

April 15, 2026

Real Estate Investment Trust Securities Issuer:

3-2-1 Kasumigaseki, Chiyoda-ku, Tokyo
Kasumigaseki Hotel REIT Investment Corporation
Representative: Masaya Sato, Executive Director
(Securities Code: 401A)

Asset Manager

Kasumigaseki REIT Advisors Co., Ltd.
Representative: Masaya Sato, President and
Representative Director
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Notice Concerning Early Repayment of Borrowings

Kasumigaseki Hotel REIT Investment Corporation (hereinafter, the “Kasumigaseki Hotel REIT”) announces that it decided to conduct early repayment of borrowings (hereinafter, the “Early Repayment”), as follows.

1. Details of borrowings to be repaid in the Early Repayment

Consumption Tax Loan (Short-Term Loan) (Note1) (Note2) (Note3)

- | | |
|----------------------|---|
| (1) Lender | Mizuho Bank, Ltd. |
| (2) Loan Amount | 2,433 million yen |
| (3) Interest Rate | Base rate +0.25% (JBA 1-month Yen-TIBOR) |
| (4) Borrowing Date | August 14, 2025 |
| (5) Borrowing Method | Entered into an individual loan agreement with the above-mentioned lender on August 12, 2025. |
| (6) Repayment Date | August 14, 2026 |
| (7) Repayment Method | To be repaid in full on the repayment date |
| (8) Collateral | Unsecured/Non-guaranteed |

2. Details of Early Repayment

- (1) Amount to be repaid in the Early Repayment (principal amount)
2,433 million yen
- (2) Scheduled date of the Early Repayment
April 30, 2026
- (3) Funds for repayment
Consumption tax refund for the property acquired by Kasumigaseki Hotel REIT on August 14, 2025 and its own cash are to be used to make the Early Repayment

3. Future outlook

The impact of the Early Repayment is expected to be minimal, and there are no changes to the operating forecasts for the fiscal period ending July 2026 and the fiscal period ending January 2027. For details of the earnings forecasts, please refer to the “Summary of Financial Results (REIT) for the Fiscal Period Ended January 2026” dated March 19, 2026.

4. Status of Balance of Loans After Borrowings

(millions of yen)

	Before Early Repayment	After Early Repayment	Variation
Short-Term Loan	2,136	2,136	-
Short-Term Loan (Consumption Tax Loan)	2,433	-	(2,433)
Long-Term Loan	20,500	20,500	-
Total Loan Amount	25,069	22,636	(2,433)
Investment Corporation Bonds	-	-	-
Total of Loans and Investment Corporation Bonds	25,069	22,636	(2,433)
Other Interest-Bearing Liabilities	-	-	-
Total Interest-Bearing Liabilities	25,069	22,636	(2,433)

5. Other

Concerning the risks associated with the Early Repayment, there is no significant change from the content of “Part 2. Fund Information; Section 1. Status of Fund; (3) Investment Risks” in the securities registration statement submitted on July 9, 2025.

- (Note 1) Short-term loans refer to loans with a repayment period of one year or less from the date of borrowing, while long-term loans refer to loans with a repayment period exceeding one year from the date of borrowing. The same applies hereafter.
- (Note 2) Consumption Tax Loan refers to a loan limiting the use of funds to the consumption tax and local consumption tax related to the property acquired by Kasumigaseki Hotel REIT on August 14 and any related expenses.
- (Note 3) Figures are rounded down to the nearest unit. The same applies hereafter.

End

Note: Kasumigaseki Hotel REIT website address: <https://www.kasumigaseki-hotel-reit.co.jp/en/index.html>

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