

April 15, 2026

FOR IMMEDIATE RELEASE

Company Name: Polaris Holdings Co., Ltd.
 Representative: TAGUCHI, Yohei, President & CEO
 Stock Listing: Tokyo Stock Exchange Standard Market
 Stock Code: 3010
 Inquiries: HOSONO, Satoshi, Director & CFO
 (Tel: +81 3 5822 3010)

Polaris Strengthens Tokyo Portfolio with New Taito-ku Hotel Lease Agreement

Polaris has entered into a fixed-term building lease reservation agreement for a hotel property to be developed in Taito-ku, Tokyo by INVALIDANCE Ltd. and then to be transferred to Marubeni Urban Development Co., Ltd. upon completion.

1. Background

Based on the growth strategy outlined in its medium-term management plan, Polaris Group has been strengthening its efforts to expand its hotel operations platform by proactively undertaking new hotel management projects from both its sponsor, Star Asia Group, and third-party hotel owners.

Following these discussions, Polaris entered into a fixed-term building lease reservation agreement with INVALIDANCE Ltd. and Marubeni Urban Development Co., Ltd. after reaching agreement on the key terms of the lease.

The property offers convenient access to the major tourist destinations Ueno and Asakusa, which are popular among inbound visitors. The property will be operated as an apartment-type hotel under the “KOKO HOTEL Residence” brand.

Polaris already has plans to open three apartment hotels in the Shin-Okachimachi area—this property will be the fourth. Additionally, Polaris already operates and plans to operate a total of four hotels in nearby Ueno and Asakusa areas. Through operating multiple hotels in the same area, Polaris expects to improve operational efficiency and achieve economies of scale all the while expanding its portfolio and enhancing the brand recognition of “KOKO HOTELS.”

2. Property Overview and Schedule

| | |
|---------------------------|---|
| (1) Contracting parties: | INVALIDANCE Ltd. / Marubeni Urban Development Co., Ltd. |
| (2) Hotel Name: | KOKO HOTEL Residence Ueno Shin-Okachimachi IV (tentative) |
| (3) Location: | 1-47-2, Motoasakusa, Taito-ku, Tokyo |
| (4) Number of Rooms: | 65 (planned) |
| (5) Lease Term: | 20 years |
| (6) Total lease payments: | ※ |

[Note] The lease structure consists of a combination of fixed rent and variable rent linked to hotel operating performance. As it is difficult to reasonably estimate the total lease payments, the specific amount has not been disclosed.

3. Counterparty

| | | |
|--|---|----------------|
| (1) Name: | INVALANCE Ltd. | |
| (2) Location: | 2-1-1 Yoyogi, Shibuya-ku, Tokyo | |
| (3) Representative: | Hiroki Motooka, Representative Director | |
| (4) Business Description: | Asset management and consulting, real estate transactions and brokerage, development, property leasing and management | |
| (5) Established: | May, 2004 | |
| (6) Relationship between the Company and subject company | Capital relationship | None |
| | Personnel relationship | None |
| | Business relationship | None |
| | Status as a Related party | Not applicable |

| | | |
|--|--|----------------|
| (1) Name: | Marubeni Urban Development Co., Ltd. | |
| (2) Location: | 2-2-3 Toranomom, Minato-ku, Tokyo | |
| (3) Representative: | Kiyoto Kuramoto, Representative Director | |
| (4) Business Description: | Real estate transactions, leasing, management, and brokerage | |
| (5) Established: | January 29, 2025 ※ | |
| (6) Relationship between the Company and subject company | Capital relationship | None |
| | Personnel relationship | None |
| | Business relationship | None |
| | Status as a Related party | Not applicable |

[Note] Successor to the former Marubeni Urban Development Co., Ltd. (established September 6, 1983)

4. Schedule (planned)

| | |
|---------------------------------------|----------------|
| (1) Execution of Lease Agreement: | April 15, 2026 |
| (2) Commencement of Lease: | November 2028 |
| (3) Commencement of Hotel Operations: | January 2029 |

5. Outlook

As the commencement of hotel operations for the property is scheduled for January 2029, the execution of this lease agreement is expected to have no impact on Polaris's consolidated financial results for the current fiscal year.

NOTE: This is an English translation summary of the Company's announcement in Japanese. No assurances or warranties are given for completeness or accuracy of this English translation summary.

