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FOR IMMEDIATE RELEASE

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Notice Concerning Sale of For-Sale Real Estate
(First Project in the U.S.: Development Site in Miami)

Kasumigaseki Capital Co., Ltd. ("KC") announces today that it resolved, at the Board of Directors held on August 26, 2026, the sale of the development site in Miami, U.S.A., held by KASUMIGASEKI FLORIDA LLC, a subsidiary of KC (the "U.S. subsidiary"), and concluded a sales contract on the same day. The details are described below.

1. Business Development in the U.S.

Under its domestic hotel business, KC has handled the entire process from planning and development to operation of hotels based on various concepts centered on group-stay hotels as well as strived to realize efficient operation utilizing digital transformation and create added value through design and content. KC is now expanding into the U.S., one of the world's largest real estate markets in the world, with an aim to seize more business opportunities and achieve further growth utilizing its abovementioned strengths.

The project is a mixed-use development consisting mainly of hotels and residences in central Miami and will be KC's first project in the U.S. Multiple Japanese investors will invest in the fund, which will be the buyer of the development site, and a loan is scheduled to be provided by a domestic mega bank. KC has set a goal in the overseas business to become a pilot that connects Japanese investors and capital with overseas real estate markets, and this project is an embodiment of that role.

Director and Senior Executive Officer Tatsuo Higuchi, who has led the hotel business until now, will take charge of the U.S. business as a local manager. He has experience in residential development at a major developer, and will establish a foundation for the U.S. business as well as lead the project by utilizing his experience and knowledge on both hotels and residences.

Going forward, by connecting investors and financial institutions in Japan with overseas real estate markets, KC will create new business opportunities in the U.S. and drive further growth.

2. Details of Project

(1) Project name	Miami BLOCK C EAST Project (provisional name)
(2) Location	155 NE 10th St, Miami, FL 33132, U.S.A. (in Miami Worldcenter)
(3) Asset type	Mixed-use hotel and residence (scheduled)
(4) Site area	Approx. 5,700 m ²

3. Buyer and Sale Price

Details of the buyer are not disclosed based on the non-disclosure agreement concluded with the buyer and the U.S. subsidiary. The sale price is also not disclosed based on the non-disclosure agreement, but the sale price exceeds the amount equivalent to 10% of net sales of KC's previous consolidated fiscal year (fiscal year ended August 2025).

Furthermore, there are no capital, personnel or business relationships between KC, the U.S. subsidiary and the buyer, and the buyer does not fall under a related party of KC/the U.S. subsidiary, and there are no attribute issues.

4. Schedule

Payment of sale price August 27, 2026 (U.S. time)

5. Future Outlook

The abovementioned sale of the development site is factored into the earnings forecast for the consolidated fiscal year ending August 2026. Furthermore, the sale is to be recorded as of the satisfaction of the performance obligation (payment of sale price).

■ Characteristics of the Project



* Since it is a perspective drawing, it may differ from the actual image.

Source: Google Maps

Miami Worldcenter is a large block where high-rise buildings including residences, hotels and retail facilities concentrate, and serves as a new landmark of downtown Miami. The property is located at the center of Miami Worldcenter and is in a rare, prime location where people can enjoy the growth and attractiveness of Miami. It also offers excellent access to the Brickell financial district as well as South Beach, one of the world's leading resort and tourist destinations.

KC will proceed with the development of a world-class mixed-use facility consisting of residences and hotels as its first project in the U.S. in order to capture the diverse needs of wealthy people drawn to Miami from all over the U.S. and the world through the combination of locational potential and development know-how.

■ U.S. Local Manager



Director and Senior Executive Officer Tatsuo Higuchi

[Career]

Promoted residential development, large-scale residential land development projects, acquisition of development sites, corporate sales, tenant leasing for office buildings and other operations at a conglomerate-affiliated major developer.

Joined KC in 2020, and led site acquisition and development promotion operations in the hotel business at the Real Estate and Development Division. He was appointed as a director in 2025.

[Comment]

We are greatly pleased to start this project at a symbolic location called Miami Worldcenter as the first project in our U.S. business. Through this project, we seek to embody our role as a pilot that connects investors and financial institutions in Japan with overseas real estate markets by combining the know-how on hotel development we have cultivated in Japan and our experience in residential development. Going forward, we will steadily proceed with the establishment of a business foundation in the U.S., while being based locally.

■ List of Hotel Development Planned Projects

No	Project name	Planned opening	Floor area	No. of rooms
1	BASE LAYER HOTEL KOBE SANNOMIYA	Nov. 2026	3,543 m ²	82
2	BASE LAYER HOTEL ROPPONGI	Dec. 2026	1,628 m ²	64
3	BASE LAYER HOTEL UNION NAGOYA SAKAE	Jan. 2027	7,461 m ²	86
4	FAV LUX Asahikawa	Feb. 2027	3,309 m ²	64
5	Nagasaki Hotel Rebranding Project	Feb. 2027	7,181 m ²	140
6	Uji Yamada Hotel Project	Winter 2027	2,919 m ²	49
7	Yufuin Hotel Project	Spring 2027	7,691 m ²	39
8	Awajishima Sumoto Hotel Project	Spring 2027	4,970 m ²	59
9	Nagoya Marunouchi Hotel Project	Spring 2027	2,803 m ²	59
10	Shibuya-ku Hotel Project	Spring 2027	953 m ²	23
11	Kanazawa Katamachi Hotel Project	Spring 2027	3,760 m ²	59
12	Osaka Nipponbashi Hotel Project	Autumn 2027	2,421 m ²	54
13	Kamakura Yukinoshita Hotel Project	Winter 2027	1,998 m ²	44
14	Matsuyama Ichiban-cho Hotel Project	Winter 2027	3,473 m ²	66
15	Nanki Shirahama Hotel Project	Winter 2028	4,525 m ²	74
16	Shimane Izumo Hotel Project	Winter 2028	4,558 m ²	97
17	Sendai Aoba-dori Hotel Project	Winter 2028	3,367 m ²	70

