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August 25, 2025

FOR IMMEDIATE RELEASE

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Notice Concerning Sale of For-Sale Real Estate (Hotel Development Site)

Kasumigaseki Capital Co., Ltd. ("KC") announces that it resolved, at the Executive Management Board held on August 25, 2025, the sale of hotel development site in Chuo-ku, Tokyo for which KC sourced and established the plans. The details are described below.

In addition, KC will continue to take part in the development, as KC is to be entrusted with the project management operations concerning the development, and Kasumigaseki Asset Management Co., Ltd., a subsidiary of KC, is to be entrusted with the asset management operations.

1. Details of Project

(1) Project name	Ginza 8 Hotel Project
(2) Location	106-5, Ginza 8-chome, Chuo-ku, Tokyo
(3) Site area	258.34 m^2
(4) Construction start	December 2025 (planned)
(5) Construction completion	July 2028 (planned)
(6) Opening	November 2028 (planned)
(7) Structure / Floors	Reinforced concrete / B1F/12F
(8) Floor area	2,437.42 m^2 (planned)
(9) Number of rooms	28 rooms (planned)

2. Buyer and Sale Price

Details of the buyer are not disclosed based on the non-disclosure agreement concluded with the buyer. The sale price is also not disclosed based on the non-disclosure agreement, but the sale price exceeds the amount equivalent to 10% of net sales of KC's previous consolidated fiscal year (fiscal year ended August 2024).

Furthermore, there are no capital, personnel or business relationships between KC and the buyer, and there are no attribute issues.

3. Schedule

Contract conclusion date	August 28, 2025 (planned)
Payment of sale price	August 28, 2025 (planned)

4. Future Outlook

The abovementioned sale of the development site is factored into the earnings forecast for the consolidated fiscal year ending August 2025. Furthermore, the sale is to be recorded as of the satisfaction of the performance obligation (payment of sale price).

■ List of Hotel Development Planned Projects

No.	Project name	Planned completion	Planned opening	Floor area	No. of rooms
1	edit x seven Fuji Gotemba	May 2025	Sep. 2025	3,843 m^2	49
2	FAV LUX Shodoshima	May 2025	Nov. 2025	4,635 m^2	45
3	Awajishima Sumoto Hotel Project	Dec. 2026	Apr. 2027	5,073 m^2	59
4	Shodoshima Kobe Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
5	Yufuin Hotel Project	Nov. 2026	Mar. 2027	7,691 m^2	39
6	Miyazaki City, Tachibana-dori Higashi Hotel Project	Feb. 2026	Jun. 2026	2,495 m^2	41
7	Hakone Gora Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
8	Nagoya Marunouchi Hotel Project	Dec. 2026	Apr. 2027	2,803 m^2	59
9	Kanazawa Katamachi Hotel Project	Jan. 2027	May 2027	3,760 m^2	59
10	Atami Ginza-cho Hotel Project	Mar. 2028	Jul. 2028	2,663 m^2	46
11	Hiroshima Miyajimaguchi Hotel Project	Jan. 2026	Feb. 2026	4,400 m^2	34
12	BASE LAYER HOTEL Fukuoka	–	Apr. 2026	3,273 m^2	Under consideration
13	Asahikawa Hotel Project	Feb. 2027	Jun. 2027	3,307 m^2	64
14	Uji Yamada Hotel Project	Aug. 2026	Dec. 2026	2,919 m^2	49
15	Miyako Nishihama Beach Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
16	Ginza 8 Hotel Project	Jul. 2028	Nov. 2028	2,437 m^2	28
17	Shibuya-ku Hotel Project	Dec. 2026	Apr. 2027	953 m^2	23
18	Nagasaki Hotel Rebranding Project	–	Feb. 2027	7,181 m^2	Under consideration
19	Fuji Kawaguchi-ko Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
20	Osaka Honmachi Hotel Project	Mar. 2028	Aug. 2028	5,615 m^2	117
21	Nagoya Naka-ku Hotel Rebranding Project	–	Winter 2026	7,461 m^2	Under consideration
22	Asakusa Kaminarimon Hotel Project	Dec. 2027	May 2028	1,122 m^2	32
23	Miyako Irabujima Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
24	Shimane Izumo Hotel Project	Sep. 2027	Jan. 2028	4,551 m^2	96
25	Kamakura Yukinoshita Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
26	Sendai Aoba-dori Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
27	Matsuyama Ichiban-cho Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration

No.	Project name	Planned completion	Planned opening	Floor area	No. of rooms
28	Gunma Kusatsu Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
29	Kobe Hotel Rebranding Project	–	Under consideration	3,543 m²	Under consideration
30	Naha-shi Higawa Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
31	Nanki Shirahama Hotel Project	Under consideration	Under consideration	Under consideration	Under consideration
32	Roppongi Hotel Rebranding Project	–	Under consideration	1,573 m²	Under consideration

* Floor area is rounded off to the nearest whole number. Schedule, floor area and number of rooms are subject to change depending on the development status.

■ List of Hotel Facilities Under Operation

No.	Hotel name	Opening	Floor area	No. of rooms
1	fav Hida Takayama	Oct. 2020	1,696.26 m²	38
2	fav Takamatsu	Nov. 2020	1,937.49 m²	41
3	fav Kumamoto	Nov. 2021	2,956.44 m²	67
4	fav Ise	Dec. 2021	1,204.42 m²	36
5	fav Hiroshima Stadium	Aug. 2022	1,258.47 m²	33
6	fav Hakodate	Aug. 2022	1,377.31 m²	30
7	fav Kagoshima Chuo	Nov. 2022	2,226.03 m²	51
8	fav Hiroshima Heiwadori	Dec. 2022	2,461.61 m²	51
9	fav TOKYO Nishi-Nippori	Dec. 2022	719.94 m²	24
10	fav TOKYO Ryogoku	Mar. 2023	729.13 m²	19
11	FAV LUX Hida Takayama	Aug. 2023	2,869.68 m²	53
12	FAV LUX Nagasaki	Feb. 2024	2,530.55 m²	52
13	seven x seven Itoshima	Apr. 2024	3,386.74 m²	47
14	seven x seven Ishigaki	Sep. 2024	11,058.04 m²	121
15	FAV LUX Kagoshima Tenmonkan	Dec. 2024	3,427.20 m²	63
16	FAV LUX Sapporo Susukino	Jul. 2025	4,230.32 m²	84
17	BASE LAYER HOTEL NAGOYA NISHIKI	Jul. 2025	4,105.75 m²	186

* Floor area is based on the entries indicated in the registry.

End

Contact for inquiries regarding this notice
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