Make The World
More Sustainable

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# Ichigo Hotel Operating Results – October 2026

Portfolio Revenue, RevPAR, Occupancy, and ADR

Total (25 of Total 29 Hotels, Excluding Hotels Temporarily Closed for Renovations)

| | Oct 2026 (A) | (Previous) Oct 2025 (B) | Difference (A) - (B) | YOY Change |
|---|---|---|---|---|
| Revenue (JPY million) | 1,459.7 | 1,339.6 | +120.2 | +9.0% |
| RevPAR (JPY) | 11,161 | 10,289 | +871 | +8.5% |
| Occupancy (%) | 89.0 | 88.7 | +0.3 | +0.3% |
| ADR (JPY) | 12,545 | 11,599 | +947 | +8.2% |

Variable Rent Hotels (21 of 24 Variable Rent Hotels, Excluding Hotels Temporarily Closed for Renovations)

| | Oct 2026 (A) | (Previous) Oct 2025 (B) | Difference (A) - (B) | YOY Change |
|---|---|---|---|---|
| Revenue (JPY million) | 1,271.9 | 1,168.6 | +103.3 | +8.8% |
| RevPAR (JPY) | 11,624 | 10,736 | +888 | +8.3% |
| Occupancy (%) | 89.6 | 89.2 | +0.4 | +0.4% |
| ADR (JPY) | 12,974 | 12,033 | +941 | +7.8% |

Fixed Rent Hotels (4 of 5 Fixed Rent Hotels)

| | Oct 2026 (A) | (Previous) Oct 2025 (B) | Difference (A) - (B) | YOY Change |
|---|---|---|---|---|
| Revenue (JPY million) | 187.9 | 171.0 | +16.9 | +9.9% |
| RevPAR (JPY) | 8,851 | 8,065 | +786 | +9.7% |
| Occupancy (%) | 85.8 | 86.2 | -0.4 | -0.4% |
| ADR (JPY) | 10,313 | 9,358 | +955 | +10.2% |

(Reference)

Portfolio Revenue, RevPAR, Occupancy, and ADR, Including Smile Hotel Tokyo Asagaya and THE KNOT YOKOHAMA, Temporarily Closed for Renovations

Total (27 of Total 29 Hotels)

| | Oct 2026 (A) | (Previous) Oct 2025 (B) | Difference (A) - (B) | YOY Change |
|---|---|---|---|---|
| Revenue (JPY million) | 1,511.9 | 1,412.1 | +99.9 | +7.1% |
| RevPAR (JPY) | 10,874 | 10,180 | +694 | +6.8% |
| Occupancy (%) | 86.1 | 86.6 | -0.5 | -0.5% |
| ADR (JPY) | 12,624 | 11,753 | +871 | +7.4% |

Variable Rent Hotels (23 of 24 Variable Rent Hotels)

| | Oct 2026 (A) | (Previous) Oct 2025 (B) | Difference (A) - (B) | YOY Change |
|---|---|---|---|---|
| Revenue (JPY million) | 1,324.1 | 1,241.1 | +83.0 | +6.7% |
| RevPAR (JPY) | 11,251 | 10,573 | +677 | +6.4% |
| Occupancy (%) | 86.2 | 86.7 | -0.5 | -0.6% |
| ADR (JPY) | 13,052 | 12,196 | +855 | +7.0% |

Revenue, RevPAR, Occupancy, and ADR by Hotel

Variable Rent Hotels (23 Hotels)

