

[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.*

May 25, 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

**Launch of Ichigo THANKS! Monthly Present Program
Ichigo Potager Fresh Lychee Gift Box**

Ichigo Hotel’s sponsor Ichigo has ended the Ichigo J.League Shareholder Program following the conclusion of its J.League Top Partner agreement, as announced in Ichigo’s April 14, 2026 release “Conclusion of Ichigo J.League Shareholder Program & Launch of Ichigo THANKS! Monthly Present Program.”

We extend our heartfelt thanks to all shareholders who participated in and supported the program. As an expression of our ongoing appreciation for our shareholders, Ichigo is launching an Ichigo THANKS! Monthly Present program, in which Ichigo is offering 50 shareholders the opportunity every month to win special gifts from Ichigo’s agricultural business via lottery. This program is currently scheduled to run from June through December 2026.

On May 31, 2026 the current J.League Shareholder program website will be closed and replaced by the Ichigo THANKS! Monthly Present program website on June 1, 2026. Those who are already registered for the current program will not need to register again.

The first monthly present for June 2026 will be lychees grown by Ichigo’s subsidiary Ichigo Potager in Miyazaki Prefecture, which Ichigo is offering 50 shareholders the chance to win via lottery.

Ichigo Hotel will bear no expenses related to this program.



1. Ichigo Potager Fresh Lychees

Lychee cultivation in Japan is limited, and fresh domestic lychees can only be harvested for a few weeks. Ichigo is offering gift boxes of rare fresh lychees from Miyazaki Prefecture featuring specially selected large fruits weighing at least 50 grams each.

Ichigo Potager is committed to recycling local Miyazaki resources for its fertilizers, making use of unused resources such as bonito flake stock remnants from soba restaurants, kelp stock remnants from sushi restaurants, fermented bamboo fertilizers, and rice bran.

The gift boxes will feature the Chakapat lychee variety known for its exceptionally large fruits, grown using the carefully crafted fertilizers. We hope shareholders enjoy the juicy texture and rich, aromatic flavor that can only be experienced with fresh lychees.

Ichigo Potager

Ichigo Potager grows strawberries, lychees, bananas, mangoes, peppers, and cacao in Miyazaki City, and engages in agriculture and food-related initiatives including café operations, D2C sales, product development, children's cafeteria operations, food education, development of new distribution services, and tie-ups with Ichigo's sports business.

Eligible Shareholders

All Ichigo Hotel shareholders on record as of January 31, 2026 are eligible.

Please note that the gift boxes will be mailed during July 2026, and specific delivery dates cannot be selected. Applicants must be able to arrange redelivery if necessary and receive the package within the carrier's holding period.

Lottery Entry Process

To enter the lottery, shareholders can login to or create an account using their shareholder credentials at the Ichigo THANKS! Monthly Present program website (Japanese only). Application for the lottery begins on Monday, June 1, 2026 at noon and lasts until the end (midnight) of Sunday, June 14, 2026. The lottery drawing is scheduled for Monday, June 15, 2026.

Ichigo THANKS! Monthly Present Program Website
<https://ichigo-thanks.jp>

For shareholders who wish to newly register, a shareholder number will be required for the registration. Your shareholder number is indicated on Ichigo Hotel's dividend statement. Please keep this document if you wish to register.

The Ichigo THANKS! Monthly Present program website is publicly accessible, allowing anyone to explore the details of the program.

2. Earnings Impact

There is no impact on Ichigo Hotel's July 2026 fiscal period earnings forecast announced in the May 15, 2026 release "Upward Earnings Forecast Revision for the July 2026 Fiscal Period" and January 2027 fiscal period earnings forecast announced in the March 16, 2026 release "January 2026 Fiscal Period Earnings."