



[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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Issuer

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Ichigo Office Portfolio Occupancy (Flash Data) – January 2026

		December 2025 (Final: A)	January 2026 (Flash: B)	Difference (B) - (A)
Total		97.1%	97.0%	-0.1%
By Asset Type	Office	97.0%	97.0%	–
	Other	100%	100%	–
By Area	Central Tokyo	96.6%	97.2%	+0.6%
	Tokyo Metropolitan Area	98.3%	97.1%	-1.2%
	Four Major Regional Cities	95.9%	95.7%	-0.2%
	Other Regional Cities	99.6%	99.6%	–
	No. of Assets	86	86	–
No. of Tenants		1,009	1,013	+4
Leasable Area		256,040.52m ²	256,000m ²	
Leased Area		248,522.03m ²	248,400m ²	

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small adjustments due to renovations or variations in rental contract terms.
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.

Explanation of Changes

While occupancy decreased for Tokyo Metropolitan Area and Four Major Regional Cities following tenant departures at the Ichigo Shin Yokohama Building and Ichigo Sakae Building, Central Tokyo saw an increase in occupancy due to new tenants at Axior Mita and Ichigo Nishi Gotanda Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

Actions Driving Tenant Satisfaction and Earnings

As part of its efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office completed renovating the fourth floor of the Ichigo Shibuya Dogenzaka Building. The space features an Ichigo-designed Ready to Move In office concept.

Based on the idea of creating a space that fosters the creativity of workers, Ichigo Office installed meeting rooms with a maximum occupancy of six and eight people and two web conference booths, thus creating a workplace where focused work, conversations, and virtual collaborations can seamlessly coexist. The main work area is designed to accommodate 24 seats, featuring an eight-person work desk in the center and a four-person desk by the window. This layout enables flexible working styles tailored to different tasks.

In addition, Ichigo Office designed multiple open areas with sofa seats, café tables, and counter seating that serve as “buffer” spaces where people can gather informally, encouraging everyday communication and organic conversation. By integrating meeting rooms, private booths, and refreshment areas, Ichigo Office is providing immediate convenience for tenants upon move-in and a high degree of layout flexibility, allowing tenants to tailor the environment to their preferred work styles.

Ichigo Office will continue to increase tenant satisfaction and the competitiveness of its assets to drive higher value for its shareholders.

Ichigo Shibuya Dogenzaka Building

VR tour: <https://vvtr.jp/ichigo-shibuyadogenzaka>