| | | Oct 2026 (A) | (Previous) Oct 2025(B) | Difference (A) - (B) | YOY Change | Aug 2026 – Oct 2026 (Current Period-To-Date) | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Cumulative | YOY Difference | YOY Change |
| Nest hotel alt. Sapporo Odori | Revenue (JPY million) | 54.7 | 47.1 | +7.7 | +16.3% | 113.8 | -51.8 | -31.3% |
| | RevPAR (JPY) | 13,366 | 11,456 | +1,911 | +16.7% | 9,468 | -4,281 | -31.1% |
| | Occupancy (%) | 92.6 | 94.6 | -2.0 | -2.1% | 61.6 | -33.0 | -34.9% |
| | ADR (JPY) | 14,442 | 12,115 | +2,327 | +19.2% | 15,371 | +834 | +5.7% |
| Smile Hotel Tokyo Asagaya[11] | Revenue (JPY million) | 52.2 | – | +52.2 | – | 131.2 | +131.2 | – |
| | RevPAR (JPY) | 14,940 | – | +14,940 | – | 12,626 | +12,626 | – |
| | Occupancy (%) | 98.9 | – | +98.9 | – | 94.8 | +94.8 | – |
| | ADR (JPY) | 15,110 | – | +15,110 | – | 13,324 | +13,324 | – |
| The OneFive Tokyo Shibuya | Revenue (JPY million) | 61.4 | 59.3 | +2.0 | +3.4% | 137.0 | +0.9 | +0.6% |
| | RevPAR (JPY) | 26,827 | 26,019 | +809 | +3.1% | 20,142 | +4 | +0.0% |
| | Occupancy (%) | 98.7 | 99.7 | -1.0 | -1.0% | 98.7 | -1.2 | -1.2% |
| | ADR (JPY) | 27,193 | 26,101 | +1,092 | +4.2% | 20,410 | +244 | +1.2% |
| KOKO HOTEL Nagoya Marunouchi | Revenue (JPY million) | 87.8 | 63.5 | +24.3 | +38.3% | 245.3 | +70.8 | +40.6% |
| | RevPAR (JPY) | 11,888 | 8,597 | +3,291 | +38.3% | 11,263 | +3,231 | +40.2% |
| | Occupancy (%) | 93.2 | 89.5 | +3.7 | +4.1% | 90.1 | +1.8 | +2.0% |
| | ADR (JPY) | 12,755 | 9,604 | +3,151 | +32.8% | 12,498 | +3,402 | +37.4% |
| Smile Hotel Kyoto Shijo | Revenue (JPY million) | 68.3 | 58.4 | +10.0 | +17.0% | 123.0 | +8.5 | +7.5% |
| | RevPAR (JPY) | 14,419 | 12,409 | +2,010 | +16.2% | 8,631 | +490 | +6.0% |
| | Occupancy (%) | 89.0 | 87.6 | +1.4 | +1.6% | 86.3 | +5.1 | +6.3% |
| | ADR (JPY) | 16,192 | 14,164 | +2,029 | +14.3% | 10,003 | -31 | -0.3% |
| The OneFive Osaka Sakaisuji | Revenue (JPY million) | 29.0 | 57.2 | -28.3 | -49.4% | 67.0 | -73.9 | -52.4% |
| | RevPAR (JPY) | 7,169 | 14,174 | -7,005 | -49.4% | 5,584 | -6,177 | -52.5% |
| | Occupancy (%) | 97.7 | 97.2 | +0.5 | +0.5% | 97.0 | – | – |
| | ADR (JPY) | 7,337 | 14,580 | -7,243 | -49.7% | 5,758 | -6,371 | -52.5% |
| KOKO HOTEL Kobe Shin Nagata | Revenue (JPY million) | 47.8 | 45.5 | +2.3 | +5.1% | 132.1 | +8.4 | +6.8% |
| | RevPAR (JPY) | 10,764 | 10,385 | +379 | +3.6% | 9,866 | +534 | +5.7% |
| | Occupancy (%) | 97.8 | 93.8 | +4.0 | +4.2% | 97.3 | +4.5 | +4.8% |
| | ADR (JPY) | 11,007 | 11,067 | -60 | -0.5% | 10,143 | +86 | +0.9% |
| Nest Hotel Matsuyama | Revenue (JPY million) | 61.6 | 53.3 | +8.4 | +15.7% | 168.6 | +22.8 | +15.7% |
| | RevPAR (JPY) | 9,078 | 7,422 | +1,656 | +22.3% | 8,330 | +1,483 | +21.7% |
| | Occupancy (%) | 94.1 | 93.1 | +1.0 | +1.0% | 93.6 | +1.4 | +1.6% |
| | ADR (JPY) | 9,646 | 7,968 | +1,678 | +21.1% | 8,901 | +1,471 | +19.8% |

