

September 30, 2022

For immediate release

REIT Securities Issuer  
 Hoshino Resorts REIT, Inc.  
 Representative: Kenji Akimoto, Executive Director  
 (Code: 3287)

Asset Management Company  
 Hoshino Resort Asset Management Co., Ltd.  
 Representative: Kenji Akimoto, President & CEO  
 Contact: Takahiro Kabuki, Director & CFO  
 TEL: +81-3-5159-6338

## Notice Concerning Scheduled Change of Tenant (Termination of Lease) (Hotel Nikko Kochi Asahi Royal)

Hoshino Resorts REIT, Inc. (hereinafter referred to as “HRR”) announces that it received today a notice of termination of the fixed-term building lease agreement (hereinafter the “Lease Agreement”) dated March 4, 2019 from ASAHI SHOKUHIN CO., LTD., a tenant of Hotel Nikko Kochi Asahi Royal. Details are as follows:

### 1. Overview of Tenant Change (Termination of the Lease Agreement)

(1)	Tenant name	ASAHI SHOKUHIN CO., LTD. (hereinafter the “Tenant”)
(2)	Property name	Hotel Nikko Kochi Asahi Royal (hereinafter the “Property”)
(3)	Rentable area (area subject to termination)	16,222.49 m <sup>2</sup>
(4)	Percentage of total rentable area of HRR	3.1% (as of the date of this notice)
(5)	Annual rent	180 million yen (Rent type: fixed rent only)
(6)	Date of receipt of termination notice	September 30, 2022
(7)	Scheduled termination date	March 31, 2023

### 2. Background and Future of Termination of the Lease Agreement

The Tenant has decided to terminate the Lease Agreement based on the judgment that entrusting the management of the Property to Hoshino Resorts Group (collectively referring to Hoshino Resorts Inc., its parent company and its subsidiaries, and the same shall apply hereinafter), which has excellent management experience, is the best option for further growth of the Property and tourism in Kochi Prefecture in the tourism market, which is in a severe environment, such as a significant decrease in travel demand due to the spread of COVID-19.

The Lease Agreement provides for the right of the Tenant to terminate the contract in the interim by making a written declaration of intent to terminate the contract to HRR six months prior to March 31, 2023 as the termination date. The termination of the Lease Agreement is the Tenant's exercise of such rights in accordance with the provisions of such agreement.

After the termination of the Lease Agreement, Hoshino Resorts Group will take over the hotel business related to the Property from the Tenant as of April 1, 2023. In connection with this, Hoshino Resorts Group and the Tenant have entered into a master agreement for the share transfer (Note). The Property

is currently under consideration for starting new operations as a hotel operated by Hoshino Resorts Group. However, others are currently undetermined and will be announced once the details are decided.

(Note) After converting the hotel business related to the Property into a subsidiary as an independent corporation, the Tenant plans to transfer all of the issued shares of the subsidiary to Hoshino Resorts Group on April 1, 2023.

### 3. Future Outlook

The scheduled termination date of the Tenant is March 31, 2023, and there will be no impact on the operating outlook for the fiscal period ending October 2022 (from May 1, 2022 to October 31, 2022).

In addition, impact on the operation for the fiscal period ending April 2023 (from November 1, 2022 to April 30, 2023) is expected to be minor, and there will be no change to the operating outlook.

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