

[Provisional Translation Only]

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February 21, 2025

Ichigo Inc. (Tokyo Stock Exchange Prime, 2337)
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Sale of 11 Residential Assets

Ichigo Owners, Ichigo's wholly-owned subsidiary, today sold 11 residential assets (total sale price: JPY 11.2 billion).

1. Sale Rationale

Ichigo Owners provides high-quality real estate assets tailored to clients' long-term real estate investment needs, as realized through its extensive communication with clients.

Ichigo Owners continues to work to acquire and lease up high-quality newly-built central Tokyo residential assets. Ichigo Owners has agreed to sell assets located in central Tokyo and Osaka City, for which it has completed leasing up and has thus secured highly-stable ongoing earnings streams, to a domestic institutional investor.

2. Buyer Overview

The buyer is a private fund wholly owned by The Dai-ichi Life Insurance Co., Ltd., and unrelated to Ichigo.

3. Ichigo Owners Overview

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|--------------------|-------------------------------------|
| Name | Ichigo Owners |
| Address | 2-6-1 Marunouchi, Chiyoda-ku, Tokyo |
| Representative | Masahiko Koketsu |
| Principal Business | Real estate owner services |
| Capital | JPY 110 million |

4. Transaction Schedule

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|--------------------------------------|------------------------------|
| Ichigo Owners' Board Resolution Date | February 21, 2025 |
| Contract Date | February 21, 2025 |
| Settlement Date | February 26, 2025 (expected) |

5. Earnings Impact

On today's sale, Ichigo expects to record FY25/2 revenue of JPY 11.2 billion. Gains from the sale of the assets have already been factored into the FY25/2 forecast.