

[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.

July 5, 2023

Ichigo Inc. (Tokyo Stock Exchange Prime, 2337)
Representative: Scott Callon, Chairman
Inquiries: Takanori Sakamatsu, Senior Statutory Executive Officer
Telephone: +81-3-3502-4818 www.ichigo.gr.jp/en

Sale of Five Tokyo Residential Assets to Consolidated Subsidiary for Launch of Second Ichigo Residence Token

Ichigo Owners, Ichigo's wholly-owned subsidiary, is expanding its digital real estate business leveraging highly secure security tokens on a blockchain platform.

Following the launch of its first token last November, Ichigo Owners will begin sales of its second token, Ichigo Residence Token: Nakameguro, Kagurazaka, Meidaimae, Yoyogi, & Sangenjaya, with underlying assets comprising five residential assets (seven buildings, Total JPY 6.89B) located in Tokyo's 23 wards.

Note: A security token is a digital asset that represents ownership of an underlying asset, which can be transferred using an electronic information processing system such as a blockchain.

1. Ichigo Residence Token Rationale

Ichigo's current line-up of investment products available to individuals and business owners includes direct investments in real estate assets, two J-REITs and a listed solar producer, and the Ichigo Owners Co-Ownership business (offering small-lot investments in diverse Ichigo Owners assets).

In order to expand its product offering and make investments in high-quality real estate assets broadly and readily available to many investors, Ichigo Owners launched Ichigo Residence Token, and has decided to begin sales of its second token with underlying assets comprising five Tokyo residential assets (seven buildings) with earnings stability that were strategically acquired by Ichigo Owners.

Similar to traditional securities like stocks, the Ichigo Residence Token is regulated by Japan's Financial Instruments and Exchange Act, and is a highly secure investment product given that security ownership is managed on a blockchain, thus minimizing the chances of data fraud. Security tokens also enable small-lot investments in trust beneficiary interests (*juekiken*), therefore providing individual investors the opportunity to invest in alternative investments other than traditional stocks and bonds. With the aggregate AUM of J-REITs having grown to over JPY 20 trillion during the past two decades and the AUM of private equity funds in Japan at a similar level, Ichigo believes that digital real estate investments, which are based on security tokens and enable investors to easily invest via smartphones from anywhere in the world, are a key growth area and will work to increase its presence within this field.

Similar to the first token, Ichigo Investment Advisors, Ichigo's wholly-owned subsidiary with long-standing expertise in managing two J-REITs, a listed solar producer, and private equity funds, will manage the underlying residential assets of the second token and leverage its extensive experience, real estate know-how, and hands-on approach to

provide professional real estate asset management services to individual investors.

Ichigo's involvement throughout the value chain, starting with product creation through to investment of the underlying assets, will establish touchpoints with new investors and is expected to contribute towards growing Ichigo's long-term stock earnings. Ichigo will continue to work towards growing its new digital real estate business and driving shareholder value.

2. Buyer Overview (Launch Date: August 9, 2023)

Name	GK IRS2 (Partnership Management/Operation for Second Ichigo Residence Token)
Address	1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative	Managing Member: Ippan Shadan Hojin N2 Manager: Yuki Yamamoto

Reference: Ichigo Residence Token – Nakameguro, Kagurazaka, Meidaimae, Yoyogi, & Sangenjaya Overview

Total Issue Price	JPY 2.191 billion (Expected as of today)
Total Assets Under Management	JPY 6.89 billion
Investment Term	5 years and 3 months (Expected)
Asset Management Company	Ichigo Investment Advisors
Custodian	Mitsubishi UFJ Trust and Banking Corporation
Security Token Issuer	Mitsubishi UFJ Trust and Banking Corporation
Lead Underwriter	SBI Securities Co., Ltd.

To ensure information transparency, disclosures regarding the security tokens will be provided via a dedicated website, which will be made available starting on the same day as the Ichigo Residence Token – Nakameguro, Kagurazaka, Meidaimae, Yoyogi, & Sangenjaya.

The security tokens will be issued and managed using the Progmatt blockchain platform. www.tr.mufg.jp/progmat (Japanese only)

For inquiries, please contact Ichigo Investment Advisors at +81-3-3502-4803.

3. Transaction Schedule

Board Resolution Date	July 5, 2023
Contract Date	August 9, 2023
Settlement Date	August 9, 2023

4. Underlying Asset Details

Asset Name (Legal Form of Asset)	Construction Completion Date
GRAN PASEO Nakameguro East (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	January 2023
GRAN PASEO Nakameguro West (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	December 2022
GRAN PASEO Kagurazaka II (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	April 2022
GRAN PASEO Meidaimae II/III (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	January 2022
PASEO Yoyogi (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	July 2022
GRAN PASEO Sangenjaya (Trust beneficiary interest “ <i>juekiken</i> ” in real estate)	January 2023

5. Earnings Impact

Ichigo expects to record FY24/2 revenue of JPY 6.89 billion from the sales of Ichigo Residence Token: Nakameguro, Kagurazaka, Meidaimae, Yoyogi, & Sangenjaya, which has already been reflected in Ichigo’s FY24/2 consolidated earnings forecast announced on April 19, 2023.

Reference:

Underlying Assets of Ichigo Residence Token: Nakameguro, Kagurazaka, Meidaimae, Yoyogi, & Sangenjaya

GRAN PASEO Nakameguro East/West



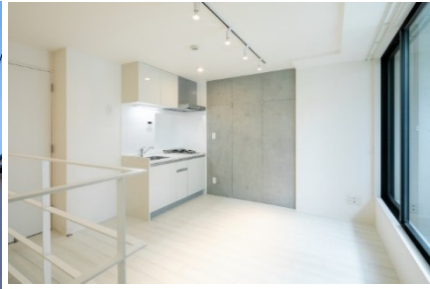
GRAN PASEO Kagurazaka II



GRAN PASEO Meidaimae II/III



PASEO Yoyogi



GRAN PASEO Sangenjaya

