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FOR IMMEDIATE RELEASE

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President and Representative Director
(Securities code: 3498; TSE Prime Market)
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**Notice Concerning Approval for Listing of Investment Units of Kasumigaseki
Hotel REIT Investment Corporation on the Tokyo Stock Exchange Real Estate
Investment Trust Securities Market**

Kasumigaseki Capital Co., Ltd. (headquarter: Chiyoda-ku, Tokyo; Representative Director: Koshiro Komoto; "KC") announces today that Kasumigaseki Hotel REIT Investment Corporation ("REIT"), for which Kasumigaseki Reit Advisors Co., Ltd., a consolidated subsidiary of KC, is entrusted with the asset management, has received approval from the Tokyo Stock Exchange, Inc. ("TSE") to list the investment units of the REIT on the TSE Real Estate Investment Trust Securities Market.

The REIT is a first developer-related listed REIT specializing in hotels (Note 1) in Japan sponsored by KC, a developer. The REIT aims to enhance investor value by utilizing the development and operational capabilities of the KC group (Note 2) and pursuing sustainable growth while contributing to Japan's development as a tourism nation through investing in hotels for group guests (Note 3), which lacks supply in the domestic hotel market, in various locations in Japan.

KC's hotel business develops the "fav," "FAV LUX," "edit x seven," "seven x seven" brands as hotel brands for group guests and the "BASE LAYER HOTEL" brand as a culture business hotel brand on a nationwide basis. The number of KC group's projects as well as development scale related to the hotels in which the REIT invests are also expanding. In addition, operation, marketing and branding of KC's hotel business is currently handled by fav hospitality group co., ltd., a consolidated subsidiary of KC, in pursuing to strengthen profitability through efforts to suppress operation fees, such as labor-saving operation by fav hospitality group.

KC group aims to secure stable revenue and contribute to continuous growth of the REIT by provision of both of the acquisition opportunities of hotels KC group developed and the support of hotel operations to the REIT. Based on KC group's corporate philosophy of "Turning Challenge into Value," KC will aim to achieve further growth and solve social issues in the business field with growth potential and business with social significance.

(Note 1) "Listed REIT specializing in hotels" refers to any of the listed real estate investment trusts in Japan ("J-REIT") for which the ratio of hotels to the entire assets under management (acquisition price base) it actually owns is over 90%. (based on the latest securities report, securities registration statement, information made public through timely disclosure and other disclosed information as of the end of May 2025.) In addition, among listed REITs specializing in hotels, those sponsored by a developer are referred to as "developer-related listed REITs specializing in hotels."

(Note 2) "KC group" refers to a corporate group comprised of Kasumigaseki Capital Co., Ltd., its subsidiaries and its affiliated companies. The same applies hereinafter.

(Note 3) "Hotels for group guests" refers to hotels that assume overnight stays are made by groups of several guests, sets accommodation fees by each room, and not by the number of guests.

Note: The document is a press release to publicly announce matters concerning approval of listing of investment units of Kasumigaseki Hotel REIT Investment Corporation and not provided for the purpose of soliciting any investment. We caution readers to undertake investment decisions at their own judgment and responsibility after having read carefully the prospectus and notice of amendments for new investment unit issuance and secondary offering prepared by the REIT.

1. Overview of REIT

(1) Trade name	Kasumigaseki Hotel REIT Investment Corporation
(2) Location	3-2-5 Kasumigaseki, Chiyoda-ku, Tokyo
(3) Representative	Masaya Sato, Executive Director

2. Overview of Asset Manager

(1) Trade name	Kasumigaseki Reit Advisors Co., Ltd.
(2) Location	3-2-5 Kasumigaseki, Chiyoda-ku, Tokyo
(3) Representative	Masaya Sato, President & CEO
(4) Business description	Investment management business, etc.
(5) Capital	55 million yen
(6) Investor	Kasumigaseki Capital Co., Ltd. 100%

3. Future outlook

This matter has no impact on the performance of the current fiscal year ending August 31, 2025. KC will promptly disclose any matters which may have a significant impact on its performance in the future.

End

Contact for inquiries regarding this notice
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