| | | Oct 2026 (A) | (Previous) Oct 2025(B) | Difference (A) - (B) | YOY Change | Aug 2026 – Oct 2026 (Current Period-To-Date) | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Cumulative | YOY Difference | YOY Change |
| The OneFive Okayama | Revenue (JPY million) | 45.2 | 55.0 | -9.8 | -17.9% | 135.4 | -13.8 | -9.2% |
| | RevPAR (JPY) | 6,860 | 8,380 | -1,520 | -18.1% | 6,910 | -728 | -9.5% |
| | Occupancy (%) | 80.0 | 99.6 | -19.6 | -19.7% | 86.8 | -12.4 | -12.5% |
| | ADR (JPY) | 8,579 | 8,416 | +163 | +1.9% | 7,960 | +265 | +3.4% |
| The OneFive Garden Kurashiki | Revenue (JPY million) | 36.4 | 35.9 | +0.6 | +1.6% | 107.3 | +8.1 | +8.2% |
| | RevPAR (JPY) | 10,358 | 10,216 | +142 | +1.4% | 10,275 | +778 | +8.2% |
| | Occupancy (%) | 97.3 | 98.8 | -1.5 | -1.5% | 97.5 | -1.3 | -1.4% |
| | ADR (JPY) | 10,643 | 10,337 | +306 | +3.0% | 10,539 | +930 | +9.7% |
| The OneFive Fukuoka Tenjin | Revenue (JPY million) | 42.0 | 38.7 | +3.3 | +8.5% | 101.5 | +6.3 | +6.6% |
| | RevPAR (JPY) | 17,016 | 15,620 | +1,396 | +8.9% | 13,763 | +907 | +7.1% |
| | Occupancy (%) | 98.4 | 98.6 | -0.1 | -0.1% | 99.1 | +0.6 | +0.6% |
| | ADR (JPY) | 17,284 | 15,846 | +1,438 | +9.1% | 13,888 | +841 | +6.4% |
| Nest Hotel Kumamoto | Revenue (JPY million) | 56.5 | 42.8 | +13.7 | +32.1% | 161.7 | +56.1 | +53.0% |
| | RevPAR (JPY) | 8,610 | 6,428 | +2,181 | +33.9% | 8,384 | +3,038 | +56.8% |
| | Occupancy (%) | 86.3 | 84.9 | +1.4 | +1.6% | 78.5 | +1.8 | +2.3% |
| | ADR (JPY) | 9,977 | 7,572 | +2,405 | +31.8% | 10,676 | +3,711 | +53.3% |
| Smile Hotel Nagano | Revenue (JPY million) | 38.7 | 31.8 | +6.9 | +21.7% | 102.3 | +13.2 | +14.8% |
| | RevPAR (JPY) | 15,657 | 12,692 | +2,965 | +23.4% | 13,843 | +1,906 | +16.0% |
| | Occupancy (%) | 97.8 | 97.6 | +0.2 | +0.2% | 97.1 | -0.5 | -0.5% |
| | ADR (JPY) | 16,011 | 13,001 | +3,009 | +23.1% | 14,261 | +2,021 | +16.5% |
| Comfort Hotel Osaka Shinsaibashi (Ichigo Shinsaibashi Building) | Revenue (JPY million) | 77.8 | 101.1 | -23.4 | -23.1% | 179.8 | -94.6 | -34.5% |
| | RevPAR (JPY) | 11,613 | 15,151 | -3,538 | -23.4% | 9,054 | -4,805 | -34.7% |
| | Occupancy (%) | 89.5 | 94.1 | -4.6 | -4.9% | 80.1 | -9.8 | -10.9% |
| | ADR (JPY) | 12,976 | 16,105 | -3,129 | -19.4% | 11,304 | -4,117 | -26.7% |
| THE KNOT YOKO-HAMA[12] | Revenue (JPY million) | – | 72.5 | -72.5 | -100% | – | -204.5 | -100% |
| | RevPAR (JPY) | – | 15,094 | -15,094 | -100% | – | -14,261 | -100% |
| | Occupancy (%) | – | 96.9 | -96.9 | -100% | – | -94.9 | -100% |
| | ADR (JPY) | – | 15,583 | -15,583 | -100% | – | -15,035 | -100% |
| Quintessa Hotel Ise Shima | Revenue (JPY million) | 55.9 | 48.7 | +7.1 | +14.7% | 177.4 | +17.7 | +11.1% |
| | RevPAR (JPY) | 8,548 | 7,706 | +842 | +10.9% | 9,583 | +804 | +9.2% |
| | Occupancy (%) | 81.0 | 78.3 | +2.7 | +3.4% | 79.6 | +1.8 | +2.4% |
| | ADR (JPY) | 10,549 | 9,836 | +712 | +7.2% | 12,033 | +747 | +6.6% |

