

*[Provisional Translation Only]*

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November 26, 2025

**Ichigo Inc.** (Tokyo Stock Exchange Prime, 2337)  
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## Sale of Seven Residential Assets

Ichigo Owners, Ichigo's wholly-owned subsidiary, today decided to sell seven residential assets (total sale price: JPY 9.8 billion). In tandem with the sale, Ichigo Realty Management ("IRM"), Ichigo's wholly-owned asset management subsidiary, has established a private equity real estate fund on behalf of third-party, long-term domestic investors to provide asset management services for these assets.

### 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 its strategy of acquiring and leasing high-quality, newly-built residential assets, primarily in central Tokyo. The company has now agreed to sell some of its fully-leased properties in central Tokyo and the greater Tokyo area to a fund owned by multiple domestic investors, thereby securing a stable ongoing earnings stream.

### 2. Buyer Overview

The buyer did not provide consent to disclose its name and is a Japanese fund that does not have any material capital or personnel relationship with Ichigo.

### 3. Ichigo Owners Overview

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

Ichigo Owners' Board Resolution Date	November 26, 2025
Contract Date	November 28, 2025 (expected)
Settlement Date	November 28, 2025 (expected)

### 5. Earnings Impact

As a result of today's sale, Ichigo expects to record FY26/2 Q3 revenue of JPY 9.8 billion, which has already been factored into Ichigo's FY26/2 consolidated earnings forecast.