

[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.

January 9, 2026

Issuer

Ichigo Hotel REIT Investment Corporation (“Ichigo Hotel,” 3463)

2-6-1 Marunouchi, Chiyoda-ku, Tokyo

Representative: Eriko Ishii, Executive Director

www.ichigo-hotel.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Masahiro Izumi, Head of Finance & Planning

Tel: +81-3-4485-5232

2026 Ichigo J.League Shareholder Program Begins

Ichigo Hotel’s sponsor, Ichigo (2337), is commencing its J. League Shareholder Program for the J.League 100-Year Vision League starting in February 2026, in which free tickets will be distributed via lottery to Ichigo, Ichigo Hotel, Ichigo Office, and Ichigo Green shareholders.

1. Shareholder Program Objective

Ichigo’s Shareholder Program expresses Ichigo’s gratitude to Ichigo, Ichigo Hotel, Ichigo Office, and Ichigo Green shareholders. By deepening its partnership with the J.League, Ichigo will continue to further its mission of promoting local community development.

2. Details

Eligible Shareholders

All Ichigo Hotel shareholders recorded on the shareholder registry as of fiscal period-end are eligible for the Shareholder Program. All shareholders on record as of July 31, 2025 are currently eligible. Eligibility is updated every six months.

Ticket Information

Shareholders can simultaneously apply for tickets for one J1 League match and one J2/J3 League match even if the matches are scheduled on the same day. The tickets are freely transferable to family and friends.

Please note that there is a possibility that shareholders may not receive their tickets in time for a match because tickets may not be distributed to J.League top partners in a timely manner.

Application Process

Application for the lottery begins today, January 9, 2026. Please take note that the lottery schedule for matches to be held in February is condensed to ensure the shareholder program resumes as quickly as possible.

Early-February Matches

Application period: January 9 ~ January 14 Drawing: January 15

Late-February Matches

Application period: January 16 ~ January 21 Drawing: January 22

Early-March Matches

Application period: January 16 ~ January 31 Drawing: February 1

For details on the shareholder program, please refer to the below Ichigo J.League Shareholder Program website (Japanese only).

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



3. 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 Ichigo Hotel shareholders and deepening its partnership with the J.League in working to further Ichigo's mission of promoting local community development.