



Creating peace of mind through honest and committed management.

*[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.*

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REIT Issuer

**Ichigo Real Estate Investment Corporation (8975)**

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

Representative: Yoshihiro Takatsuka, Executive Director

Asset Management Company

**Ichigo Real Estate Investment Advisors Co., Ltd.**

Representative: Wataru Orii, President & Representative Statutory Executive Officer

Inquiries: Minoru Ishihara, Executive Vice President & Statutory Executive Officer

Tel: 03-3502-4891

**Ichigo REIT Portfolio Occupancy (Flash Data) – October 2014**

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) hereby announces its portfolio occupancy as of the end of October 2014:

		End of September 2014 (Final: A)	End of October 2014 (Flash: B)	Difference (B-A)
<b>Total</b>		<b>95.7%</b>	<b>95.7%</b>	—
By Asset Type	Offices (O)	96.0%	96.2%	+0.2%
	Residences (R)	97.8%	97.0%	-0.8%
	Others (Z)	92.3%	92.3%	—
By Area	Central Tokyo	96.3%	96.2%	-0.1%
	Tokyo Metropolitan Area	95.2%	95.1%	-0.1%
	Four Major Regional Cities	95.0%	95.8%	+0.8%
	Other Regional Cities	95.5%	95.5%	—
No. of Assets		70	70	—
No. of Tenants		512	514	+2
Leasable Area		170,303.18m <sup>2</sup>	170,300m <sup>2</sup>	
Leased Area		162,963.96m <sup>2</sup>	163,000m <sup>2</sup>	

(Note 1) The above figures have not been audited.

(Note 2) Leasable Area is the total space of the individual properties that is available to be leased and is subject to minor adjustments due to refurbishing or individual rental contract terms.

(Note 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.

(Note 4) Leasable Area and Leased Area for Flash Data are rounded down to the nearest hundred square meters.

### Explanation of Changes

New tenant leases at Ichigo Gotanda Building and Ichigo Meieki Building contributed to improved occupancy in Offices and Four Major Regional Cities. Meanwhile, lease terminations at Ichigo Serviced Apartments Ginza, ForeCity Tomigaya, and ForeCity Shinkamata decreased occupancy in Residences, Central Tokyo, and Tokyo Metropolitan Area.

### Leasing and Value Enhancement Activities

As part of the Ichigo Group, Ichigo REIT aims to increase tenant satisfaction by improving the quality of tenant services in all of its assets. Ichigo REIT carries out these activities based on the ancient Japanese philosophy of *Ichigo Ichie* (literally, “One lifetime, one encounter”), which calls for total commitment and sincerity in serving others. In seeking to understand each tenant and identify its specific needs, Ichigo REIT conducts regular visits to tenants and carries out satisfaction surveys.

Ichigo REIT launched call center operations this month to provide more robust response and services in the event of tenant problems and emergencies. Tenants can contact Ichigo REIT to receive service support by toll-free phone 24/7. This service is being rolled out gradually and will be made available to all Ichigo REIT tenants in the future.

Ichigo REIT completed value-add renovations to the common areas on a vacant office floor of Ichigo Uchikanda Building (O-12), including significantly enhancing the restrooms via improved lighting and wash basins.

At its retail assets, Ichigo REIT is working collaboratively with tenants to build eye-catching signs. At Daimyo Balcony building (Z-08), Ichigo REIT installed new signage that rotates its content weekly among tenants, such that each tenant has a unique branding opportunity.

Ichigo REIT will continue to embrace the philosophy of *Ichigo Ichie* to maintain strong relationships with tenants and work to further add value to its quality assets.

Website of Ichigo REIT: [www.ichigo-reit.co.jp/english](http://www.ichigo-reit.co.jp/english)

## Call Center Support Details

一期会  
ICHIGO

24時間・365日「安心」「快適」な暮らしを。  
賃貸ライフアドバイザーがお手伝いします。

ご入居中の各種お問い合わせ・お困りごとは、  
こちらまでお電話ください。

for your secure life

この度は、ご入居いただきありがとうございます。  
大切な入居者様に「安心」「快適」に暮らしていただけるよう  
「プロコール24」が24時間・365日サポート致します。  
その他「お問い合わせ」「ご相談」等、お気軽にご連絡ください。  
「賃貸ライフアドバイザー」が丁寧に答えします！

24時間・365日  
サポート  
ダイヤル

procall 24 プロコール24 オペレーションセンター  
入居者様向け「安心」「快適」な暮らしをサポートします。いつでもお気軽にご相談ください。

夜間の緊急対応も可能  
携帯電話からもご利用いただけます。

0120-000-0000

※平日の18:00～翌朝9:00および日・祝日は緊急連絡センターでの受付となります。  
火、水曜・休日の場合は、緊急を要する場合はのちとなります。予めご了承ください。

## Ichigo Uchikanda Building

