

June 15, 2026

For immediate release

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## Notice Concerning Difference Between Distribution Forecast and Actual Distribution for the Fiscal Period Ended April 2026

Hoshino Resorts REIT, Inc. (hereinafter “HRR”) announces today that the actual distribution per unit differs by more than 5% from the distribution forecast for the fiscal period ended April 2026 (November 1, 2025, to April 30, 2026) released in “(REIT) Financial Report for Fiscal Period Ended October 2025” dated December 16, 2025, and the amount determined today, as follows.

### 1. Differences Between the Forecast and Actual Distribution for the Fiscal Period Ended April, 2026

|                                      | Distribution per unit<br>(Excluding distributions in excess<br>of earnings) | Distributions in excess<br>of earnings per unit | Total distribution<br>amount |
|--------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------|------------------------------|
| Previously Announced Forecast<br>(A) | 6,500 yen                                                                   | —                                               | 3,807 million yen            |
| Actual Distribution (B)              | 6,832 yen                                                                   | —                                               | 4,002 million yen            |
| Difference(C)<br>(B) – (A)           | 332 yen                                                                     | —                                               | 194 million yen              |
| Percentage change<br>(C) / (A)       | 5.1%                                                                        | —                                               | 5.1%                         |

#### [Reference]

Number of investment units issued and outstanding at the end of the fiscal period ended April, 2026:  
585,834 units

#### [Notes]

- For details of the financial results, please refer to “(REIT) Financial Report for Fiscal Period Ended April 2026” released today.
- Amounts are rounded down, and ratios are rounded to the nearest specified unit.

## 2. Reason for the Differences

For the fiscal period ended April 2026 (November 1, 2025, to April 30, 2026), the actual distribution per unit amount per unit differed by more than 5% from the forecast released in “(REIT) Financial Report for the Fiscal Period Ended October 2025” dated December 16, 2025. This deviation is primarily due to higher-than-expected variable rent, driven by the strong performance of “23 Roadside properties (Note)” and “5 the b properties (Note),” whose rents are linked to hotel operation performance.

(Note) Of the 71 properties owned by HRR as of the date of this document, the 23 budget hotel properties under the “Comfort Inn” brand operated by GREENS Co., Ltd. are collectively referred to as “23 Roadside properties,” and the 5 properties under the “the b” brand operated by Ishin Hotels Group Co., Ltd. are referred to as “5 the b properties.”

\* The HRR website address: <https://www.hoshinoresorts-reit.com/en/>

*\* This English translation is provided for informational purposes only. If there is any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail.*