

*[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.*

August 8, 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](http://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

**Upward Earnings Forecast Revision for the January 2026 Fiscal Period**

Ichigo Hotel is revising upward its earnings forecast for the January 2026 fiscal period announced in the March 14, 2025 release “January 2025 Fiscal Period Earnings.”

1. January 2026 Earnings Forecast Revision

(JPY million)

	Operating Revenue	Operating Profit	Recurring Profit	Net Income	Dividend per Share (JPY)
Previous Forecast (A)	2,681	1,472	1,092	1,091	3,333
New Forecast (B)	2,954	1,640	1,240	1,239	3,786
Difference (B) - (A)	+272	+167	+148	+148	+453
% Change	+10.2%	+11.4%	+13.6%	+13.6%	+13.6%
Reference: January 2025	5,230	3,645	3,316	3,315	10,125

Reference: Net Income per Share: JPY 3,785

Period-end number of shares outstanding: 327,489 shares

Note: The new forecast is based on the “Preconditions for the January 2026 Earnings Forecast” on page 3. Actual results may vary due to changes in circumstances, so these forecasts should not be construed as a guarantee of such results. Ichigo Hotel will make a forecast revision should a material discrepancy emerge between this forecast and results.

## 2. January 2026 Earnings Forecast Revision Rationale

Ichigo Hotel is selling the Comfort Hotel Suzuka on September 1, 2025 as announced in today's release "Hotel Sale (Comfort Hotel Suzuka)," and is revising upward its January 2026 fiscal period earnings to reflect an expected gain on sale of c. JPY 130 million from the hotel sale. The forecast revision also factors in the earnings contributions from the July 28, 2025 acquisition of the Smile Hotel Miyakojima and the scheduled August 29, 2025 acquisition of the Hotel Enoe Toyama.

There is no change to the July 2025 fiscal period operating results and forecast, which was revised upward on July 25, 2025.

Preconditions for the January 2026 Earnings Forecast

	Preconditions											
Period	● August 1, 2025 to January 31, 2026 (184 days)											
Number of Hotels	● 30 hotels (after the sale of Comfort Hotel Suzuka and the August 29, 2025 acquisition of Hotel Enoe Toyama)											
Operating Revenue	Within operating revenue, rental income is forecast based on current lease contracts, taking into consideration such factors as hotel and market conditions. <sup>1</sup>											
	<u>Forecast Operating Performance<sup>2</sup></u>											
	<table><tr><td></td><td>January 2026 Fiscal Period</td></tr><tr><td>Occupancy<sup>3</sup></td><td>83.3%</td></tr><tr><td>ADR<sup>4</sup></td><td>JPY 11,025</td></tr></table>		January 2026 Fiscal Period	Occupancy <sup>3</sup>	83.3%	ADR <sup>4</sup>	JPY 11,025					
		January 2026 Fiscal Period										
	Occupancy <sup>3</sup>	83.3%										
	ADR <sup>4</sup>	JPY 11,025										
	<sup>1</sup> The forecast rental income assumes operators and tenants will fully pay their contractual rents without delay or default.											
	<sup>2</sup> The 24 variable rent hotels are: Smile Hotel Kyoto Shijo, Hotel Wing International Nagoya, The OneFive Osaka Sakaisuji, Hotel Wing International Kobe Shin Nagata Ekimae, Nest Hotel Sapporo Odori, The OneFive Fukuoka Tenjin, Smile Hotel Tokyo Asagaya, Nest Hotel Matsuyama, The OneFive Okayama, Capsule Plus Yokohama, The OneFive Garden Kurashiki, Nest Hotel Kumamoto, The OneFive Tokyo Shibuya, Smile Hotel Nagano, Comfort Hotel Osaka Shinsaibashi (Ichigo Shinsaibashi Building), HOTEL THE KNOT YOKOKAMA, Quintessa Hotel Ise Shima, Quintessa Hotel Ogaki, THE KNOT SAPPORO, The OneFive Marine Fukuoka, Nest Hotel Hakata Ekimae, Comfort Hotel Central International Airport (Comfort Hotel Central International Airport’s contract changed from a fixed rent contract to a fixed + variable rent contract in May 2025), Smile Hotel Miyakojima, and Hotel Enoe Toyama. Data for Capsule Plus Yokohama is excluded from the above forecast because the operator did not give consent to disclose forecasts.											
	<sup>3</sup> 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)											
	<sup>4</sup> ADR or Average Daily Rate is calculated with the following formula: ADR = Total sales from accommodation (excluding restaurant charges and other service fees) / number of guest rooms occupied during the period											
<u>Details of the January 2026 Rental Income Forecast by Hotel</u>												
(JPY million)												
<table><tr><th>Hotel Name</th><th>Fixed Rent/ Minimum Guaranteed Rent</th><th>Variable Rent</th><th>Total</th></tr><tr><td>Smile Hotel Kyoto Shijo</td><td>33</td><td>72</td><td>105</td></tr><tr><td>The OneFive Osaka Sakaisuji</td><td>17</td><td>49</td><td>66</td></tr></table>	Hotel Name	Fixed Rent/ Minimum Guaranteed Rent	Variable Rent	Total	Smile Hotel Kyoto Shijo	33	72	105	The OneFive Osaka Sakaisuji	17	49	66
Hotel Name	Fixed Rent/ Minimum Guaranteed Rent	Variable Rent	Total									
Smile Hotel Kyoto Shijo	33	72	105									
The OneFive Osaka Sakaisuji	17	49	66									

