

[Provisional Translation Only]

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April 9, 2025

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's Third Logistics Facility Development Project Ichigo Higashi Matsuyama Logistics Center

Ichigo is a Japanese sustainable infrastructure company dedicated to making the world more sustainable. Ichigo is expanding its Sustainable Real Estate capabilities into new areas, and is launching its third logistics facility development project.

1. Background

Although demand for logistics facilities has been steady in recent years, there has been an oversupply in certain areas, resulting in increased demand for prime locations. Furthermore, with respect to facility development, construction costs have been increasing. To achieve the stable operation of Ichigo's logistics facility development business, Ichigo has been collaborating with Takuyou Co., Ltd. ("Takuyou"), which operates logistics and construction businesses in the Kanto area to reduce the risk of rising construction costs, and signed a master lease contract with Takuyou.

In addition to the Ichigo Higashi Matsuyama Logistics Center, Ichigo is planning the development of other logistics facilities, including facilities with freezing and refrigerating capabilities, using a similar scheme. Ichigo will continue to focus on developing sustainable logistics facilities across Japan to meet customer needs.



2. Ichigo Higashi Matsuyama Logistics Center Details

The construction of the Ichigo Higashi Matsuyama Logistics Center began in January 2024, and was completed on March 31, 2025. The owner of the logistics center is Ichigo's wholly-owned consolidated subsidiary, Ichigo Estate Co., Ltd., and will be master-leased to Takuyou, in charge of its architecture and construction.

The Ichigo Higashi Matsuyama Logistics Center is located near the Higashi Matsuyama Industrial Complex, home to automobile and food-related factories, and 2.9 km from Higashi Matsuyama Interchange on the Kan-Etsu Expressway, allowing for convenient transport to locations in Eastern Japan via the Ken-O Expressway.

The floor of the logistics center is at ground level, driving loading/unloading efficiency, and each floor's effective ceiling height is over 5.5 meters. There are also four freight elevators.

Location	540-1 Shingo, Higashi Matsuyama, Saitama
Access	c. 2.9km from Higashi Matsuyama Interchange on the Kan-Etsu Expressway, c. 1.7km from Tsukinowa Station on the Tobu Tojo Line
Land Area	13,098.25m ²
Total Floor Area	12,577.60m ²
Structure	Steel, 2 Floors
Owner	Ichigo Estate Co., Ltd
Architect/ Builder	Takuyou Co., Ltd
Construction Start Date	January 2024
Completion Date	March 2025

3. Earnings Impact

The impact of the logistics facility development project will be factored into Ichigo's FY26/2 earnings forecast.