

[Provisional Translation Only]

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Issuer

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**Ichigo Hotel Awarded
Two Stars in GRESB Rating**

In the 2026 GRESB Real Estate Assessment, Ichigo Hotel was awarded Two Stars in the GRESB Rating (maximum five stars) and won a Green Star designation for the sixth year in a row.

1. Assessment Results

The Two Stars awarded to Ichigo Hotel is based on its GRESB Overall Score’s quintile position relative to global participants. For the sixth consecutive year, Ichigo Hotel has also received the Green Star designation, exemplifying its high achievement in areas of ESG-related policies and organizational setup (the “Management Component”), as well as the environmental performance of its assets and tenant engagement (the “Performance Component”).

For the fourth year in a row, Ichigo Hotel also received the highest “A” GRESB Public Disclosure Level, which measures the quality of ESG disclosures by REITs and listed property companies.



G R E S B
R E A L E S T A T E
★ ★ ☆ ☆ ☆ 2026

2. GRESB Real Estate Assessment Overview

Since its launch in 2009, GRESB has assessed the performance of property companies and funds worldwide, establishing a global standard for ESG benchmarking now applied to a broader and more diverse class of real assets. Many institutional investors in Japan and overseas, including the Government Pension Investment Fund (GPIF), use GRESB Real Estate Assessment data in their investment selection and engagement processes.

For details of GRESB, please refer to www.gresb.com/nl-en

3. Ichigo Hotel ESG Initiatives

Ichigo, together with its group companies including Ichigo Hotel is working to address environmental challenges and contribute towards a sustainable society. Ichigo completed sourcing 100% renewable electricity across its operations and received its RE100 certification. RE100 is a global initiative to accelerate the transition of electricity used by businesses to 100% renewable energy.

Ichigo Hotel successfully transitioned all of its assets to renewable energy as of July 31, 2026. As a specialized hotel REIT, Ichigo Hotel will continue to work to promote the environmental and energy efficiency of its hotels, thereby reducing their environmental impact.

Note: As of July 31, 2026, Ichigo Hotel has transitioned all of its 29 hotels to renewable energy. Ichigo Hotel converted the electricity contracts of 23 hotels to renewable energy and purchased non-fossil certificates with tracking for the remaining six hotels.