Hotel Name	Fixed Rent/ Minimum Guaranteed Rent	Variable Rent	Total
Comfort Hotel Hamamatsu	55	–	55
Nest Hotel Sapporo Odori	17	21	38
The OneFive Fukuoka Tenjin	40	61	102
Comfort Hotel Central International Airport	169	–	169
Smile Hotel Tokyo Asagaya	39	39	79
Nest Hotel Matsuyama	35	64	100
The OneFive Okayama	72	29	101
Comfort Hotel Kushiro	18	–	18
Comfort Hotel Suzuka	2	–	2
The OneFive Garden Kurashiki	52	3	55
Nest Hotel Kumamoto	27	37	65
The OneFive Tokyo Shibuya	44	89	134
Smile Hotel Nagano	13	48	62
Hotel Sunshine Utsunomiya	57	–	57
HOTEL THE KNOT YOKOHAMA	79	115	195
Quintessa Hotel Ise Shima	37	45	83
Quintessa Hotel Ogaki	19	23	43
THE KNOT SAPPORO	66	154	221
The OneFive Marine Fukuoka	33	66	99
Nest Hotel Hakata Ekimae	59	180	240
Smile Hotel Miyakojima	10	40	51
Hotel Enoe Toyama	16	66	83
Other <sup>1</sup>	284	135	419
Total	1,307	1,346	2,654

<sup>1</sup> Figures for Hotel Wing International Nagoya, Hotel Wing International Kobe Shin Nagata Ekimae, Hotel Livemax Nihombashi-Hakozaki, Capsule Plus Yokohama, Urbain Hiroshima Executive, Washington Hotel Plaza Shimonoseki Eki Nishi, and Comfort Hotel Osaka Shinsaibashi (Ichigo Shinsaibashi Building) are included in “Other” because the hotel operators did not provide consent to disclose hotel-specific data.

- Retail: JPY 106 million of rental income from retail tenants at The OneFive Osaka Sakaisuji, Hotel Wing International Kobe Shin Nagata Ekimae, Smile Hotel Tokyo Asagaya, Nest Hotel Kumamoto, Comfort Hotel Osaka Shinsaibashi (Ichigo Shinsaibashi Building), HOTEL THE KNOT YOKOHAMA, and THE KNOT SAPPORO.

	<ul style="list-style-type: none"> <li>• Gains on sale from the sale of Comfort Hotel Suzuka announced in today's release "Hotel Sale (Comfort Hotel Suzuka)": JPY 130 million (estimate, calculated as the Sale Price less Book Value, Ichigo Investment Advisors (IIA) performance fee, and estimated sale expenses)</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>• Depreciation: JPY 470 million. Depreciation has been calculated using the straight-line method.</li> <li>• Property and city planning taxes: JPY 149 million.</li> <li>• Building maintenance and repair expenses are based on what IIA, the asset management company of Ichigo Hotel, estimates will be necessary for each hotel during the period. However, actual expenses for the period could differ significantly from these forecast amounts for reasons including the variability of maintenance and repair expenses, one-time costs due to unexpected building damage, etc.</li> <li>• Rental expenses, Ichigo Hotel's principal operating expense (other than depreciation, see above), are calculated based on historical data adjusted for anticipated expense variations.</li> <li>• Actual operating expenses may differ significantly from these assumptions due to unforeseeable factors.</li> <li>• SG&amp;A expenses: JPY 440 million for asset management fee, JPY 19 million for appraisal report costs, and JPY 4 million for non-deductible consumption tax.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>• Interest expenses and other borrowing-related expenses: JPY 395 million</li> <li>• Amortization of share issuance expenses: JPY 3 million</li> </ul>
Borrowings	<ul style="list-style-type: none"> <li>• Total borrowings: JPY 38.02 billion as of January 31, 2026</li> </ul>
Number of Shares	<ul style="list-style-type: none"> <li>• Total 327,489 shares</li> <li>• The forecast assumes there will be no additional new shares issued through January 31, 2026</li> </ul>
Dividend	<ul style="list-style-type: none"> <li>• The dividend forecast assumes that dividends will comply with the dividend distribution policy stipulated in Ichigo Hotel's Articles of Incorporation.</li> <li>• The dividend is subject to change due to factors such as sales of portfolio assets, changes in rental income associated with operator turnover, the occurrence of unexpected maintenance and repair costs, and fluctuations in interest rates.</li> </ul>
Dividend in Excess of Earnings	<ul style="list-style-type: none"> <li>• Ichigo Hotel does not plan on paying any Dividend in Excess of Earnings.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• This forecast assumes that there are no material revisions to laws and regulations, the tax system, accounting standards, listing rules of the Tokyo Stock Exchange, and rules of the Investment Trusts Association, Japan, and no material changes in the state of the economy and real estate market conditions.</li> </ul>