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FOR IMMEDIATE RELEASE

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Notice Concerning 15 Hotel Properties Enter Management Phase under Listed REIT

Kasumigaseki Capital Co., Ltd. (headquarter: Chiyoda-ku, Tokyo; Representative Director: Koshiro Komoto; "KC") announces that Kasumigaseki Hotel REIT Investment Corporation ("REIT"), for which Kasumigaseki Reit Advisors Co., Ltd. (headquarter: Chiyoda-ku, Tokyo; President & CEO: Masaya Sato; "Kasumigaseki Reit Advisors"), a consolidated subsidiary of KC, is entrusted with the asset management, was listed on August 13, 2025 and a total of 15 hotels ("incorporated properties"), for which KC conducted development planning, were sold to the REIT from each investor today. Accordingly, the incorporated properties entered the management phase under the listed REIT. The details are described below.

In addition, fav hospitality group co., ltd., a consolidated subsidiary of KC, will continue to handle operations of the incorporated properties. KC group aims to secure stable revenue and contribute to continuous growth of the REIT by provision of both opportunities to acquire hotels the KC group developed and support in hotel operations for the REIT.

1. Details of Incorporated Properties

Property name	Opening	Floor area (Note 1)	No. of rooms	Property price (Note 2) (million yen)
(1) fav Hida Takayama	Oct. 2020	1,696.26 m^2	38	1,080
(2) fav Takamatsu	Nov. 2020	1,937.49 m^2	41	1,410
(3) fav Kumamoto	Nov. 2021	2,956.44 m^2	67	2,720
(4) fav Ise	Dec. 2021	1,204.42 m^2	36	1,740
(5) fav Hiroshima Stadium	Aug. 2022	1,258.47 m^2	33	1,360
(6) fav Hakodate	Aug. 2022	1,377.31 m^2	30	1,360
(7) fav Kagoshima Chuo	Nov. 2022	2,226.03 m^2	51	1,360
(8) fav Hiroshima Heiwadori	Dec. 2022	2,461.61 m^2	51	2,010
(9) fav TOKYO Nishi-Nippori	Dec. 2022	719.94 m^2	24	1,710

Note: The document is a press release to publicly announce matters concerning listing of and sales of domestic real estate to Kasumigaseki Hotel REIT Investment Corporation and is not provided for the purpose of soliciting any investment.
In addition, this press release is not an offer of securities for sale in the United States. Any offers to sell, solicitations of offers to buy, or sales of securities will be made in accordance with the registration requirements of the U.S. Securities Act of 1933, as amended. The securities referred to above will not be publicly offered or sold in the United States.

(10) fav TOKYO Ryogoku	Mar. 2023	729.13 m^2	19	1,550
(11) FAV LUX Hida Takayama	Aug. 2023	2,869.68 m^2	53	2,300
(12) FAV LUX Nagasaki	Feb. 2024	2,530.55 m^2	52	3,300
(13) seven x seven Itoshima	Apr. 2024	3,386.74 m^2	47	5,230
(14) seven x seven Ishigaki	Sep. 2024	11,058.04 m^2	121	18,700
(15) FAV LUX Kagoshima Tenmonkan	Dec. 2024	3,427.20 m^2	63	3,380

(Note 1) Floor area is based on the entries indicated in the registry and includes the floor area of attached buildings.

(Note 2) The figures are sales and purchase price (excluding consumption tax and local consumption tax as well as transaction fees and other expenses) indicated in the sales and purchase agreement of trust beneficiary rights, and are rounded down to the nearest million yen.

2. Future Outlook

The contingency fees from developing investors, which are the sales of KC for the transaction of this matter, are included in the consolidated earnings forecast for the fiscal year ending August 2025.

Furthermore, the asset management fee that Kasumigaseki Reit Advisors receives from the REIT will stably contribute to revenue for the long term, and is considered to contribute to the improvement of the consolidated earnings and corporate value of KC going forward.

End

Contact for inquiries regarding this notice
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