

[Provisional Translation Only]

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April 16, 2020

Ichigo Inc. (Tokyo Stock Exchange First Section, 2337)
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Asset Transfer to Subsidiary (Retail & Residential)

Ichigo established Ichigo Land Shinchiku (“Ichigo Land”) as a wholly-owned subsidiary in 2017 to accelerate the growth of Ichigo’s Sustainable Real Estate business and further contribute to a sustainable society. Today Ichigo executed an agreement to transfer one retail asset and one residential asset to Ichigo Land via a corporate divestiture.

(Note: Because this transaction is between Ichigo and a wholly-owned subsidiary and therefore does not impact Ichigo’s consolidated financials, this is an abbreviated disclosure document.)

1. Purpose of the Asset Transfer

To accelerate the growth of Ichigo’s Sustainable Real Estate business via transferring one retail asset and one residential asset to Ichigo Land.

2. Transaction Overview

(a) Schedule

Ichigo Board Approval	April 16, 2020
Contract Date	April 16, 2020
Completion Date	June 1, 2020 (expected)

Note: Because the divestiture meets the requirements of a simplified absorption-type divestiture under Article 784, Paragraph 2 of the Companies Act for Ichigo and under Article 796, Paragraph 1 of the Companies Act for Ichigo Land, neither Ichigo nor Ichigo Land will call for a shareholder vote on the divestiture.

(b) Corporate Divestiture Method

The divestiture will take the form of an absorption-type company divestiture with Ichigo as the divesting company and Ichigo Land as the succeeding company.

(c) Allotment Details

N/A

The divestiture will not require any share or monetary transfer, because Ichigo Land is wholly owned by Ichigo.

(d) Share Issuance

N/A

(e) Changes in Capital

N/A

(f) Transfer of Rights and Obligations

Ichigo Land will succeed any and all rights and obligations pertaining to the retail and residential assets as set out in the divestiture agreement.

(g) Prospect of Fulfillment of Obligations

Ichigo Land is expected to have no difficulties in fulfilling its obligations as the succeeding company in the divestiture.

3. Overview of Ichigo Land

Name	Ichigo Land Shinchiku Co., Ltd.
Address	1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative	Ryutaro Yamamoto, President & Representative Director
Principal Business	Sustainable Real Estate
Capital	JPY 50 million
Establishment Date	October 17, 2017
Shares Outstanding	1,000 shares
Fiscal Year-End	February
Major Shareholder	Ichigo Inc. (100%)

Business and Financial Conditions of Ichigo Land in the Previous Fiscal Year (FY19/2)

Net Assets	JPY 1,695 million
Total Assets	JPY 4,331 million
Net Assets per Share	JPY 1,695,424.94
Revenue	JPY 299 million
Operating Profit	JPY 84 million
Recurring Profit	JPY 80 million
Net Income	JPY 43 million
Net Income per Share	JPY 43,414.54

4. Overview of Ichigo

Name	Ichigo Inc.
Address	1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative	Takuma Hasegawa, President & Representative Director
Principal Business	Asset management, sustainable real estate, and clean energy
Capital	JPY 26,885 million (as of February 29, 2020)

Establishment Date	March 17, 2000
Shares Outstanding	505,368,918 shares
Fiscal Year-End	February
Major Shareholder	Ichigo Trust Pte. Ltd. (49.35%) as of February 29, 2020

Business and Financial Conditions of Ichigo in the Previous Fiscal Year (FY20/2)

Net Assets	JPY 86,246 million
Total Assets	JPY 146,570 million
Net Assets per Share	JPY 176.98
Revenue	JPY 21,895 million
Operating Profit	JPY 17,351 million
Recurring Profit	JPY 16,612 million
Net Income	JPY 9,424 million
Net Income per Share	JPY 19.40

5. Overview of Business Segment to be Divested

(a) Business Details

Part of Sustainable Real Estate (one retail asset and one residential asset)

(b) Financial Results of Business to be Divested (FY20/2)

Revenue: JPY 315 million

(c) Assets and Liabilities to be Divested (as of February 29, 2020)

Assets		Liabilities	
Item	Book Value	Item	Book Value
Fixed Assets	JPY 1,449 million	—	—

Note: The above amount will be adjusted as necessary based on the actual amount as of the Completion Date.

6. Corporate Details

There will be no changes to Ichigo's Name, Address, Representative, Principal Business, Capital, or Fiscal Year-End as a result of the divestiture.

7. Earnings Outlook

The impact of the divestiture has already been reflected in Ichigo's FY21/2 consolidated earnings as announced today.