

【To whom it may concern】

September 1, 2025  
Tosei Corporation

## Notice of Beginning Acceptance of Reservation for “Tosei Hotel COCONE Kamata”

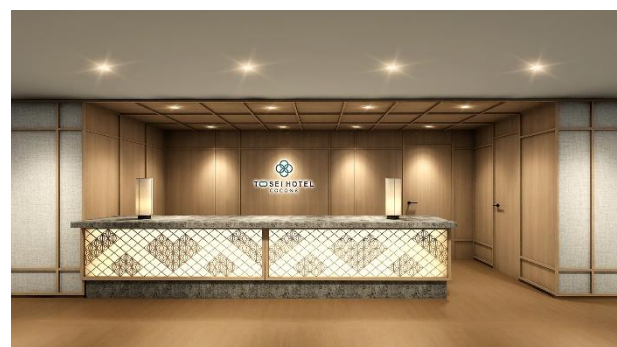
Tosei Hotel Management Co., Ltd, a wholly owned subsidiary of Tosei Corporation (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923), will open “Tosei Hotel COCONE Kamata” on December 23, 2025. We announce that it has begun accepting reservations before opening.

### ◇ Converting an existing office building into a hotel by maximizing our expertise in real estate revitalization

“Tosei Hotel COCONE Kamata” is conveniently located approximately a 3-minute walk from Keikyu Kamata Station on the Keikyu Main Line and approximately a 6-minute walk from Kamata Station on the JR Keihin-Tohoku Line. We acquired an existing office building with a tenant on the first floor and vacant rooms on the second floor and above, and we converted it into a hotel by leveraging our unique expertise in real estate revitalization.

We create new attractions on existing real estate through tangible and intangible initiatives, and we offer comfortable space designed in “Japanese modern” style where guests may feel the four seasons in Japan.

The Hotel has good access, being approximately 20 minutes away from Haneda Airport, and it addresses various accommodation needs of inbound group travelers and also the guests traveling to Tokyo and Kanagawa for leisure/business purposes, etc.



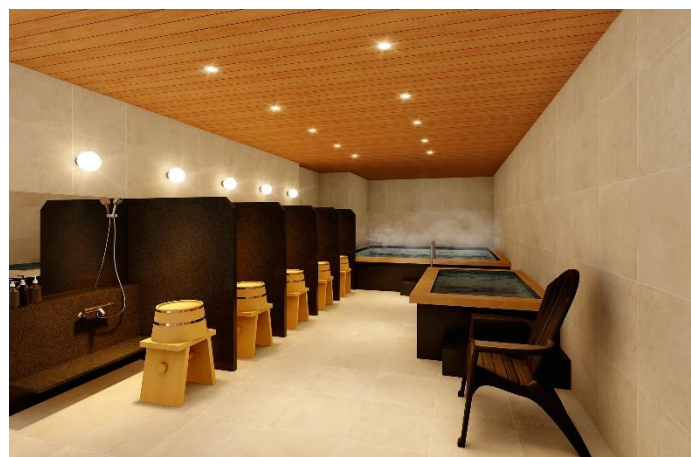
2F Front Desk

### ◇ A wide variety of room types and common facilities to meet various needs

The Hotel offers rooms with kitchens, the first in the COCONE series, to cater to inbound group travelers for long-term stays, etc. The Hotel also offers single rooms, twin rooms and double rooms as well as bunk rooms to meet a wide range of needs such as domestic tourism and business use. In terms of facilities, the Hotel has a large public bath with a good reputation at other COCONE Hotels, a breakfast restaurant, sauna and other facilities. We create a place where guests may enjoy a comfortable and memorable stay.



Deluxe twin room of Japanese modern style (with Kitchen)



2F Large public bath

\* All images used in this release are drafted images based on blueprints and may differ from actual conditions.



Bunk room (up to 4 people)



2F Restaurant



Double room

**We receive your reservation from the phone number below or various on-line hotel reservation systems.  
Tel: +81-80-2775-4726 (Reception hours 9:00 a.m. – 6:00 p.m. on weekdays)**

◇Official teaser website URL of Tosei Hotel COCONE Kamata◇  
<https://tosei-hotel.co.jp/kamata/>

\* Preceded by the official website, reservations by various on-line hotel reservation systems have started.

## ■Property overview of Tosei Hotel COCONE Kamata

Location	4-20-1 Kamata, Ota-ku, Tokyo
Access	About a 3-minute walk from Keikyu Kamata Station on the Keikyu Main Line About a 6-minute walk from Kamata Station on the JR Keihin-Tohoku Line
Number of rooms	90 rooms
Incidental facilities	Breakfast restaurant Large bathroom, sauna Fitness room
Architect's office	Fuji Architect, Inc.
Primary construction company	SHINSAMPEI CONSTRUCTION CO., LTD.
Structure / Scale	Reinforced concrete / 8 floors above ground, 1 floor below ground
Site area	584.15 square meters
Gross floor area	3,749.01 square meters

## <Tosei Corporation Corporate Data>

Company name: Tosei Corporation <https://www.toseicorp.co.jp/english/>  
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