

June 30, 2025

For Immediate Release

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Notice of Acquisition of Hotel Zuiho and Akiu Grand Hotel

Belluna Co., Ltd. (the "Company") announces that it has been determined that the Company will acquire two properties in Sendai City, Miyagi, namely Hotel Zuiho and Akiu Grand Hotel, from Karakami HOTELS & RESORTS Co., Ltd.

Although the Timely Disclosure Standards do not apply to this matter, the Company is disclosing it voluntarily because it has determined that it is useful information.

1. Reasons for acquisition

The Company defines the property business centering on the hotel business as a growth area where the Company aims to expand profitability in the 6th Short-Term Business Plan. Now set to be acquired by the Company, Hotel Zuiho and Akiu Grand Hotel are both located at Akiu Onsen, a leading hot spa resort in the Tohoku region. These are large resort facilities with high name recognition and capacity to stably attract customers. Going forward, the Company will leverage its accumulated customer base, expertise in hotel operation and recruitment capabilities, seeking to continuously increase profitability and the brand value.

The acquisition of the two hotels will further enrich the Company's hotel portfolio. That will help enable well-balanced business operations in terms of scale and areas of operation. In view of a turnaround in tourism demand and growth in inbound tourist demand, the Company expects to further increase its presence and to maximize revenue opportunities.

2. Facility overview

(1) Name	Hotel Zuiho ①Main building,②Sakura-rikyu
(2) Address	26-1, Aza Nozoki Yumoto Akiu-machi Taihaku-ku Sendai-shi Miyagi Prefecture
(3) Access	Approx. 15 minutes by car from the Sendai-Minami Interchange on the Tohoku Expressway Approx. 40 minutes from JR "Sendai Station" by shuttle bus
(4) Land area	①14,264.34 m ² ,②22,753.82 m ²
(5) Total floor area	①31,795.08 m ² ,②4,489.20 m ²
(6) Structure and scale	①Steel framed reinforced concrete structure, 14 floors above ground, 1 basement floors ②Reinforced concrete, steel framed reinforced concrete, steel framed structure, 3 floors above ground
(7) Number of guest rooms	①117 rooms ②14rooms

(1) Name	Akiu Grand Hotel
(2) Address	12-2, Aza Biwahara Yumoto Akiu-machi Taihaku-ku Sendai-shi Miyagi Prefecture
(3) Access	Approx. 15 minutes by car from the Sendai-Minami Interchange on the Tohoku Expressway Approx. 40 minutes from JR “Sendai Station” by shuttle bus
(4) Land area	11,990.25 m ²
(5) Total floor area	17,647.27 m ²
(6) Structure and scale	Steel framed reinforced concrete, steel framed structure, 8 floors above ground, 1 basement floor
(7) Number of guest rooms	140 rooms

3. Schedule

- (1) Date of sale and purchase agreement: June 30, 2025
- (2) Scheduled date of transaction: September 30, 2025

4. Future outlook

After the acquisition, the Group will maintain 21 facilities. While continuing to provide services that offer customer satisfaction and seeking coexistence with local communities, the Group aim to expand the hotel business and to boost its profitability. The impact from this matter on the consolidated financial results is expected to be insignificant; however, if any significant matter arises, the Company will promptly disclose it.

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