| | | Oct 2026 (A) | (Previous) Oct 2025(B) | Difference (A) - (B) | YOY Change | Aug 2026 – Oct 2026 (Current Period-To-Date) | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Cumulative | YOY Difference | YOY Change |
| Quintessa Hotel Ogaki | Revenue (JPY million) | 45.1 | 41.5 | +3.6 | +8.6% | 140.9 | +40.0 | +39.6% |
| | RevPAR (JPY) | 7,772 | 7,413 | +360 | +4.9% | 8,127 | +1,348 | +19.9% |
| | Occupancy (%) | 94.9 | 83.0 | +11.8 | +14.2% | 92.3 | +10.4 | +12.7% |
| | ADR (JPY) | 8,193 | 8,926 | -733 | -8.2% | 8,800 | +529 | +6.4% |
| THE KNOT SAPPORO | Revenue (JPY million) | 74.0 | 69.6 | +4.5 | +6.4% | 247.5 | +12.5 | +5.3% |
| | RevPAR (JPY) | 16,206 | 15,025 | +1,180 | +7.9% | 18,235 | +893 | +5.1% |
| | Occupancy (%) | 97.6 | 99.1 | -1.5 | -1.5% | 97.5 | -1.6 | -1.6% |
| | ADR (JPY) | 16,600 | 15,155 | +1,445 | +9.5% | 18,702 | +1,194 | +6.8% |
| The OneFive Marine Fukuoka | Revenue (JPY million) | 43.1 | 41.7 | +1.4 | +3.4% | 103.4 | +4.5 | +4.6% |
| | RevPAR (JPY) | 13,357 | 12,927 | +430 | +3.3% | 10,761 | +467 | +4.5% |
| | Occupancy (%) | 97.2 | 99.1 | -1.9 | -1.9% | 97.1 | -2.0 | -2.1% |
| | ADR (JPY) | 13,744 | 13,049 | +695 | +5.3% | 11,083 | +699 | +6.7% |
| Nest Hotel Hakata Ekimae | Revenue (JPY million) | 101.5 | 93.2 | +8.3 | +8.9% | 250.6 | +35.0 | +16.2% |
| | RevPAR (JPY) | 19,843 | 18,270 | +1,573 | +8.6% | 16,552 | +2,358 | +16.6% |
| | Occupancy (%) | 88.8 | 92.1 | -3.4 | -3.7% | 89.1 | +2.0 | +2.3% |
| | ADR (JPY) | 22,353 | 19,829 | +2,524 | +12.7% | 18,582 | +2,282 | +14.0% |
| Comfort Hotel Central International Airport | Revenue (JPY million) | 112.5 | 95.7 | +16.9 | +17.7% | 322.0 | +41.0 | +14.6% |
| | RevPAR (JPY) | 10,219 | 8,671 | +1,548 | +17.8% | 9,843 | +1,256 | +14.6% |
| | Occupancy (%) | 76.8 | 72.7 | +4.1 | +5.6% | 71.8 | +0.4 | +0.6% |
| | ADR (JPY) | 13,312 | 11,929 | +1,383 | +11.6% | 13,707 | +1,675 | +13.9% |
| Smile Hotel Miyakojima | Revenue (JPY million) | 43.8 | 34.3 | +9.5 | +27.6% | 119.0 | +25.7 | +27.6% |
| | RevPAR (JPY) | 9,681 | 7,634 | +2,047 | +26.8% | 8,892 | +1,893 | +27.1% |
| | Occupancy (%) | 88.2 | 83.5 | +4.8 | +5.7% | 82.9 | +2.6 | +3.2% |
| | ADR (JPY) | 10,970 | 9,146 | +1,824 | +19.9% | 10,720 | +2,009 | +23.1% |
| Hotel Enoe Toyama[13] | Revenue (JPY million) | 88.9 | 54.5 | +34.4 | +63.1% | 270.3 | +183.1 | +209.9% |
| | RevPAR (JPY) | 11,085 | 6,818 | +4,267 | +62.6% | 11,389 | +7,691 | +208.0% |
| | Occupancy (%) | 87.3 | 78.6 | +8.7 | +11.1% | 86.5 | +41.6 | +92.5% |
| | ADR (JPY) | 12,698 | 8,679 | +4,019 | +46.3% | 13,160 | +4,938 | +60.0% |

