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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 August 2026

Kasumigaseki Hotel REIT Investment Corporation (hereinafter, the “Kasumigaseki Hotel REIT”) announces its monthly hotel performance of August 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	Year on Year
Occupancy Rate (Note2)	84.3%	81.6%	+2.7 pt
ADR (yen) (Note3)	30,309	30,362	-0.2%
RevPAR (yen) (Note4)	25,560	24,764	+3.2%
Revenue (million yen) (Note5)	362	349	+3.7%

2. Special Notes

- ✓ The estimated number of international visitors to Japan in August 2026 was approximately 3.09 million, down 9.6% year-over-year; nevertheless, 14 markets — including South Korea, Malaysia, and Mexico — recorded their highest-ever number of visitors for August (Japan National Tourism Organization, "Number of International Visitors to Japan (Estimated, August 2026)").
- ✓ August is the summer vacation season in Japan, and strong accommodation demand mainly from domestic families and groups allowed us to maintain high occupancy. However, due to the impact of the earthquake centered in Kumamoto Prefecture on July 28, 2026, RevPAR at fav KUMAMOTO and fav KAGOSHIMA CHUO fell below the same month of the previous year. As a result, RevPAR across the 11 variable-rent properties increased by 3.2% year-over-year.
- ✓ From September onward, full operations on the Kyushu Shinkansen resumed on September 18, and although some sections of the Minami-Kyushu Expressway remain closed, detour routes have been provided. In addition, the "Kyushu Fukko Ouen-Wari" travel support program (a regional travel discount campaign) for the Kyushu area has been announced, and a recovery is expected at the two properties above from September onward. Based on the foregoing, we expect solid year-over-year RevPAR growth in September 2026, and we currently view this as a temporary, single-month impact.

(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.

$$\text{Occupancy Rate (OCC)} = \frac{\text{Number of rooms sold}}{\text{Number of rooms available for sale}} \times 100$$

(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>

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