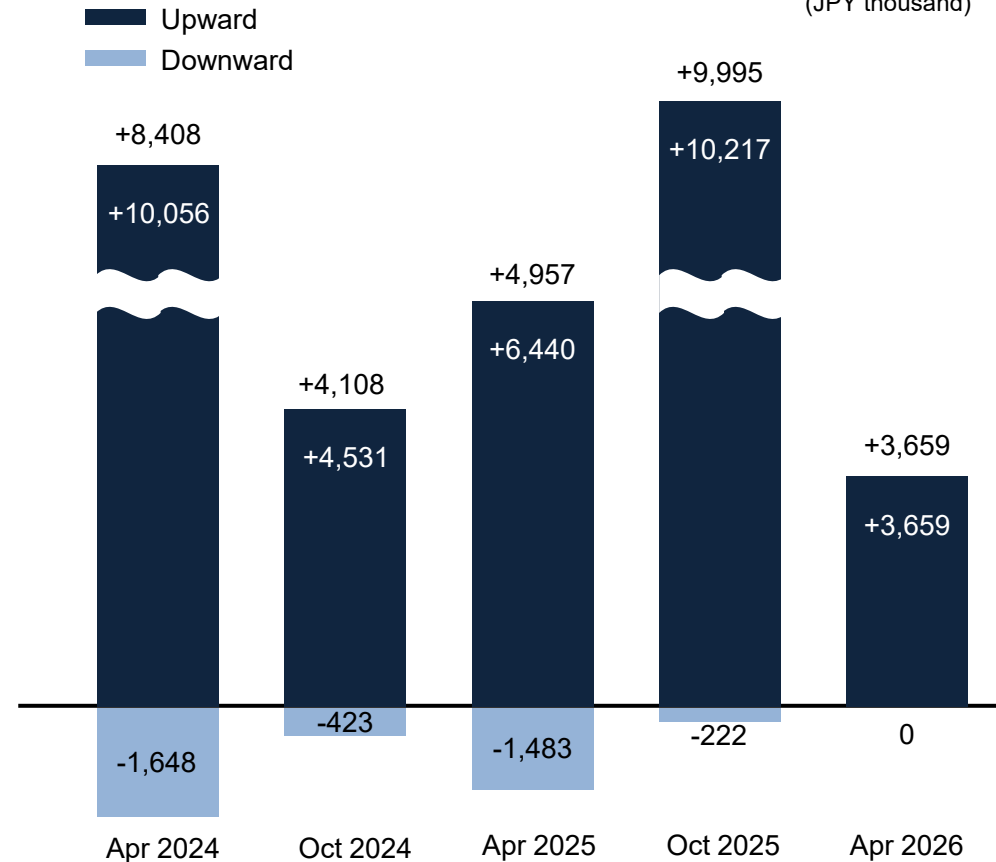
(Office, Leased Area Basis)



Change in Total Monthly Rent

(Office)

(JPY thousand)



*Apr 2026 reflects leases in place as of November 30, 2025.