KASUMIGASEKI HOTEL REIT

September 8, 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
Contact: Yoshihisa Hashimoto, General Manager of Finance and Accounting Department
TEL: 03-4334-5092

Monthly Hotel Performance for July 2026

Kasumigaseki Hotel REIT Investment Corporation (hereinafter, the "Kasumigaseki Hotel REIT") announces its monthly hotel performance of July 2026 for the 11 properties where variable rent has been introduced (Note 1).

Please note that the hotel performance of individual properties is available on the Kasumigaseki Hotel REIT's website.

1. Hotel Performance

	Current Month	Same Month of Previous Year	Change
Occupancy Rate (Note2)	74.8%	62.8%	+12.0 pt
ADR (yen) (Note3)	27,011	26,714	+297
RevPAR (yen) (Note4)	20,209	16,772	+3,437
Revenue (million yen) (Note5)	287	238	+49

2. Special Notes

- ✓ The estimated number of international visitors to Japan in July 2026 was approximately 3.44 million, up 0.1% year-over-year and the highest-ever figure for the month of July (Japan National Tourism Organization, "Number of International Visitors to Japan (Estimated, July 2026)"). 17 markets — including South Korea, Indonesia, and Mexico — recorded their highest-ever number of visitors for the month of July.
- ✓ In July, we were able to set ADR higher than the previous year during the latter half of the month, which includes the holiday period and summer vacation season, and as a result, RevPAR exceeded the same month of the previous year at all 11 properties. Consequently, RevPAR across the 11 variable-rent properties increased by 20.5% year-over-year.

（Note1） The following 11 properties have adopted variable rent: fav TAKAMATSU, fav HIDA TAKAYAMA, fav ISE, fav KUMAMOTO, fav HIROSHIMA STADIUM, fav HAKODATE, fav TOKYO NISHINIPPORI, fav HIROSHIMA HEIWA ODORI, fav KAGOSHIMA CHUO, fav Tokyo RYOGOKU, and FAV LUX HIDA TAKAYAMA.

（Note2） The "Occupancy Rate" is calculated using the formula below, and the figures are rounded to the first decimal place.
Occupancy Rate (OCC) = Number of rooms sold ÷ Number of rooms available for sale × 100

（Note3） "ADR" refers to the Average Daily Rate, which is calculated by dividing the total room revenue for a given period by the total number of rooms sold (total occupied room nights) during the same period.
The figures are rounded down to the nearest whole number.

（Note4） "RevPAR" refers to Revenue Per Available Room, which is calculated by dividing the total room revenue for a given period by the total number of rooms available for sale during the same period.
The figures are rounded down to the nearest whole number.

（Note5） "Revenue" refers to the income earned by the lessee from the operation of travel accommodation facilities and related ancillary businesses at each property.
The figures are rounded down to the nearest million yen.
Even if certain income is generated from a facility operated as an integrated part of the Kasumigaseki Hotel REIT's owned assets, such income is not included in revenue unless the facility itself is part of the Kasumigaseki Hotel REIT's owned assets.

（Note6） The figures for occupancy rate, ADR, RevPAR, and revenue are based on the data provided by the operator or the primary tenants of each property and compiled by Kasumigaseki REIT Advisors, Inc.
These figures are provided solely for reference purposes, and the information may be incomplete or inaccurate.
In addition, these figures are not necessarily calculated using the same accounting methods or procedures adopted by the Kasumigaseki Hotel REIT.
Accordingly, the information presented here does not necessarily reflect future revenue or other operating results for the respective properties and may, in some cases, differ significantly from actual performance.

End

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