

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

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Issuer

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www.ichigo-hotel.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

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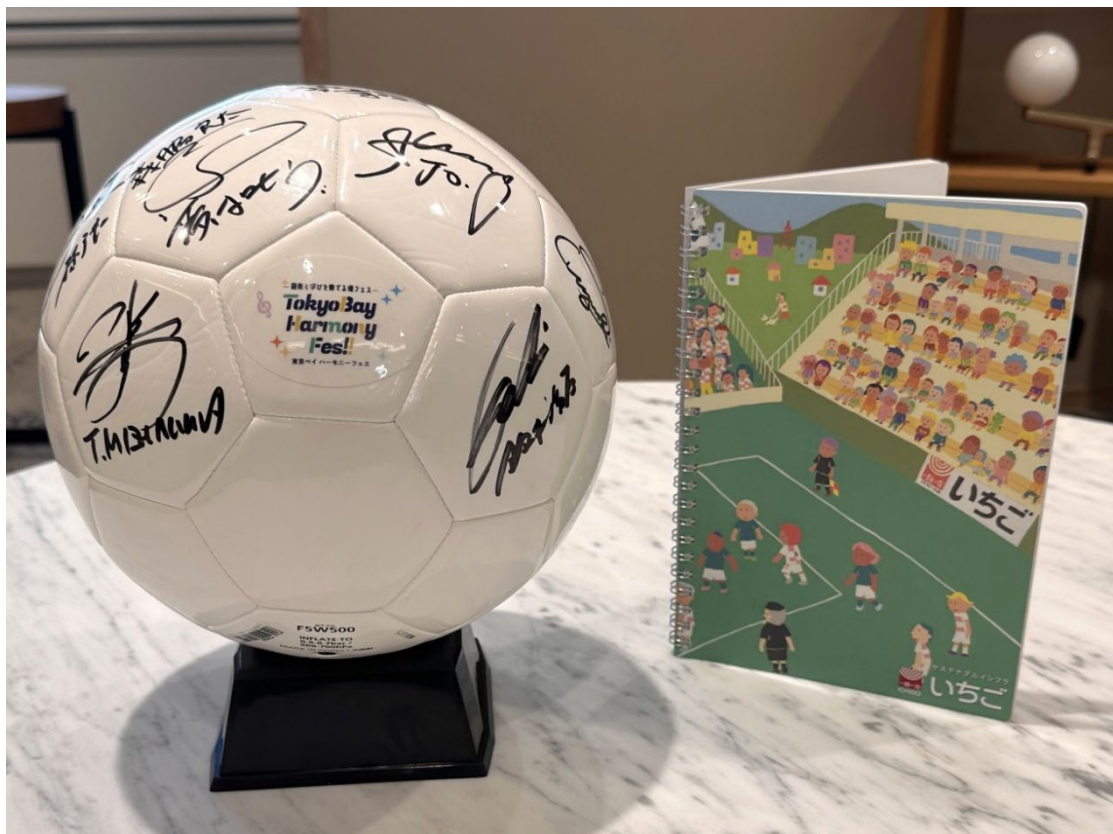
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**Ichigo J.League Shareholder Program Premium Christmas Present
Soccer Balls Autographed by Former J.League Players**

As an extension of its Ichigo J.League Shareholder Program, Ichigo is offering three shareholders the chance to win a soccer ball autographed by the ten former J.League players who appeared as guests at the Ichigo Presents talk show events via a lottery. In addition, Ichigo will give Ichigo original notebooks to 40 shareholders who enter the lottery (excluding the three soccer ball winners). These notebooks feature artwork by an artist affiliated with Paralympic Art, an organization that supports artists with disabilities. Ichigo supports Paralympic Art as a Gold Partner.

Ichigo Hotel will bear no expenses related to this event.



1. Former J.League Players Discuss the Enjoyment of Following Your Dreams at the Ichigo Presents Talk Show Events

Ichigo, Spice Factory Inc. (Headquarters: Minato-ku, Tokyo; Representative Director & CEO Konosuke Takagi), a tenant of Ichigo's office building Tradepia Odaiba, and Ippan Shadan Hojin One Million Classic Live (Representative Director: Shusaku Minoda) held the TokyoBay Harmony Fes!! – A Port Festival: A Harmony of Music and Learning in cooperation with facilities and companies in the Odaiba area. As part of this festival, Ichigo held Ichigo Presents talk show events in the Odaiba area which featured former J.League players, who discussed the joy of following your dreams. The ten-day event featured legends from the soccer industry, sharing behind-the-scenes stories and the excitement of pursuing your dreams. All ten participating former J.League players autographed the soccer balls that Ichigo is offering to shareholders through a lottery.



For event details, please refer to the following release (Japanese only).

www.ichigo.gr.jp/news/p_news_file/file/Ichigo_20251023_TokyoBay_Harmony_Fes_Report_JPN.pdf

The cover artwork of the Ichigo original notebook was created by an artist affiliated with Paralym Art. This organization supports artists with disabilities in achieving their goals and becoming financially independent without relying on social security programs, primarily through corporate and individual sponsorships. Ichigo supports Paralym Art as a Gold Partner sponsor.



Eligible Shareholders

All Ichigo Hotel shareholders on record as of July 31, 2025 are eligible for the Shareholder Program.

Lottery Entry Process

To enter the lottery, shareholders can login to or create an account using their shareholder credentials at the below Shareholder Program website (Japanese only). Application for the lottery begins today and lasts until the end (midnight) of Wednesday, December 17, 2025. The lottery drawing is scheduled for Thursday, December 18, 2025.

The website is accessible to the public so that anybody can learn more about the Shareholder Program.

Ichigo J.League Shareholder Program Website
www.ichigo-jleague.jp



2. Earnings Impact

There is no impact on Ichigo Hotel's January 2026 and July 2026 fiscal period earnings announced in the September 16, 2025 release "July 2025 Fiscal Period Earnings." Through the Shareholder Program, Ichigo is expressing its gratitude to the shareholders of Ichigo Hotel.