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October 13, 2023

To All Concerned Parties

Company: Loadstar Capital K.K.
Representative: Tatsushi Iwano, President
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Akasaka Paros Bldg. will begin accommodation operations on Oct. 14! Pre-opening as ALFIT HOTEL & BAR AKASAKA

Loadstar Capital K.K. (“the Company”) acquired Akasaka Paros Building located in Minato-ku, Tokyo, in January 2023, and has renovated the hotel area for its reopening.

We are pleased to announce that we have completed the renovations of the guest rooms etc. and will start accommodation operations as ALFIT HOTEL & BAR AKASAKA on Saturday, October 14.



(Image: Official website TOP Image)

■ALFIT HOTEL & BAR AKASAKA and the Akasaka area

ALFIT HOTEL & BAR AKASAKA ("the Hotel") is located at a prime site with access to four stations and four train lines, including Akasaka Station on the Tokyo Metro Chiyoda Line and Tameike-sanno Station on the Tokyo Metro Ginza Line and Namboku Line.

The Akasaka area, where the Hotel is located, is adjacent to the Nagatacho and Kasumigaseki districts, the

Toranomon and Tameike-sanno districts, and the Roppongi district. The area is one of the most vibrant business, commercial, and tourist areas in Tokyo and attracts many Japanese and foreign visitors.

■Hotel Renovation and Opening for Business

The Company has focused on the hotel business since 2022, anticipating a rapid increase in accommodation demand as more people come and go once the various restrictions imposed under the COVID-19 pandemic have been lifted. In early 2023, we acquired Akasaka Paros Building and proceeded with renovation for reopening of the hotel area of the building.

With the completion of the Hotel's renovation project, including guest room remodeling, interior work, and exterior signage replacement, the Hotel will begin accommodation operations as ALFIT HOTEL & BAR AKASAKA on Saturday, October 14.

On Wednesday, November 1, a new bar counter will be available in the lobby lounge on the first floor. All guests, including visitors who are not staying at the hotel, are welcome to enjoy light snacks and cocktails at this bar.

▽ALFIT HOTEL & BAR AKASAKA Guest Room Image





■Hotel Market in Japan

The hotel industry in Japan has seen a remarkable recovery since the beginning of 2023. In particular, accommodation demand in Tokyo is especially strong, with the total number of overnight guests in Tokyo in July 2023 exceeding 8.45 million overnight stays, up 24.7% from the same month in 2019 and up 74.4% from the same month in 2022 (*1). Nest Hotel Tokyo Hanzomon in Chiyoda-ku, Tokyo, which we have owned since 2022, has already contributed to rent income, significantly higher than expected at the time of property acquisition, due to robust accommodation demand from both domestic and overseas tourists.

We expect that group tours from China will be coming to Tokyo in droves, boosting accommodation demand in Tokyo even further.

We aim to capture accommodation demand from visitors to Tokyo for sightseeing, business, and various other purposes by taking advantage of the Hotel's strengths, such as its urban and sophisticated design realized through the renovation, its favorable location in the Akasaka area of Minato-ku, and its convenient access to various event venues. In addition, we strive to further enhance the asset value of the hotel to create a stylish space where guests can spend more enriching time during their stays.

(*1) Source: "Overnight Travel Statistics Survey" by the Japan Tourism Agency, Ministry of Land, Infrastructure, Transport and Tourism (released on September 29, 2023).

<https://www.mlit.go.jp/kankocho/siryou/toukei/content/001631649.pdf>

■Summary of the Hotel

URL (Japanese) <https://alfithotel.com/>

URL (English) <https://alfithotel.com/index-en/>

Opening Date of Guest Rooms	October 14, 2023
Name	ALFIT HOTEL & BAR AKASAKA
Location	2-14-34, Akasaka, Minato-ku, Tokyo
Land Area	540.01 m ²
Total Floor Area	3117.17 m ²
Floor	6 floors with 1 basement floor
Guest Rooms	52 rooms
Facilities	Bar (Scheduled to open on November 1, 2023)
Access	1-min. walk from Akasaka Station on Tokyo Metro Chiyoda Line 5-min. walk from Kokkai-gijidomae Station on Tokyo Metro Marunouchi and Chiyoda Line 6-min. walk from Tameike-sanno Station on Tokyo Metro Ginza and Namboku Line 6-min. walk from Akasaka-mitsuke Station on Tokyo Metro Ginza and Marunouchi Line

■About Loadstar Capital K.K.

[Loadstar Capital K.K.](#)

【Corporate Profile】

Company Name	Loadstar Capital K.K.
Representative	Tatsushi Iwano, President
Business	Corporate Funding Business, Real Estate Brokerage and Consulting Business
Paid in Capital	1.4 billion yen (2.7 billion yen, combined with Capital Reserves)
Foundation	March, 2012
License / Registration	Type II Financial Instruments Business No. 2660 registered by the Director-General of the Kanto Local Finance Bureau, Licensed Realtor (Real estate broker) (3) No. 94272 registered by the Governor of Tokyo