No	Project name	Planned opening	Floor area	No. of rooms
18	Fuji Kawaguchi-ko Hotel Project	Spring 2028	5,760 m ²	63
19	Asakusa Kaminarimon Hotel Project	Summer 2028	1,122 m ²	32
20	Atami Ginza-cho Hotel Project	Summer 2028	2,552 m ²	46
21	Hakata-eki Minami Hotel Project	Summer 2028	3,229 m ²	74
22	Osaka Honmachi Hotel Project	Summer 2028	5,615 m ²	117
23	Ginza 8 Hotel Project	Autumn 2028	2,437 m ²	28
24	Fav Hakodate Annex Project	Autumn 2028	1,680 m ²	34
25	Nagoya Nishiki 3-chome Project	Summer 2029	3,706 m ²	110
26	Las Vegas 4000 Paradise Hotel Project (provisional name)	Spring 2030	Under consideration	Under consideration
27	Shodoshimakobe Hotel Project	Under consideration	Under consideration	Under consideration
28	Miyako Nishihama Beach Hotel Project	Under consideration	Under consideration	Under consideration
29	Miyako Irabujima Hotel Project	Under consideration	Under consideration	Under consideration
30	Gunma Kusatsu Hotel Project	Under consideration	Under consideration	Under consideration
31	Naha-shi Higawa Hotel Project	Under consideration	Under consideration	Under consideration
32	Nagoya Naka-ku Hotel Rebranding Project II	Under consideration	Approx. 4,900 m ²	Under consideration
33	Okayama Hinase Hotel Project	Under consideration	Under consideration	Under consideration
34	Miyazaki Aoshima Hotel Project	Under consideration	Under consideration	Under consideration
35	Asama Onsen Hotel Project	Under consideration	Under consideration	Under consideration
36	Ginza EAST Hotel Project	Under consideration	Under consideration	Under consideration
37	Izusan Hotel Project	Under consideration	Under consideration	Under consideration
38	Nasu Yumoto Hotel Project	Under consideration	Under consideration	Under consideration
39	Shiga Kusatsu Hotel Renovation Project*	Under consideration	Approx. 18,000 m ²	Under consideration
40	Kinshicho Hotel Project	Under consideration	Under consideration	Under consideration
41	Sapporo Chuo Hotel Rebranding Project	Under consideration	Approx. 3,500 m ²	Under consideration
42	Naha-shi Matsuo Hotel Project	Under consideration	Under consideration	Under consideration
43	Yamanaka-ko Hotel Project	Under consideration	Under consideration	Under consideration
44	Kyoto Ryokan Rebranding Project	Under consideration	Approx. 3,900 m ²	Under consideration
45	Kisarazu Hotel Project	Under consideration	Under consideration	Under consideration
46	Nippori Hotel Project	Under consideration	Under consideration	Under consideration

No	Project name	Planned opening	Floor area	No. of rooms
47	Wakayama Marina City Project*	Under consideration	Under consideration	Under consideration
48	<u>Miami BLOCK C EAST Project</u> (provisional name)*	<u>Under consideration</u>	<u>Under consideration</u>	<u>145</u>

* The project is planned as a mixed-use development including a hotel, and the details of the hotel portion are indicated.

Note: Floor area is rounded off to the nearest whole number. Schedule, floor area and number of rooms are subject to change depending on the development status.

■ List of Hotel Facilities Under Operation

No	Hotel name	Opening	Floor area	No. of rooms
1	fav Hida Takayama	Oct. 2020	1,696.26 m ²	38
2	fav Takamatsu	Nov. 2020	1,937.49 m ²	41
3	fav Kumamoto	Nov. 2021	2,956.44 m ²	67
4	fav Ise	Dec. 2021	1,204.42 m ²	36
5	fav Hiroshima Stadium	Aug. 2022	1,258.47 m ²	33
6	fav Hakodate	Aug. 2022	1,377.31 m ²	30
7	fav Kagoshima Chuo	Nov. 2022	2,226.03 m ²	51
8	fav Hiroshima Heiwadori	Dec. 2022	2,461.61 m ²	51
9	fav TOKYO Nishi-Nippori	Dec. 2022	719.94 m ²	24
10	fav TOKYO Ryogoku	Mar. 2023	729.13 m ²	19
11	FAV LUX Hida Takayama	Aug. 2023	2,869.68 m ²	53
12	FAV LUX Nagasaki	Feb. 2024	2,530.55 m ²	52
13	seven x seven Itoshima	Apr. 2024	3,386.74 m ²	47
14	seven x seven Ishigaki	Sep. 2024	11,058.04 m ²	121
15	FAV LUX Kagoshima Tenmonkan	Dec. 2024	3,427.20 m ²	63
16	FAV LUX Sapporo Susukino	Jul. 2025	4,230.32 m ²	84
17	BASE LAYER HOTEL NAGOYA NISHIKI	Jul. 2025	4,105.75 m ²	186
18	edit x seven Fuji Gotemba	Sep. 2025	3,627.38 m ²	49
19	edit x seven Setouchi Shodoshima	Mar. 2026	4,296.50 m ²	45
20	HOTEL FORK & KNIFE Miyajima	Mar. 2026	4,340.02 m ²	34
21	BASE LAYER HOTEL FUKUOKA	Apr. 2026	3,273.05 m ²	126
22	FAV LUX Miyazaki	Jul. 2026	2,457.78 m ²	41

Note: Floor area is based on the entries indicated in the registry

End

Contact for inquiries regarding this notice
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