Make The World
More Sustainable

[Provisional Translation Only]
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Ichigo Office Portfolio Occupancy (Flash Data) – July 2026

		June 2026 (Final: A)	July 2026 (Flash: B)	Difference (B) - (A)
Total		**97.3%**	**97.5%**	**+0.2%**
By Asset Type	Office	97.3%	97.5%	+0.2%
	Other	100%	100%	–
By Area	Central Tokyo	97.5%	98.1%	+0.6%
	Tokyo Metropolitan Area	97.7%	97.7%	–
	Four Major Regional Cities	95.6%	95.5%	-0.1%
	Other Regional Cities	99.6%	99.6%	–
No. of Assets		87	83	-4
No. of Tenants		1,032	1,008	-24
Leasable Area		260,145.57m^2	251,900m^2	
Leased Area		253,137.71m^2	245,700m^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 for the Four Major Regional Cities decreased following a tenant departure at the Ichigo Nagoya Building, Office and Central Tokyo saw an increase in occupancy due to new tenants at the Ichigo Mita Building, Ichigo Shibuya Kamiyamacho Building, and other assets. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

No. of Assets, No. of Tenants, and Leasable Area decreased due to the July 17, 2026 sale of the Ichigo Hanzomon Building, Ichigo Nishi Ikebukuro Building, Ichigo Kudan Building, and Ichigo Ningyocho Building.

For details of the sale, please refer to the June 10, 2026 release "Sale of Portfolio Assets (Ichigo Hanzomon Building, Ichigo Nishi Ikebukuro Building, Ichigo Kudan Building, and Ichigo Ningyocho Building)."

www.ichigo-office.co.jp/ir/news/news_file/file/IchigoOffice_20260610_Asset_Sale_ENG.pdf

Actions Driving Tenant Satisfaction and Earnings

As part of its efforts to increase tenant satisfaction and drive earnings via value-add capex, Ichigo Office has leased up a c. 106 tsubo (349.8m²) Ready to Move In office space at the Ichigo Hijirizaka Building. The space was built out as a highly functional Ready to Move In office equipped with meeting rooms, online meeting booths, and a pantry. Offering over 100 tsubo (330m²) with full amenities, it is a large, fully-fitted space that is rare in the Tamachi/Mita area. The new rent is 36% higher than the previous rent, and the new lease brings the Ichigo Hijirizaka Building to 100% occupancy. As a result of Ichigo's value-add, Ichigo Office expects this lease to strengthen the building's earnings and competitiveness.

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

Ichigo Hijirizaka Building