Creating peace of mind through honest and committed management.

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May 9, 2013

Ichigo Group Holdings Co., Ltd. (JASDAQ, 2337)
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Asset Sale to Ichigo REIT (Ichigo Akihabara North Building)

Suehirocho Holdings, a real estate fund that is a 100% subsidiary of Ichigo Group Holdings ("Ichigo"), has signed a Purchase and Sale Agreement to sell the Ichigo Akihabara North Building to Ichigo Real Estate Investment Corporation ("Ichigo REIT," 8975), as follows.

1. Background

In March 2011, Suehirocho Holdings, a bridge fund established to support acquisitions for Ichigo REIT and managed by Ichigo Estate Co., Ltd., acquired the Ichigo Akihabara North Building, an office building in the redeveloping commercial district of Akihabara. The property is currently leased to a major Tokyo Stock Exchange-listed company with a fixed-term lease contract, securing long–term, stable rental income. Since acquiring the building, Ichigo has implemented a number of value enhancement measures including a BEMS (Building and Energy Management System).

The asset is being sold as part of an Ichigo REIT public offering as announced separately today by Ichigo REIT.

Via this sale, Ichigo expects to record revenues of 5.5 billion yen and a profit of 720 million yen in the current fiscal year..

2. Property Summary

1) Location:	6-Chome, Soto-Kanda, Chiyoda-ku, Tokyo
2) Access:	1-minute walk from Suehirocho Station on the Tokyo Metro Ginza Line, 9-minute walk from JR Akihabara Station
3) Land Space:	1,134.47 sqm
4) Building Space:	1,030.38 sqm
5) Total Floor Space:	8,289.89 sqm
6) Zoning:	Commercial
7) Structure:	S/RC B1F/8F
8) Builder:	Shimizu Corporation and Joint Venture of Shimizu Corporation & Kajima Corporation

3. Buyer Overview

1) Name:	Ichigo Real Estate Investment Corporation (Ticker: 8975)
2) Address:	1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
3) Representative:	Yoshihiro Takatsuka, Executive Director
4) Asset Manager:	Ichigo Real Estate Investment Advisors Co., Ltd.

4. Sales Price

5,500,000,000 yen (expected)

5. Schedule

1) Contract Date: May 9, 2013
2) Settlement Date: June 3, 2013 (expected)

6. Earnings Outlook

Ichigo's expected revenue and profit from this sale was reflected in Ichigo's consolidated earnings forecast for the February 2014 fiscal year as announced on April 19, 2013.

7. Other

Please refer to today's release "Acquisition of Portfolio Assets (Ichigo Akihabara North Building, Ichigo Sakaisuji Honmachi Building, and Konami Sports Club Izumi Fuchu)," separately announced by Ichigo REIT.

Ichigo Akihabara North Building







(Note) Forward-looking statements contained in this material are based on judgments obtained from information that was available to Ichigo Group Holdings as of the announcement date. However, these statements involve risks and uncertainties. Therefore, please note that actual earnings may differ significantly from the described earnings projection as a result of various factors.