

Notice Concerning Portfolio Management Results (for January 2026)

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< <https://www.hoshinoresorts-reit.com/en/> >

Asset Management Company
Hoshino Resort Asset Management Co., Ltd.
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Please refer to "Hotel Operational Results Data" for the
monthly operating results by property.

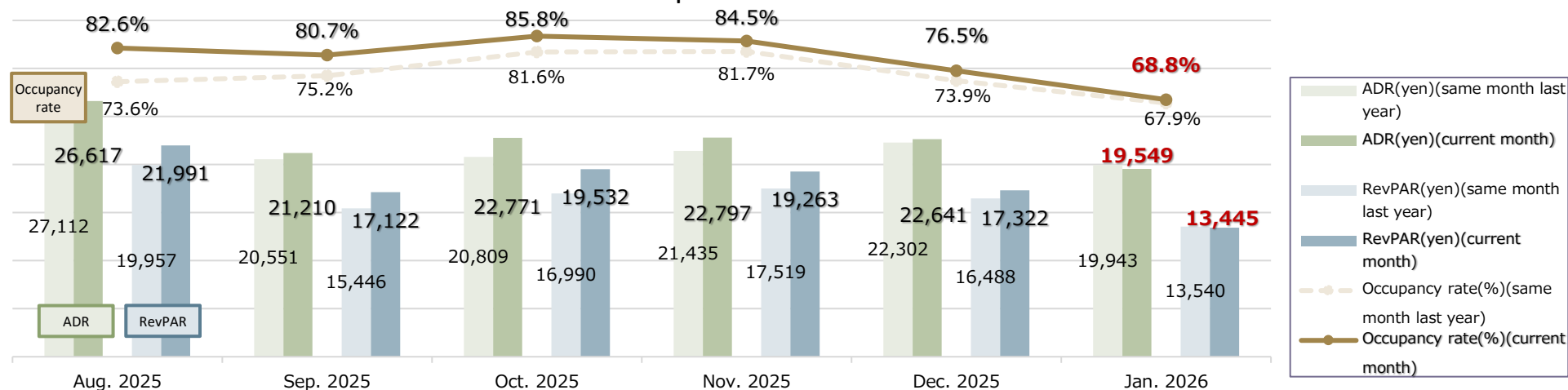
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Notice Concerning Portfolio Management Results (for January 2026)

1. Current Month Results and Year-on-Year Comparison

	Entire portfolio				Properties operated by Hoshino Resorts				Properties operated by outside operators			
	2025 January ((1))	2026 January ((2))	Change ((2)-(1))	Percentage change ((2)/(1))	2025 January ((1))	2026 January ((2))	Change ((2)-(1))	Percentage change ((2)/(1))	2025 January ((1))	2026 January ((2))	Change ((2)-(1))	Percentage change ((2)/(1))
Occupancy rate	67.9%	68.8%	+0.9pt	+1.3%	81.8%	69.5%	-12.3pt	-15.0%	64.9%	68.6%	+3.7pt	+5.7%
ADR (yen)	19,943	19,549	-394	-2.0%	48,546	50,123	+1,577	+3.2%	12,049	11,853	-196	-1.6%
RevPAR(yen)	13,540	13,445	-95	-0.7%	39,687	34,850	-4,837	-12.2%	7,815	8,129	+314	+4.0%
Net sales (Millions of yen)	4,419	4,514	+95	+2.1%	2,293	2,303	+10	+0.4%	2,125	2,211	+86	+4.0%

2. Overall Portfolio Trends for the Last 6 Months and Year-on-Year Comparison



Topics

- For January 2026, the overall portfolio recorded a year-on-year 0.9% increase in occupancy rate, a 2.0% decrease in ADR, and a 0.7% decrease in RevPAR.
- Reservation demand, particularly at properties in the Osaka-Namba area, was weak due to the shift in the Lunar New Year period (2025: January 28–February 4; 2026: February 15–February 23) and the impact of travel restraint requests issued by the Chinese government. However, on a portfolio basis, revenue remained in line with the previous year and overall performance remained stable.
- Although revenue from properties operated by Hoshino Resorts remained in line with the previous year, RevPAR declined year-on-year in January. This was primarily driven by two factors: (1) several HOSHINOYA properties were temporarily closed in January of the previous year, resulting in a comparison with a period including the high-ADR New Year period, and (2) at OMO7 Osaka, revenue management prioritized maintaining ADR amid increased price competition among nearby properties as area demand weakened, leading to lower occupancy and RevPAR compared with the same month last year. Meanwhile, at OMO7 Osaka, demand has shown signs of recovery since February, supported by the capture of Lunar New Year demand and event-related initiatives.
- At properties operated by outside operators, RevPAR increased year-on-year, supported by strengthened promotional activities primarily through domestic OTAs at “the b” and enhanced corporate sales efforts at “Comfort Inn”.

