

Announcement Regarding the Completion and Opening of our second Hotel Development Project in Matsuyama City

Hankyu Hanshin Real Estate Investment Advisors

Hankyu Hanshin Real Estate Investment Advisors (HHREIA) announces the completion and opening of the second hotel development project, in which HHREIA took the role of Asset Manager, in Matsuyama city, Ehime Prefecture. The building completion was on October 30th 2020, the SPC of the project that owns the site acquired the building, and the hotel, “Comfort Hotel Matsuyama”, opened on November 26th that same year, which is “good bath day (*iifuro no hi*)” in Japan.

The hotel is located 4 minutes’ on foot from Matsuyama City Station of IYOTETSU, which has the most passengers of Shikoku stations. Ehime Prefectural office and city hall of Matsuyama, and numerous sales bases private sector businesses in the Shikoku region are within walking distance. The hotel is located near Matsuyama City Station, and if you take the train or bus from there, JR Matsuyama and Matsuyama Airport could be easily accessed. The location of the hotel is in a convenient place for both business and sightseeing. Taking a train or bus from Matsuyama City Station, you can easily access famous sightseeing places such as Dōgo hot spring. Additionally, in order to provide customers with comfortable stay, the hotel offers services such as free breakfast that uses specially selected ingredients and self check-in/out system. In the hotel, there is a library café, which is decorated with Ehime’s traditional art, and you can use the café for both business purposes and relaxing. The hotel has a Japanese style taste in its design inspired by Matsuyama Castle, and in the lobby and elevator halls, you can find traditional art that symbolizes Ehime.

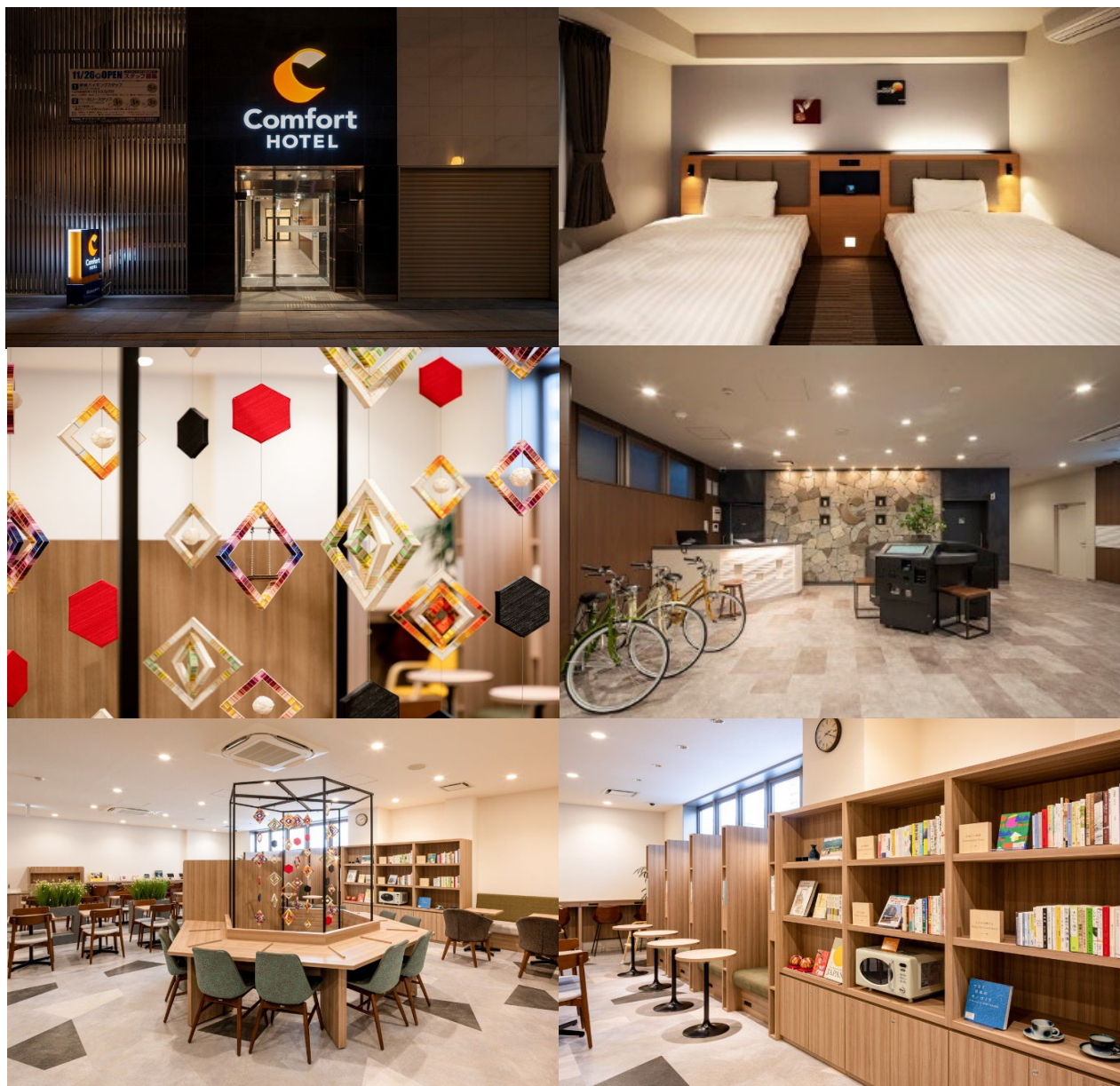
This project is HHREIA’s 7th hotel development purposed SPC and it is the first collaboration with GREENS CO., LTD (Unomori 1-4-28, Yokkaichi, Mie), who is the operator of the hotel. By harnessing the GREEN’s operation know-hows and HHREIA’s past achievements and experience together, we have developed a high quality hotel. Additionally, near the hotel around Matsuyama City Station, Matsuyama City is underdoing town development (street maintenance) to connect Hanazonomachi Street and Gintengai Street so that “people can live conveniently by walking” and also planning a maintenance construction plan (to commence construction on 2022) for Matsuyama City Station Square where about 30,000 people come and go a day. By this maintenance plan, not only will the transition for public transportation become more convenient, but it will also create a lively space where the city center will become activated. This will create anticipation for the surrounding cities of the hotel.

HHREIA not only has hotel development projects under consideration, but is also considering various types of income producing property development projects for fund structuring. HHREIA will continue to utilize Hankyu Hanshin Holdings Group’s wide range information network and credibility to offer high quality asset management service that will be able to answer to our institutional investor’s expectation.

Comfort Hotel Matsuyama Overview

Location	Hanazonomachi 3-18, Matsuyama City, Ehime
Transportation	4 minutes’ walk from IYOTETSU Matsuyama City Station
Site Area	969.60 m ²
Total Floor Area	5,710.98 m ²
Structure/Scale	Steel Construction/ 12 Stories
Design/Construction	ICHIMIYA CONSTRUCTION
Number of Guestrooms	Total number of rooms: 197 (Single:110, Twin:85, Universal: 2)
Other Facility/Equipment	Café, Non-smoking (all rooms), Wi-Fi (free), Coin Laundry, etc

[Exterior and Interior of the Hotel]



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