

June 30, 2026
Tosei Corporation

**Notice Regarding M&A in the Hotel Business:
Acquisition of Two Hotels in Prime Locations near Kanda and Asakusa Stations
- Acquisition of All Shares of Pelican Hotels Co., Ltd. -**

Tosei Corporation (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923; hereinafter "the Company") hereby announces that it has today acquired all shares of Pelican Hotels Co., Ltd. (hereinafter "Pelican Hotels"), which operates a hotel business, from Pelican Kanko Co., Ltd., a company engaged in businesses including hotels and real estate leasing. As a result of this transaction, Pelican Hotels has become a wholly owned subsidiary of the Company, and the Tosei Group will now operate the two properties owned by Pelican Hotels: Kanda Grand Central Hotel and Asakusa Central Hotel.

◇ Promoting M&A and Business Succession for Further Growth in the Hotel Business

Supported by robust inbound demand, the Company has been driving the expansion of its hotel business. Furthermore, amid rising domestic real estate prices for both new and existing properties due to recent surges in construction costs, the Company is diversifying its property acquisition methods as part of its purchasing strategy for business expansion, through methods such as real estate M&A and M&A of real estate-related businesses, as well as business succession support.

This acquisition of a hotel business through M&A is the result of successful planning aimed at further enhancing the value of existing hotels. This aligns with the execution of the Tosei Group's Medium-term Management Plan, which focuses on strengthening real estate solution capabilities by pursuing synergies among its six businesses and evolving its business portfolio in response to environmental changes. This marks the Company's second acquisition of a hotel business operated by another company, following Tosei Hotel & Seminar Makuhari.

Acquired properties



Kanda Grand Central Hotel in Chiyoda-ku



Asakusa Central Hotel in Taito-ku

◇ Acquisition and Operation of Prime City-Center Hotels with High Convenience for Both Business and Tourism

Kanda Grand Central Hotel and Asakusa Central Hotel, which the Tosei Group now owns and operates following this acquisition, are both situated in prime locations just a 3-minute walk from their respective nearest stations. Asakusa Central Hotel, in particular, faces Kaminarimon-dori Street and offers the highly attractive advantage of being only a 3-minute walk to the famous Kaminarimon Gate.

However, as both buildings are aging—being 45 and 38 years old, respectively—the Tosei Group will, in parallel with ongoing hotel operations post-acquisition, consider value enhancement initiatives and new accommodation plans designed to maximize the potential of their locations and further boost business revenue.

Furthermore, by leveraging the expertise gained by Tosei Hotel Management Co., Ltd. of the Tosei Group through its operation of Tosei Hotel COCONE Kanda, Tosei Hotel COCONE Asakusa, and Tosei Hotel COCONE Asakusa-Kuramae, the Company intends to accurately capture the characteristics and market dynamics of these areas, and formulate plans that will contribute to generating further vitality, creating jobs, and revitalizing the surrounding communities.

Going forward, the Company will continue to utilize diverse methods, including real estate M&A, to acquire prime properties and expand its business domains, aiming for the continued business growth of the Tosei Group.

< Tosei Corporation Corporate Data >

Company name: Tosei Corporation
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Business: Revitalization, Development, Rental, Fund and Consulting,
Property Management, Hotel

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<Reference>

■ Overview of the Acquired Company (As of June 30, 2026)

Company Name	Pelican Hotels Co., Ltd.
Business Description	Operation of hotel business, etc.
Location	4-5-4 Shibaura, Minato-ku, Tokyo
Representative	Hiroyasu Yoneda, Representative Director
Capital	1 million yen
Date of Establishment	August 14, 2025
Shareholder	Tosei Corporation (100%)

■ Property Overview: Kanda Grand Central Hotel (As of June 30, 2026)

Location	2-2 Kanda Tsukasamachi, Chiyoda-ku, Tokyo
Access	3-minute walk from Kanda Station (Tokyo Metro Ginza Line) 3-minute walk from Kanda Station (JR Yamanote, Keihin-Tohoku, and Chuo Lines)
Structure and Scale	Steel-reinforced concrete, flat roof, 1B/11F
Site Area (Registered)	420.62m ²
Total Floor Area	3,589.66m ²
Number of Rooms	157 rooms
Completion Date	June 1981

■ Property Overview: Asakusa Central Hotel (As of June 30, 2026)

Location	1-5-3 Asakusa, Taito-ku, Tokyo
Access	3-minute walk from Asakusa Station (Tokyo Metro Ginza Line) 5-minute walk from Asakusa Station (Toei Asakusa Line)
Structure and Scale	Steel-reinforced concrete, flat roof, 2B/8F
Site Area (Registered)	563.06m ²
Total Floor Area	4,033.69m ²
Number of Rooms	72 rooms
Completion Date	November 1988