Make The World
More Sustainable

[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.

February 3, 2025

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: Hidehito Iwasaka, Head of Ichigo Hotel
Tel: +81-3-4485-5232

Completion of Hotel Sale (Nest Hotel Osaka Shinsaibashi)

Ichigo Hotel completed the sale of the Nest Hotel Osaka Shinsaibashi today announced in the November 14, 2024 release "Acquisitions (Two Hotel Assets) and Sale (One Hotel Asset)."

Sale Summary

Hotel No. Hotel Name	010 Nest Hotel Osaka Shinsaibashi
Form of Ownership	Trust beneficiary interest in real estate *(juekiken)*
Sale Price	JPY 7,750 million
Contract Date	November 14, 2024
Closing Date	February 3, 2025

Sale Price excludes incidental expenses such as fees and property, city planning, and consumption taxes.

For details of the sale, please refer to the following release:

www.ichigo-hotel.co.jp/ir/news/news_file/file/IchigoHotel_20241114_Acquisitions_and_Sale_ENG.pdf