

[Provisional Translation Only]

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Issuer

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Ichigo Office Receives CASBEE Environmental Certifications

Ichigo Office today received A rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certifications for the Ichigo Mirai Shinkin Building and the Win Gotanda Building 2.

1. Certifications Overview

Name	Ichigo Mirai Shinkin Building	Win Gotanda Building 2
Address	3-1 Niagemachi, Oita City, Oita	4-1-2 Osaki, Shinagawa-ku, Tokyo
Total Floor Area	5,697.16 m ²	5,317.81 m ²
Structure	(i) Steel Reinforced Concrete, 8 Floors (ii) Steel, 1 Floor	Steel Reinforced Concrete/Reinforced Concrete, 9 Floors & 1 Basement
Photo		
Rank	Rank: A 	Rank: A 

2. CASBEE Assessment

Ichigo Mirai Shinkin Building

- (1) The building endeavors to reduce greenhouse gas emissions.
- (2) The building is built with durable construction materials, thus allowing it to be used in good condition over the long term.
- (3) The building offers convenient access to and promotes the use of public transportation.
- (4) The building employs environmentally conscious cleaning and sanitation practices.
- (5) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.

Win Gotanda Building 2

- (1) The building endeavors to reduce greenhouse gas emissions.
- (2) The building is built with durable construction materials, thus allowing it to be used in good condition over the long term.
- (3) The building uses durable equipment.
- (4) The building offers and convenient access to and promotes the use of public transportation.
- (5) The building employs environmentally conscious cleaning and sanitation practices.
- (6) The building's large natural ventilation openings contribute to tenant well-being and comfort.
- (7) Ichigo Office and Ichigo Investment Advisors work collaboratively with the building management company to set energy efficiency goals each year and generate ongoing efficiency improvements.

3. CASBEE Overview

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For a list of CASBEE-certified buildings in Japan, please refer to the URL below (Japanese only):

www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

4. Outlook

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