Fixed Rent Hotels (4 Hotels)

| | | Oct 2026 (A) | (Previous) Oct 2025(B) | Difference (A) - (B) | YOY Change | Aug 2026 – Oct 2026 (Current Period-To-Date) | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Cumulative | YOY Difference | YOY Change |
| Comfort Hotel Kushiro | Revenue (JPY million) | 39.2 | 35.9 | +3.3 | +9.1% | 137.5 | +7.1 | +5.5% |
| | RevPAR (JPY) | 9,747 | 8,947 | +801 | +8.9% | 11,595 | +602 | +5.5% |
| | Occupancy (%) | 90.7 | 88.6 | +2.0 | +2.3% | 92.7 | +1.3 | +1.4% |
| | ADR (JPY) | 10,752 | 10,097 | +655 | +6.5% | 12,503 | +487 | +4.1% |
| Comfort Hotel Hamamatsu | Revenue (JPY million) | 46.7 | 43.1 | +3.7 | +8.5% | 137.9 | +7.0 | +5.3% |
| | RevPAR (JPY) | 7,547 | 6,959 | +588 | +8.5% | 7,461 | +353 | +5.0% |
| | Occupancy (%) | 76.7 | 83.4 | -6.7 | -8.0% | 79.9 | -3.8 | -4.6% |
| | ADR (JPY) | 9,836 | 8,344 | +1,492 | +17.9% | 9,337 | +851 | +10.0% |
| Urbain Hiroshima Executive | Revenue (JPY million) | 52.5 | 44.2 | +8.3 | +18.9% | 143.3 | +20.6 | +16.8% |
| | RevPAR (JPY) | 9,735 | 8,126 | +1,608 | +19.8% | 8,951 | +1,321 | +17.3% |
| | Occupancy (%) | 90.7 | 83.8 | +6.9 | +8.2% | 86.1 | +4.7 | +5.7% |
| | ADR (JPY) | 10,729 | 9,694 | +1,035 | +10.7% | 10,398 | +1,027 | +11.0% |
| Hotel Sunshine Utsunomiya | Revenue (JPY million) | 49.5 | 47.8 | +1.6 | +3.4% | 118.0 | -15.4 | -11.5% |
| | RevPAR (JPY) | 8,791 | 8,659 | +131 | +1.5% | 7,080 | -996 | -12.3% |
| | Occupancy (%) | 87.9 | 90.2 | -2.4 | -2.6% | 83.0 | -5.9 | -6.6% |
| | ADR (JPY) | 10,005 | 9,598 | +407 | +4.2% | 8,527 | -555 | -6.1% |

Notes:

1. The total number of hotels in the Ichigo Hotel portfolio as of October 31, 2026 is 29 hotels.
2. Although there are 29 hotels, the Capsule Plus Yokohama and Washington Hotel Plaza Shimonoseki Eki Nishi are excluded because the hotel operators did not give consent to disclose hotel-specific data that would allow for year-on-year comparisons. The Smile Hotel Tokyo Asagaya is excluded due to the hotel closing for renovations in October 2025. THE KNOT YOKOHAMA is currently closed for renovations and is also excluded. Therefore, the above data shows a total of 25 hotels.
3. Although there are 24 variable rent hotels, the Capsule Plus Yokohama, Smile Hotel Tokyo Asagaya, and THE KNOT YOKOHAMA are excluded, as explained in Note 2 above. Therefore, the above data shows the total of 21 variable rent hotels.
4. Although there are 5 fixed rent hotels, data for the Washington Hotel Plaza Shimonoseki Eki Nishi is excluded from the above data as explained in Note 2 above. Therefore, the above data shows the total of 4 fixed rent hotels.
5. The Total (25 Hotels), Variable Rent Hotels (21 Hotels), and Fixed Rent Hotels (4 Hotels) tables previously included current period-to-date data. Going forward, these tables will show monthly data only, as ensuring comparability with the same period of the previous year would require excluding a larger number of hotels from the current period-to-date totals.
6. The above data are as provided by the hotel operators or as calculated by Ichigo Investment Advisors based on information provided by the hotel operators. The data have not been audited and thus their accuracy cannot be guaranteed and may not match data disclosed in future releases.

