

[Provisional Translation Only]

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Issuer

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Change in Hotel Operator

Ichigo Investment Advisors (“IIA”), the asset management company of Ichigo Hotel, decided today to appoint a new hotel operator for Hotel Suave Kobe Asuta.

1. Change Overview

a. Summary

As part of the hotel operator change, Hotel Suave Kobe Asuta will be rebranded as Hotel Wing International Kobe Nagata (provisional name).

b. Details of Change

	New Operator	Former Operator
Operator	Forbes Co., Ltd.	Hotel Tetora Group
Lease Contract	Variable rent	Fixed rent ¹
Rent	Fixed rent, plus variable rent under certain preconditions ²	The hotel operator did not consent to disclosure.
Tenant Leasehold and Security Deposits	The hotel operator did not consent to disclosure.	The hotel operator did not consent to disclosure.

¹ The hotel’s lease contract includes a variable rent clause, but it has never been triggered. Because Ichigo Hotel does not anticipate receiving variable rent at this hotel, it has been classified as a fixed rent hotel.

² The hotel operator did not consent to disclosure of the details of the fixed and variable rent.

2. Reason for Change

IIA is changing the hotel operator due to the upcoming expiration of its fixed-term lease contract with the Hotel Tetora Group. The new hotel operator, Forbes, currently operates 27 hotels across Japan of which four are in the Kansai area, and was chosen among several candidate operators based on its successful track record in servicing Ichigo Hotel's Hotel Wing International Nagoya and its competitive price offering.

3. New Hotel Operator Profile

Name	Forbes Co., Ltd.
Address	1-2 Kanda-Ogawamachi, Chiyoda-ku, Tokyo
Representative	Mitsuhiro Matsuzaki, Representative Director
Capital	JPY 50 million
Date of Incorporation	June 1, 2001
Principal Business	<ol style="list-style-type: none">1. Management, planning, operation, and administration of hotels and restaurants2. Hotel and restaurant consulting services3. Sales and brokerage of real estate4. Consulting, sales, and brokerage services related to ownership rights and use rights of condominiums and hotels (domestic and overseas), and club membership rights
Relationship with Ichigo Hotel or its Asset Management Company	The hotel operator does not have any capital, personnel, or business relationship of note with Ichigo Hotel or its asset management company. In addition, the hotel operator is not a related party of Ichigo Hotel or its asset management company.

4. Date of Change

March 1, 2019 (expected)

5. Earnings Outlook

Because the operator change will not occur until March 1, 2019, it will have no impact on the July 2018 earnings forecast announced in the March 15, 2018 release "January 2018 Fiscal Period Earnings" or the January 2019 earnings forecast announced in the April 20, 2018 release "Earnings Forecast Revision for the January 2019 Fiscal Period."