

*[Provisional Translation Only]*

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August 22, 2025

**Ichigo Inc.** (Tokyo Stock Exchange Prime, 2337)  
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## Sale of 10 Residential Assets

Ichigo Owners, Ichigo's wholly-owned subsidiary, today sold ten residential assets (total sale price: JPY 19.0 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 acquire and lease up high-quality, newly-built residential assets in central Tokyo, and has agreed to sell some of its fully-leased properties in Central Tokyo to a domestic institutional investor, securing a stable ongoing earnings stream.

### 2. Buyer Overview

The buyer did not provide consent to disclose its name and is a Japanese company 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	August 22, 2025
Contract Date	August 22, 2025
Settlement Date	August 26, 2025 (expected)

### 5. Earnings Impact

On today's sale, Ichigo expects to record FY26/2 Q2 revenue of c. JPY 19 billion, which has already been factored into Ichigo's FY26/2 consolidated earnings forecast.