Make The World
More Sustainable

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

		September 2026 (Final: A)	October 2026 (Flash: B)	Difference (B) - (A)
Total		**97.5%**	**97.6%**	**+0.1%**
By Asset Type	Office	97.5%	97.6%	+0.1%
	Other	100%	–	–
By Area	Central Tokyo	97.8%	97.6%	-0.2%
	Tokyo Metropolitan Area	98.3%	99.3%	+1.0%
	Four Major Regional Cities	95.6%	95.8%	+0.2%
	Other Regional Cities	98.9%	97.4%	-1.5%
No. of Assets		83	80	-3
No. of Tenants		1,008	991	-17
Leasable Area		251,946.57m^2	246,000m^2	
Leased Area		245,730.55m^2	240,100m^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

Occupancy in Central Tokyo and Other Regional Cities decreased due to tenant departures at the Ichigo Nanpeidai Building and Ichigo Kumamoto Building, while occupancy increased for Office, Tokyo Metropolitan Area, and Four Major Regional Cities due to new leases at the Ichigo Omiya Building and Ichigo Hakataeki Higashi 3 Chome Building. Ichigo Office is working towards the rapid lease-ups of the vacant spaces.

Number of Assets, Number of Tenants, and Leasable Area decreased due to the sale of the Ichigo Shibuya Bunkamura Dori Building and Ichigo Kamata Building on October 8, 2026 and the Ichigo Sagamihara Building on October 28, 2026. The sale also affected occupancy, because all three assets had 100% occupancy.

For details of the sale, please refer to the September 18, 2026 release, "Sale of Portfolio Assets (Ichigo Shibuya Bunkamura Dori Building, Ichigo Kamata Building, Ichigo Sagamihara Building)."

www.ichigo-office.co.jp/news/news_file/file/IchigoOffice_20260918_Asset_Sale_ENG.pdf

Actions to Increase Tenant Satisfaction and Earnings

Ichigo Office works to increase tenant satisfaction and earnings via tenant-focused value-add activities. As part of these activities, it rapidly secured new tenants for two spaces totaling c. 304 tsubo (1,003.2m^2) on the ninth and tenth floors of the Ichigo Marunouchi Building in Nagoya following a tenant departure.

Ichigo Investment Advisors, the asset manager of Ichigo Office, continuously engages with tenants to understand their needs, including for expansion and relocation, and rapidly leases up spaces scheduled to become vacant. In this case, Ichigo Office secured a lease by meeting an existing tenant's expansion need by relocating within the building and by attracting a new tenant for the other space. Both new leases commenced on the day after the previous tenant vacated, achieving 100% occupancy without any downtime. The new rents are c. 13% higher than the previous rents.

Ichigo Office will continue to drive growth in sustainable shareholder value by increasing tenant satisfaction via its value-add activities, further enhancing Ichigo Office asset value and competitiveness.

Ichigo Marunouchi Building





