

[Provisional Translation Only]

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Ichigo's Sixth Logistics Facility Development Project Construction Begins on Ichigo Narita Logistics Center

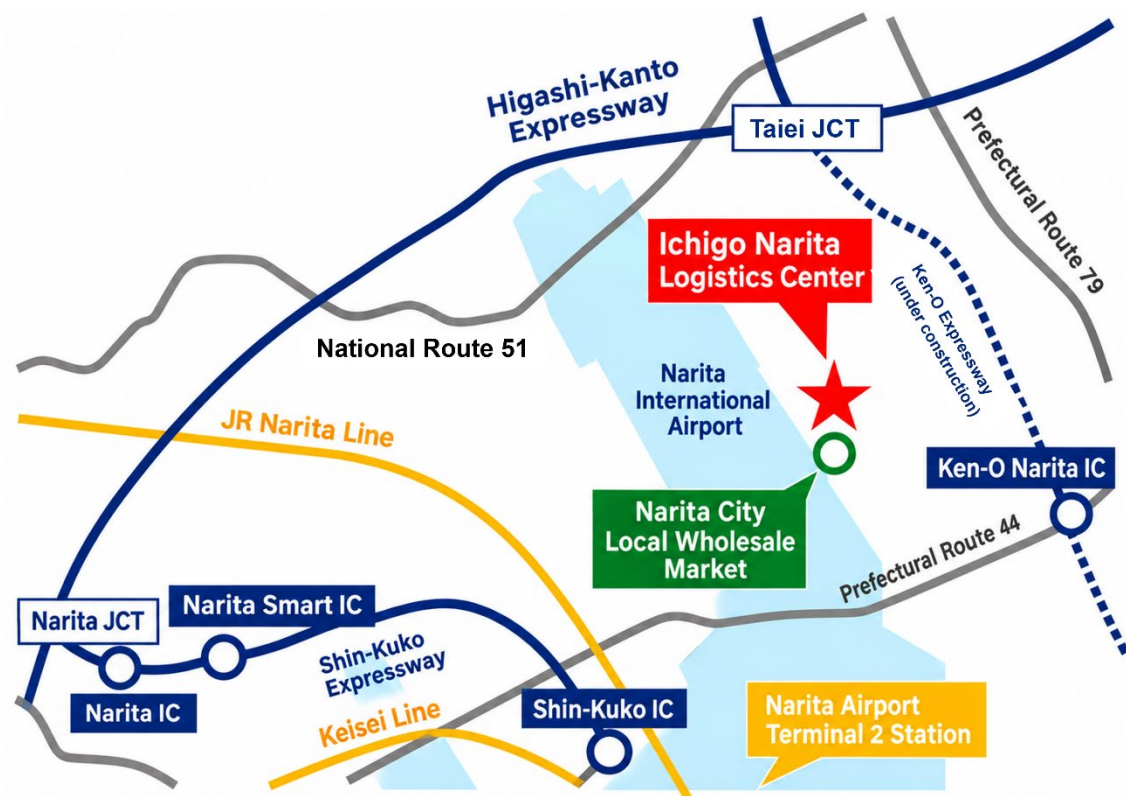
Ichigo is a Japanese sustainable infrastructure company dedicated to making the world more sustainable. Ichigo's business model centers on Sustainable Real Estate, creating new value in existing real estate. Ichigo has begun construction on its sixth logistics facility development project.

1. Background

Construction of a third runway and development of a new cargo area are underway to increase Narita Airport's capacity. New interchanges are also being developed as part of the extension of the Ken-O Expressway.

Ichigo has begun construction on the Ichigo Narita Logistics Center, its sixth project with Takuyou Co., Ltd. ("Takuyou"), which operates logistics and construction businesses primarily in the Kanto area, and Ichigo's third Logistics Center in the Narita area.





2. Ichigo Narita Logistics Center Details

Construction of the Ichigo Narita Logistics Center began in October 2026 and is scheduled for completion in January 2028. The owner is Ichigo Estate, Ichigo's wholly-owned subsidiary. Takuyou is responsible for its architecture and construction and will master-lease the facility.

The Logistics Center is located directly in front of the Narita City Wholesale Market, c. 5.3km from the Narita Interchange on the Higashi-Kanto Expressway, with excellent access to Narita Airport. It is also c. 1.9km from the Ken-O Narita Interchange on the Ken-O Expressway, which is scheduled to open on November 7, 2026.

The Logistics Center's first floor will have a floor load capacity of 3.0 tons/m², making the facility highly versatile and able to accommodate diverse storage needs and logistics operations, including air cargo.

Location	16-17 Takanosawa, Shinden, Narita, Chiba, and four other parcels
Access	c. 5.3km from Narita Interchange on the Higashi-Kanto Expressway; c. 1.9km from Ken-O Narita Interchange on the Ken-O Expressway (scheduled to open on November 7, 2026)
Land Area	18,267.31m ²
Total Floor Area	14,386.16m ²
Structure	Steel, 2 Floors
Owner	Ichigo Estate Co., Ltd.
Architect/ Builder	Takuyou Co., Ltd.
Construction Start Date	October 2026
Scheduled Completion Date	January 2028

3. Earnings Impact

The impact of the Ichigo Narita Logistics Center has already been factored into Ichigo's FY27/2 consolidated earnings forecast.