

[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.

October 7, 2022

Issuer

Ichigo Hotel REIT Investment Corporation ("Ichigo Hotel," 3463)

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Osamu Miyashita, 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: +81-3-3502-4892

Ichigo J.League Shareholder Program Special Gift ENSIA Skin Care Products & Shirabe Dietary Supplements

As an extension to the Ichigo J.League Shareholder Program, Ichigo Hotel's sponsor, Ichigo (2337), is offering 40 shareholders the chance to win, via lottery, Ichigo's original ENSIA skin care products and Shirabe dietary supplements.

Ichigo Hotel will bear no expenses related to this special gift program.



1. Special Gift Details

Shareholders can enter the lottery for one of the following four products:

ENSIA Skin Care Gift Set (10 shareholders) An anti-aging skincare gift box containing toning lotion, serum, and moisturizing cream from Ichigo's original cosmetics brand, ENSIA, which derives its name from the words "en" (fate) and "siawase" (happiness).



ENSIA www.ichigo-ensia.jp (Japanese only)

Shirabe Black Garlic Supplement (10 shareholders)

Soft capsules containing extract of black garlic, known as a super food that supports everyday health

Shirabe Salacia Supplement (10 shareholders)

Salacia extract capsules to support a healthy diet

Shirabe Theanine/Creatine/Glutamine Supplement (10 shareholders)

Three carefully selected nutrients for better sleep and brighter mornings

Shirabe www.ichigo-shirabe.jp (Japanese only)



Eligible Shareholders

All Ichigo Hotel shareholders on record as of January 31, 2022 are eligible for the Shareholder Program.

Lottery Entry Process

To enter the lottery shareholders can login to or create an account, using their shareholder credentials, at the below Shareholder Program website (Japanese only). Entry into the lottery can be made starting today and up until 5 p.m. on October 20, 2022. The lottery is scheduled to be drawn on October 21, 2022.

The website is accessible to the general public so that anybody can learn more about Ichigo's Shareholder Program.

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



2. Earnings Impact

There is no impact on Ichigo Hotel's January 2023 and July 2023 fiscal period earnings announced in the September 14, 2022 release, "July 2022 Fiscal Period Earnings."

Through the Shareholder Program, Ichigo is expressing its thanks to Ichigo, Ichigo Hotel, Ichigo Office, and Ichigo Green shareholders.