Reference As of April 15, 2026

■ Status of the Company's Operating Platform

| Classification | | Number of hotels | Number of rooms |
|------------------------|----------|------------------|-----------------|
| In operation | Domestic | 78 | 11,713 |
| | Overseas | 15 | 2,528 |
| New openings scheduled | Domestic | 20 | 2,052 |
| Total | | 113 | 16,293 |

■ List of the New Hotels to Be Operated by Polaris Group

| Opening Period | Hotel Name | Location | Number of Guest Rooms Scheduled | Scheduled to begin hotel operations |
|----------------|--|---|---------------------------------|-------------------------------------|
| FY27/3 | KOKO HOTEL Sendai Station Central | 4, Chuo, Aoba-ku, Sendai-shi, Miyagi | 117 | April 2026 |
| | KOKO HOTEL Premier Tokyo Bay Makuhari | 2, Hibino, Mihama-ku, Chiba-shi, Chiba | 301 | June 2026 |
| | KOKO HOTEL Residence Oshiage (tentative) | 1, Oshiage, Sumida-ku, Tokyo | 25 | July 2026 |
| | KOKO HOTEL Residence Kita-Ueno (tentative) | Kita-Ueno, Taito-ku, Tokyo | 39 | February 2027 |
| | KOKO HOTEL Naha Maejima (tentative) | 3, Maejima, Naha-shi, Okinawa | 132 | March 2027 |
| FY28/3 | KOKO HOTEL Residence Kumamoto Kamitori-cho (tentative) | 5-23 Kamitoricho, Chuo-ku, Kumamoto-shi, Kumamoto | 29 | June 2027 |
| | kokonoyu Beppu | Noguchi Nakamachi, Beppu-Shi, Oita | 150 | July 2027 |
| | KOKO HOTEL Mito Station (tentative) | Mito-Shi, Ibaraki | 136 | September 2027 |
| | KOKO HOTEL Residence Ueno Shin-Okachimachi I (tentative) | 1, Higashi Ueno, Taito-ku, Tokyo | 52 | October 2027 |
| | KOKO HOTEL Residence Tokyo Kyobashi (tentative) | 3, Kyobashi, Chuo-ku, Tokyo | 36 | December 2027 |
| | KOKO HOTEL Residence Ueno Shin-Okachimachi II (tentative) | 3, Taito, Taito-ku, Tokyo | 52 | February 2028 |
| | Naha Matsuo Park Apartment Hotel (tentative) | 2-16, Matsuo, Naha-shi, Okinawa | 19 | November 2027 |
| | KOKO HOTEL Residence Honjo-Azumabashi (tentative) | 3, Azumabashi, Sumida-ku, Tokyo | 45 | March 2028 |
| FY29/3 | Nara-shi, Sanjo-cho Hotel (tentative) | Sanjo-cho, Nara-shi, Nara | 138 | Spring 2028 |
| | Naha Kencho-mae Hotel (tentative) | Naha-shi, Okinawa | 173 | August 2028 |
| | KOKO HOTEL Residence Ueno Shin-Okachimachi III (tentative) | Taito-ku, Tokyo | 45 | Summer 2028 |
| | KOKO HOTEL Takamatsu Kawaramachi Station (tentative) | 1-9, Tokiwacho, Takamatsu-shi, Kagawa | 165 | September 2028 |
| | KOKO HOTEL Omori Station | 2, Sanno, Ota-ku, Tokyo | 153 | November 2028 |

| Opening Period | Hotel Name | Location | Number of Guest Rooms Scheduled | Scheduled to begin hotel operations |
|----------------|---|--|---------------------------------|-------------------------------------|
| FY29/3 | KOKO HOTEL Residence Ueno Shin-Okachimachi IV (tentative) | 1-47-2, Motoasakusa, Taito-ku, Tokyo | 65 | January 2029 |
| FY30/3 | Hiroshima Inari-cho Hotel (tentative) | 4, Inarimachi, Minami-ku, Hiroshima Shi, Hiroshima | 180 | April 2029 |

※The hotels to be opened listed above are based on current plans and subjects to change in the future.

