

[Provisional Translation Only]

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February 27, 2026

Ichigo Inc. (Tokyo Stock Exchange Prime, 2337)
 Representative: Scott Callon, Chairman
 Inquiries: Takanori Sakamatsu, Executive Managing Director
 Telephone: +81-3-4485-5221 www.ichigo.gr.jp/en

Ichigo Hakata Ekimae Square Receives ZEB Oriented Certification

Ichigo is a Japanese sustainable infrastructure company dedicated to making the world more sustainable. Ichigo believes companies exist to serve society, and is committed to contributing to a sustainable society while growing long-term value for its shareholders.

Ichigo today received its second ZEB (Net Zero Energy Building) Oriented certification under BELS (Building-Housing Energy-efficiency Labeling System) for the Ichigo Hakata Ekimae Square.

1. Certification Overview



Name	Ichigo Hakata Ekimae Square
Address	1-21-28 Hakata Ekimae, Hakata-ku, Fukuoka
Total Floor Area	14,071.49m ²
Structure	Reinforced Concrete, 9 Floors
Completion Date	June 2008
BELS	5 Stars
ZEB	ZEB Oriented

建築物省エネ法に基づく
省エネ性能ラベル

非住宅建築物
再エネ設備なし

エネルギー消費性能



ZEB水準

エネルギー消費性能が、事務所等の用途で
★5つ、病院等の用途で★4つを達成

ネット・ゼロ・エネルギー

ZEB Oriented の要件は評価書の特記項目
をご覧ください。

第三者評価 BELS いちご博多駅前スクエア

評価日 2026年2月9日
31113041-5030-4348

2. BELS & ZEB Overview

BELS is a public evaluation system used to assess the energy efficiency of buildings. Under this framework, a third-party organization evaluates both new and existing buildings using a Building Energy Index, which is calculated on primary energy consumption levels in accordance with Japan's national standards. Through March 2024, BELS utilized a five-star scale; buildings earning two stars or higher met the 2016 energy-efficiency requirements. Effective April 2024, BELS transitioned to a seven-star scale. Under these updated 2024 standards, a rating of one star or higher now indicates compliance with the latest energy-efficiency requirements.

A ZEB-certified building aims to maintain a comfortable indoor environment while reducing annual primary energy consumption to net zero. This is achieved through high performance insulation, energy-efficient equipment, and the integration of renewable energy sources. Under the BELS framework, ZEB certification is categorized into four levels (from highest to lowest): ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented.

The ZEB Oriented certification awarded to the Ichigo Hakata Ekimae Square recognizes large-scale buildings with a total floor area of 10,000m² or greater that have achieved a primary energy reduction of at least 40% vs. the standard primary energy consumption for real estate. In addition, this rank accounts for the implementation of advanced energy-saving technologies whose efficiency gains are not yet reflected in primary energy consumption calculations.

For details of ZEB and BELS, please refer to the URLs below (Japanese only):

BELS: www.hyoukakyokai.or.jp/bels/bels.html

ZEB: www.env.go.jp/earth/zeb/index.html

3. Ichigo Hakata Ekimae Square's Initiatives

Ichigo has completed the installation of LED lighting at the Ichigo Hakata Ekimae Square, and is in the process of transitioning the building's electricity to renewable energy. Ichigo will continue to reduce primary energy consumption by 46% vs. the primary energy consumption standard for real estate based on facilities, location, and use, by driving the optimization and efficiency of the building's HVAC systems. Beyond energy efficiency, Ichigo is increasing tenant satisfaction and driving asset value via value-add capex, which includes renovating the entrance and building exterior, while creating a tenant lounge for relaxation and connection.

The Ichigo Hakata Ekimae Square has also received the highest S rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification.

4. Ichigo's Environmental Initiatives

Ichigo's Sustainable Real Estate business preserves and improves real estate, lengthening buildings' useful lives beyond 100 years, and its Clean Energy business makes productive use of idle land to produce renewable energy and reduce Ichigo's environmental impact.

Ichigo joined RE100, a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy, and achieved transitioning to 100% renewable energy as of August 31, 2024. Ichigo is working towards achieving its RE100 certification and maintaining 100% renewable energy. Ichigo was also selected for the A List for the second year in a row in both the CDP Climate Change and Water Security Assessments. CDP is a non-profit organization that promotes global environmental reporting.

Ichigo believes that its environmental initiatives will contribute to long-term growth and

further strengthen its business sustainability. Ichigo will continue to drive its Net Zero Carbon initiatives with the aim of contributing towards a sustainable society.