

[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.

November 25, 2020

Issuer

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

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Sanae Hiraoka, Head of Ichigo Office

Tel: +81-3-3502-4891

Ichigo Office Awarded Three Stars in GRESB Rating

In the 2020 GRESB Real Estate Assessment, Ichigo Office was awarded Three Stars in the GRESB Rating (maximum five stars) and won a Green Star designation for the fourth year in a row.

1. Assessment Results

The Three Stars awarded to Ichigo Office is based on the quintile position of Ichigo Office’s GRESB Overall Score relative to global participants. The Green Star designation, awarded to Ichigo Office for the fourth consecutive year, exemplifies Ichigo Office’s high achievement in areas of ESG-related policies and organizational setup (the “Management Component”), and the environmental performance of its assets as well as tenant engagement (the “Performance Component”).



2. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of various property companies and funds around the world, establishing a global standard for ESG benchmarking that is now applied to a broader and more diverse class of real assets. Today, more than 100 GRESB investor members who are some of the largest pension funds and their fiduciaries, including Government Pension Investment Fund (GPIF) and several investors in Japan, use the GRESB data in their investment management and engagement process to better understand the sustainability risks and opportunities intrinsic to their real asset investments.

1,229 companies and real estate funds participated in the GRESB Real Estate Assessment this year.

For details of GRESB, please refer to <https://gresb.com>

3. Outlook

As a specialized office REIT, Ichigo Office will continue to work to promote environmental and energy efficiency and reduce the environmental impact of its office buildings.