■ List of Operating Hotels (Domestic)

As of April 15, 2026

KOKO HOTELS

| Hotel Name | Location | Number of Guest Rooms |
|---------------------------------------|--|-----------------------|
| KOKO HOTEL Sapporo Station | 3-3-10, Kita 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido 060-0001, Japan | 224 |
| KOKO HOTEL Sapporo Odori | 6-8-1, Minami 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido 060-0061, Japan | 145 |
| KOKO HOTEL Sapporo Susukino | 6-2-2, Minami 6-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido 064-0806, Japan | 165 |
| KOKO HOTEL Asahikawa Station | 7-3112, Miyashita-dori, Asahikawa City, Hokkaido 070-0030, Japan | 260 |
| KOKO HOTEL Tomakomai | 5-7-1, Omotemachi, Tomakomai City, Hokkaido 053-0022, Japan | 182 |
| KOKO STAY Chitose | 2-2-10, Chiyoda-cho, Chitose City, Hokkaido 066-0062, Japan | 152 |
| KOKO HOTEL Sendai Station South | 4-7-1 Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan | 190 |
| KOKO HOTEL Sendai Station West | 3-8-27, Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan | 170 |
| KOKO HOTEL Sendai Kotodai Park | 2-15-10, Honmachi, Aoba-ku, Sendai-shi, Miyagi 980-0014, Japan | 230 |
| KOKO STAY Sukagawa | 36-1, Nakamachi, Sukagawa City, Fukushima 962-0845, Japan | 106 |
| KOKO STAY Hitachi | 1-5-12, Saiwai-cho, Hitachi City, Ibaraki 317-0073, Japan | 67 |
| KOKO HOTEL Premier Nihonbashi Hamacho | 2-30-4, Nihonbashi Hamacho, Chuo-ku, Tokyo 103-0007, Japan | 223 |
| KOKO HOTEL Ginza 1-chome | 1-9-5, Ginza, Chuo-ku, Tokyo 104-0061, Japan | 305 |
| KOKO HOTEL Tsukiji Ginza | 6-8-8, Tsukiji, Chuo-ku, Tokyo 104-0045, Japan | 188 |
| KOKO HOTEL Shimbashi Onarimon | 6-20-8, Shimbashi, Minato-ku, Tokyo 105-0004, Japan | 93 |
| KOKO HOTEL Shinjuku Yotsuya | 3-14-1, Yotsuya, Shinjuku-ku, Tokyo 160-0004, Japan | 185 |
| KOKO HOTEL Ikebukuro | 3-7-1, Higashiikebukuro, Toshima-ku, Tokyo 170-0013, Japan | 152 |

| Hotel Name | Location | Number of Guest Rooms |
|--|---|-----------------------|
| KOKO HOTEL Ikebukuro East | 3-10-7, Higashiikebukuro, Toshima-ku, Tokyo 170-0013, Japan | 90 |
| KOKO HOTEL Korakuen | 1-25-11, Hongo, Bunkyo-ku, Tokyo 113-0033, Japan | 114 |
| KOKO HOTEL Tokyo Nishikasai | 6-17-9, Nishikasai, Edogawa-ku, Tokyo 134-0088, Japan | 184 |
| KOKO HOTEL Akabane Station | 1-39-17, Akabanenishi, Kita-ku, Tokyo 115-0055, Japan | 109 |
| KOKO HOTEL Ueno Station | 2-18-4, Higashiueno, Taito-ku, Tokyo 110-0015, Japan | 141 |
| KOKO HOTEL Asakusa Komagata | 2-7-5, Komagata, Taito-ku, Tokyo 111-0043, Japan | 69 |
| KOKO HOTEL Residence Asakusa Kappabashi | 3-24-2, Nishiasakusa, Taito-ku, Tokyo 111-0035, Japan | 42 |
| KOKO HOTEL Residence Asakusa Tawaramachi | 2-8-12, Kotobuki, Taito-ku, Tokyo 111-0042, Japan | 47 |
| KOKO HOTEL Yokohama Tsurumi | 4-29-1, Tsurumichuo, Tsurumi-ku, Yokohama-shi 230-0063, Kanagawa | 185 |
| KOKO STAY Sagamihara | 5-1-30, Kamimizo, Chuo-ku, Sagamihara-shi, Kanagawa 252-0243, Japan | 130 |
| KOKO STAY Shonan Fujisawa | 109-5, Fujisawa, Fujisawa City, Kanagawa 251-0052, Japan | 80 |
| KOKO HOTEL Premier Kanazawa Korinbo | 1-2-16, Korinbo, Kanazawa-shi, Ishikawa 920-0961, Japan | 207 |
| KOKO HOTEL Kanazawa Station | 8-13, Horikawa Shinmachi, Kanazawa City, Ishikawa 920-0849, Japan | 121 |
| KOKO HOTEL Hida Takayama | 2-51, Hatsudamachi, Takayama-shi, Gifu, 506-0008, Japan | 139 |
| KOKO HOTEL Numazu Inter | 275-1, Ashitaka, Numazu-shi, Shizuoka 410-0001, Japan | 151 |
| KOKO HOTEL Numazu Station | 7-2, Takashima-cho, Numazu-shi, Shizuoka 410-0056, Japan | 92 |
| KOKO HOTEL Shizuoka | 11-1, Nanamacho, Aoi Ward, Shizuoka City, Shizuoka 420-0035, Japan | 186 |
| KOKO HOTEL Nagoya Sakae | 3-15-21 Nishiki, Naka-ku, Nagoya-shi, Aichi 460-0003, Japan | 204 |
| KOKO HOTEL Nagoya Marunouchi | 1-4-11, Nishiki, Naka Ward, Nagoya City, Aichi 460-0003, Japan | 224 |
| KOKO HOTEL Nagoya Sakae South | 3-12-23-2 Sakae, Naka-ku, Nagoya City, Aichi 460-0008, Japan | 120 |
| KOKO HOTEL Kyoto Sanjo | 407-6, Wakoku-cho, Sakyo-ku, Kyoto City, Kyoto 606-8363, Japan | 88 |
| KOKO HOTEL Kyoto Shijo Karasuma | 319, Takatsuji-dori Karasuma Nishiiru Honeya-cho, Shimogyo-ku, Kyoto City, Kyoto 600-8425 Japan | 78 |
| KOKO HOTEL Residence Kyoto Nijo Castle | 724 Shimomatsuyacho, Kamanza-dori Oike-agaru, Nakagyo-ku, Kyoto-shi, Kyoto 604-0034, Japan | 36 |
| KOKO HOTEL Osaka Namba Ebisucho | 5-8-25, Nippombashi, Naniwa-ku, Osaka-shi, Osaka 556-0005, Japan | 100 |

