

*[Provisional Translation Only]*

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Issuer

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**Ichigo Office Portfolio Occupancy (Flash Data) – March 2026**

		February 2026 (Final: A)	March 2026 (Flash: B)	Difference (B) - (A)
<b>Total</b>		<b>97.1%</b>	<b>96.9%</b>	<b>-0.2%</b>
By Asset Type	Office	97.0%	96.9%	-0.1%
	Other	100%	100%	–
By Area	Central Tokyo	97.1%	96.3%	-0.8%
	Tokyo Metropolitan Area	97.2%	97.5%	+0.3%
	Four Major Regional Cities	96.0%	96.5%	+0.5%
	Other Regional Cities	99.6%	99.6%	–
No. of Assets		87	87	–
No. of Tenants		1,033	1,030	-3
Leasable Area		260,145.46m <sup>2</sup>	260,100m <sup>2</sup>	
Leased Area		252,520.91m <sup>2</sup>	252,000m <sup>2</sup>	

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 Office and Central Tokyo following tenant departures at the Ichigo Sakurabashi Building and Ichigo Jingumae Building, Tokyo Metropolitan Area and Four Major Regional Cities saw an increase in occupancy due to new tenants at the Ichigo Minami Otsuka Building and Ichigo Nagoya 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 leased up a space at the Ichigo Tachikawa Koen Dori Building that was vacant at the time of acquisition in December 2025 to a new tenant at the initially anticipated rent level. As a result of setting appropriate rent levels and strategic leasing activities that considers area characteristics and market rent levels, Ichigo Office has steadily delivered earnings growth since acquisition while rapidly leasing up vacant spaces. This is one example of Ichigo Office driving earnings by closing the rent gap (difference between the existing rent and market rent).

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

## Ichigo Tachikawa Koen Dori Building

