



**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](http://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.         | 010                                                           |
| Hotel Name        | Nest Hotel Osaka Shinsaibashi                                 |
| Form of Ownership | Trust beneficiary interest in real estate ( <i>juekiken</i> ) |
| 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](http://www.ichigo-hotel.co.jp/ir/news/news_file/file/IchigoHotel_20241114_Acquisitions_and_Sale_ENG.pdf)