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JPX PRIME

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September 28, 2026

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

Ichigo Owners, Ichigo's wholly-owned subsidiary, decided today to sell seven residential assets (total sale price: JPY 9.9 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 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 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	September 28, 2026
Contract Date	September 28, 2026
Settlement Date	September 30, 2026 (expected)

5. Earnings Impact

As a result of today's sale, Ichigo expects to record FY27/2 Q3 revenue of JPY 9.9 billion, which has already been factored into Ichigo's FY27/2 consolidated earnings forecast.