| Hotel Name | Location | Number of Guest Rooms |
|------------------------------------|---|-----------------------|
| KOKO HOTEL Osaka Shinsekai | 3-6-16, Ebisu Higashi, Naniwa-ku, Osaka-shi, Osaka 556-0002, Japan | 128 |
| KOKO HOTEL Osaka Shinsaibashi | 3-3-17 Minamisenba, Chuo-ku, Osaka-shi, Osaka 542-0081, Japan | 211 |
| KOKO HOTEL Osaka Namba Sennichimae | 1-3-7, Sennichimae, Chuo-ku, Osaka-shi, Osaka 542-0074, Japan | 320 |
| KOKO HOTEL Osaka Umeda | 8-4 Kamiyamacho, Kita-ku, Osaka City, Osaka 530-0026, Japan | 138 |
| KOKO HOTEL Higashi Osaka | 2-1-2, Nagatahigashi, Higashi-Osaka City, Osaka 577-0012, Japan | 132 |
| KOKO HOTEL Kobe Sannomiya | 63, Naniwamachi, Chuo-ku, Kobe-shi, Hyogo 650-0035, Japan | 141 |
| KOKO HOTEL Kobe Shin-Nagata | 5-1-1 Wakamatsucho, Nagata Ward, Kobe City, Hyogo 653-0038, Japan | 133 |
| KOKO HOTEL Himeji Castle | 132 Watamachi, Himeji City, Hyogo 0921-132, Japan | 111 |
| KOKO HOTEL Hiroshima Station | 10-3, Kyobashicho, Minami-ku, Hiroshima-shi, Hiroshima 732-0828, Japan | 250 |
| KOKO STAY Shimonoseki | 3-11-2, Takezakicho, Shimonoseki City, Yamaguchi 750-0025, Japan | 101 |
| KOKO HOTEL Takamatsu | 2-2-3, Kawaramachi, Takamatsu City, Kagawa 760-0052, Japan | 132 |
| KOKO HOTEL Premier Hakata | 2-5-33, Hakata Station East, Hakata Ward, Fukuoka City, Fukuoka 812-0013, Japan | 120 |
| KOKO HOTEL Hakata Station | 3-22-19, Hakataekimae, Hakata-ku, Fukuoka City, Fukuoka 812-0011, Japan | 213 |
| KOKO HOTEL Hakata Shinkansenguchi | 1-17-17, Hakataeki Higashi, Hakata-ku, Fukuoka City, Fukuoka 812-0013, Japan | 109 |
| KOKO HOTEL Fukuoka Tenjin | 1-22-14, Imaizumi, Chuo-ku, Fukuoka-shi, Fukuoka 810-0021, Japan | 159 |
| KOKO HOTEL Premier Kumamoto | 3-20, Sakuramachi, Chuo-ku, Kumamoto-shi, Kumamoto 860-0805, Japan | 205 |
| KOKO HOTEL Kumamoto Kamitori | 2-13, Suidocho, Chuo-ku, Kumamoto City, Kumamoto 860-0844, Japan | 152 |
| KOKO STAY Kumamoto Yatsushiro | 23-1, Asahi Chuo-dori, Yatsushiro City, Kumamoto 866-0844, Japan | 130 |
| KOKO STAY Miyakonojo | 35-10, Kitaharacho, Miyakonojo City, Miyazaki 885-0024, Japan | 93 |
| KOKO HOTEL Kagoshima Tenmonkan | 4-24, HigashiSengokucho, Kagoshima-shi, Kagoshima 892-0842, Japan | 295 |
| KOKO STAY Izumi | 48-5, Showa-cho, Izumi City, Kagoshima 899-0202, Japan | 108 |

