

[Provisional Translation Only]

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February 26, 2026

Ichigo Inc. (Tokyo Stock Exchange Prime, 2337)

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Asset Acquisitions and New Subsidiary Consolidation

Ichigo Owners, Ichigo's wholly-owned subsidiary, decided today to acquire 100% of a special purpose company (SPC) to be created for the acquisition of trust beneficiary interests (*juekiken*) in five residential assets. The SPC will become Ichigo's consolidated subsidiary. In tandem with the acquisition, Ichigo Realty Management, Ichigo's wholly-owned subsidiary, will establish a private real estate fund and provide asset management services for these assets.

1. Purpose of New Subsidiary Consolidation

Ichigo Owners continues to provide tailored solutions for the diverse needs of clients. Ichigo Owners has decided to acquire 100% of this SPC established for the acquisition of five newly built residential assets located within Tokyo's 23 wards. As a result, the SPC will become Ichigo's consolidated subsidiary.

2. Ichigo Owners Overview

Name	Ichigo Owners (Ichigo's wholly-owned subsidiary)
Address	2-6-1 Marunouchi, Chiyoda-ku, Tokyo
Representative	President & Representative Director, Masahiko Koketsu
Principal Business	Real estate owner services
Capital	JPY 110 million

3. Subsidiary (SPC) Overview

Name	HELIX TK GK
Address	SPC Operator: 1-4-1 Marunouchi, Chiyoda-ku, Tokyo SPC: 2-6-1 Marunouchi, Chiyoda-ku, Tokyo
SPC Operator	HELIX GK
Representative	Managing Member: Ippan Shadan Hojin HELIX Manager: Hidekazu Nakoji
Business	1. Investment in trust beneficiary interests (<i>juekiken</i>) 2. Investment in and management of real estate 3. Other businesses relating to the aforementioned businesses
TK Investment	JPY 11,060 million
Establishment Date	April 1, 2026 (expected)
SPC Investor	Ichigo Owners Co., Ltd. (100%)
Relationship to Parent Company	The SPC does not have any material capital, personnel, or transactional relationship with Ichigo.
Business and Financial Conditions in Past Three Years	Since the SPC will be established on April 1, 2026, there are no past earnings results.

4. Transaction Schedule

Ichigo Owners' Board Resolution Date	February 26, 2026
Contract Date	April 1, 2026 (expected)
Investment Date	April 3, 2026 (expected)

5. Earnings Impact

The impact of the acquisitions will be factored into Ichigo's FY27/2 consolidated earnings forecast.