Table of notes

(Note 1) As of the end of the reporting month, Hoshino Resorts REIT, Inc. (hereinafter “HRR”) owns 71 properties. The aggregated figures listed on page 1 (hereinafter “the Aggregation”) applies to properties that have adopted variable rent and obtained consent from tenants for the disclosure of monthly operating results. However, properties acquired within the 18 months are excluded from the Aggregation. Information on monthly operational performance of individual properties is available on the HRR’s website < <https://www.hoshinoresorts-reit.com/en/ir/library.html> >. Please refer to this page for results.

	Properties operated by Hoshino Resorts	Properties operated by outside operators
The Aggregation + Website Disclosure	<ul style="list-style-type: none"> HOSHINOYA Karuizawa HOSHINOYA Kyoto HOSHINOYA Fuji HOSHINOYA Taketomi Island HOSHINOYA Okinawa RISONARE Yatsugatake RISONARE Atami KAI Matsumoto KAI Tamatsukuri KAI Ito KAI Hakone KAI Kinugawa KAI Kaga KAI Alps KAI Enshu KAI Nagato KAI Kirishima KAI Beppu OMO7 Kochi OMO7 Osaka Iriomote Hotel BEB5 Karuizawa 	<ul style="list-style-type: none"> ANA Crowne Plaza Hiroshima ANA Crowne Plaza Kanazawa ANA Crowne Plaza Toyama Grand Prince Hotel Osaka Bay the b akasaka the b sangenjaya the b nagoya the b kobe the b asakusa Quintessa Hotel Osaka Shinsaibashi hotel androoms Osaka Hommachi Sol Vita Hotel Naha HOTEL VISTA MATSUYAMA Comfort Inn Shiojiri Kita IC Comfort Inn Sano Fujioka IC Comfort Inn Suwa IC Comfort Inn Toyokawa IC Comfort Inn Tosu Comfort Inn Chiba Hamano R16 Comfort Inn Kumamoto Miyukifueda Comfort Inn Utsunomiya Kanuma Comfort Inn Fukui Comfort Inn Fukushima Nishi IC Comfort Inn Niigata Chuo IC Comfort Inn Nagasaki Airport Comfort Inn Hitachinaka Comfort Inn Tsuchiura Ami Comfort Inn Kofu Isawa Comfort Inn Zentsuji IC Comfort Inn Munakata Comfort Inn Ichinoseki IC Comfort Inn Karuizawa Comfort Inn Himeji Yumesakibashi Comfort Inn Kurashiki Mizushima Comfort Inn Kagoshima Taniyama
The Aggregation		<ul style="list-style-type: none"> Grand Hyatt Fukuoka Comfort Hotel Takamatsu
Website disclosure	<ul style="list-style-type: none"> KAI Poroto Hotel WBF Grande Asahikawa 	<ul style="list-style-type: none"> Comfort Inn Niigata Kameda AQUAIGNIS/Yunoyama Sosuikyo
Monthly Non-disclosure		<ul style="list-style-type: none"> Grand Hyatt Fukuoka Comfort Hotel Takamatsu (Following are fixed rent properties) Candeo Hotels Sano Candeo Hotels Kameyama Candeo Hotels Handa Candeo Hotels Chino Candeo Hotels Fukuyama Comfort Hotel Hakodate Comfort Hotel Tomakomai Comfort Hotel Kure

(Note 2) The Aggregation and information are based on preliminary performance data provided by the tenants to the Asset Management Company, Hoshino Resort Asset Management Co., Ltd. (hereinafter “the Asset Management Company”). Although every effort has been made to ensure accuracy, it may contain errors, and may be subject to correction or revision without prior notice.

(Note 3) The Aggregation and information have not been subject to audit or other procedures. Therefore, they cannot be independently verified by the Asset Management Company, and its accuracy and reliability cannot be guaranteed. Moreover, the monthly operating results and information may not match the monthly operating results or the cumulative figures for six months or one year that will be reported in the securities reports filed later.

(Note 4) The topics covered in this document are intended solely as reference information regarding general trends during the target month.

(Note 5) "Occupancy rate" shows figures calculated using the following formula: Occupancy rate = Number of rooms sold / Number of available rooms x 100

(Note 6) "ADR" stands for Average Daily Rate, which is calculated by dividing the total revenue from room sales during a specific period by the total number of rooms sold (or occupied) during that same period.

(Note 7) "RevPAR" stands for Revenue Per Available Room, and is calculated by dividing the total revenue from room sales during a specific period by the total number of available rooms during that same period.

(Note 8) "Sales" refers to the revenue that the lessee earns from operating the accommodation facility and related businesses at each location. Even if the revenue is generated from facilities that are operated as an integral part of the main property, it will not be included in the sales if those facilities are not included in HRR's assets.

(Note 9) Occupancy rates are shown rounded to one decimal place. For ADR and RevPAR, figures below the unit level are rounded down, and for sales, amounts below one million yen are also rounded down.

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