7. Revenue is revenue from accommodations and related services only. Rent from retail tenants at The OneFive Osaka Sakaisuji, KOKO HOTEL Kobe Shin Nagata, Smile Hotel Tokyo Asagaya, Nest Hotel Kumamoto, Hotel Sunshine Utsunomiya, Comfort Hotel Osaka Shinsaibashi (Ichigo Shinsaibashi Building), THE KNOT YOKOHAMA, and THE KNOT SAPPORO are not included.
8. RevPAR (Revenue Per Available Room) is calculated with the following formula:
   RevPAR = Total Revenue from accommodations (excluding restaurant charges and other service fees) / number of available guest rooms
9. Occupancy is calculated with the following formula:
   Occupancy = Total number of guest rooms occupied during the period / (total number of guest rooms * number of days hotel was in operation during the period)
   Occupancy may exceed 100% in the following cases: 1) a guest had pre-paid for a guest room but checked out early, allowing the guest room to be occupied by a different guest; or 2) a guest room is occupied for less than one day by different guests.
10. ADR (Average Daily Rate) is calculated with the following formula:
    ADR = Total revenue from accommodations (excluding restaurant charges and other service fees) / number of guest rooms occupied during the period
11. Smile Hotel Tokyo Asagaya was closed from July 1, 2025 to October 31, 2025 for renovations.
12. HOTEL THE KNOT YOKOHAMA closed on March 28, 2026 for renovations. The hotel has been renamed THE KNOT YOKOHAMA in conjunction with its reopening following renovations.
13. The Hotel Enoe Toyama reopened under its new brand on August 29, 2025.
14. Pre-acquisition data for acquired hotels are based on data received from the previous owners.

Explanation of Changes

According to the Japan National Tourism Organization (JNTO), October 2026 saw an estimated 3.91 million inbound tourists, up 0.4% year-on-year and reaching a record high for a single month. Inbound demand increased across a broad range of markets in East Asia, Europe, North America, and other regions, with tourist arrivals from 20 markets, including South Korea and Taiwan, reaching record highs for the month of October.

Hotels owned by Ichigo Hotel steadily captured domestic leisure demand driven by the autumn foliage season, academic conferences, and live concerts, along with solid domestic business demand. In particular, the Asian Games and Asian Para Games contributed to strong operating results in the Chubu region. In Toyama and Miyakojima, ADR and occupancy exceeded the previous year's levels, supported by operational and sales initiatives following renovations.

Meanwhile, Osaka continued to see decreased demand following the World Expo 2025 alongside ongoing Chinese travel advisories. In Okayama, RevPAR decreased year-on-year due to the temporary suspension of sales of certain guest rooms for maintenance.

Excluding hotels temporarily closed for renovations, all hotels except for three hotels located in Osaka and Okayama recorded year-on-year increases in RevPAR.

Ichigo Hotel will continue to respond flexibly to changes in domestic and inbound accommodation demand and market conditions, while working to maximize sales opportunities, promote efficient hotel operations, and further increase earnings.

Value-Add Actions

SMOKE DOOR, a wood fire-cooking restaurant located on the first floor of Ichigo Hotel's THE KNOT YOKOHAMA, resumed operations in November 2026 following a temporary closure for hotel renovations. Led by a wood fire-cooking pitmaster who previously served as the executive sous chef at a Michelin three-star restaurant in San Francisco, SMOKE DOOR uses an age-old cooking method to bring out the best flavors of ingredients. Through exceptional culinary skills, time, and meticulous care, the restaurant seeks to bring out the "sweet spot" of each ingredient – the moment when its flavors are at their peak.

Ichigo Hotel will continue to work to meticulously serve the needs of hotel guests and local customers and enhance the overall appeal of its assets.

SMOKE DOOR






