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FOR IMMEDIATE RELEASE

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(Disclosure Update) 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 has settled the sale of the development site in Miami, U.S.A. held by KASUMIGASEKI FLORIDA LLC, a subsidiary of KC (the "U.S. subsidiary") as disclosed in "Notice Concerning Sale of For-Sale Real Estate (First Project in the U.S.: Development Site in Miami)" dated August 26, 2026. The details are described below.

BCE MIAMI PROPERTY LLC, the buyer, has received a loan from Mizuho Bank, Ltd. and indirect investments from multiple domestic investors.

1. 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

2. 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.

3. 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 was recorded as of the satisfaction of the performance obligation (payment of sale price).

■ 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	BASE LAYER HOTEL NAGASAKI	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
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	Matsumoto Asama Onsen Hotel Project	Winter 2028	5,524 m ²	68
26	Naha Higawa Hotel Project	Summer 2029	4,644 m ²	105
27	Nagoya Nishiki 3-chome Project	Summer 2029	3,706 m ²	110
28	Las Vegas 4000 Paradise Hotel Project (provisional name)	Spring 2030	Under consideration	Under consideration
29	Shodoshimakobe Hotel Project	Under consideration	Under consideration	Under consideration
30	Miyako Nishihama Beach Hotel Project	Under consideration	Under consideration	Under consideration
31	Miyako Irabujima Hotel Project	Under consideration	Under consideration	Under consideration

No	Project name	Planned opening	Floor area	No. of rooms
32	Gunma Kusatsu Hotel Project	Under consideration	Under consideration	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	Ginza EAST Hotel Project	Under consideration	Under consideration	Under consideration
36	Izusan Hotel Project	Under consideration	Under consideration	Under consideration
37	Nasu Yumoto Hotel Project	Under consideration	Under consideration	Under consideration
38	Shiga Kusatsu Hotel Project*	Under consideration	Approx. 18,000 m ²	Under consideration
39	Kinshicho Hotel Project	Under consideration	Under consideration	Under consideration
40	Sapporo Chuo Hotel Rebranding Project	Under consideration	Approx. 3,500 m ²	Under consideration
41	Naha-shi Matsuo Hotel Project	Under consideration	Under consideration	Under consideration
42	Yamanaka-ko Hotel Project	Under consideration	Under consideration	Under consideration
43	Kyoto Ryokan Rebranding Project	Under consideration	Approx. 3,900 m ²	Under consideration
44	Kisarazu Hotel Project	Under consideration	Under consideration	Under consideration
45	Nippori Hotel Project	Under consideration	Under consideration	Under consideration
46	Wakayama Marina City Project*	Under consideration	Under consideration	Under consideration
47	<u>Miami BLOCK C EAST Project</u> (provisional name)*	Under consideration	Under consideration	145

* 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

* Floor area is based on the entries indicated in the registry

End

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