Best Western

| Hotel Name | Location | Number of Guest Rooms |
|--------------------------------------|---|-----------------------|
| Best Western PLUS Hotel Fino Chitose | 3-13, Chiyodacho, Chitose-shi, Hokkaido 066-0062, Japan | 154 |

| | | |
|---|---|-----|
| Best Western Hotel Fino Tokyo Akasaka | 3-7-12, Akasaka, Minato-ku, Tokyo 107-0052, Japan | 87 |
| Best Western Hotel Fino Shin-Yokohama | 2-2-11, Shin-yokohama, Kohoku-ku, Yokohama-shi, Kanagawa 222-0033, Japan | 108 |
| Best Western Plus Nagoya Sakae | 4-6-1, Sakae, Naka-Ku, Nagoya-shi, Aichi 460-0008, Japan | 143 |
| KAYA Kyoto Nijo Castle, BW Signature Collection by Best Western | 50, Daimonjicho, Marutamachi-Sagaru Aburanokouji-dori, Nakagyo-ku, Kyoto-shi, Kyoto 604-0071, Japan | 57 |
| Best Western Osaka Tsukamoto | 2-21-9, Tsukamoto, Yodogawa-ku, Osaka-shi, Osaka 532-0026, Japan | 105 |
| Best Western PLUS Hotel Fino Osaka Kitahama | 1-7-17, Imabashi, Chuo-ku, Osaka-shi, Osaka 541-0042, Japan | 129 |
| Best Western Hotel Fino Osaka Shinsaibashi | 1-2-19, Higashi-shinsaibashi, Chuo-ku, Osaka-shi, Osaka 542-0083, Japan | 179 |
| Best Western PLUS Fukuoka Tenjin-minami | 3-13-19, Haruyoshi, Chuo-ku, Fukuoka-shi, Fukuoka 810-0003, Japan | 236 |

VALUE THE HOTEL

| Hotel Name | Location | Number of Guest Rooms |
|--|---|-----------------------|
| VALUE THE HOTEL Sendai Natori | 555-1, Sengarita, Kamiyoden, Natori-shi, Miyagi 981-1222, Japan | 314 |
| VALUE THE HOTEL Higashimatsushima Yamoto | 215, Yachi, Komatsu, Higashimatsushima-shi, Miyagi 981-0504, Japan | 407 |
| VALUE THE HOTEL Naraha Kidoekimae | 7-1, Issyotaira, Yamadaoka, Naraha-machi, Futaba-gun, Fukushima 979-0513, Japan | 107 |

Hotel Wing International

| Hotel Name | Location | Number of Guest Rooms |
|----------------------------------|---|-----------------------|
| Hotel Wing International Kashima | 1-24-1, Onohara, Kamisu City, Ibaraki 314-0144, Japan | 134 |

Other Brands

| Hotel Name | Location | Number of Guest Rooms |
|-----------------------|---|-----------------------|
| Hotel Futari Komorebi | 3594-809, Azatomeda, Usami, Ito-shi, Shizuoka 414-0001, Japan | 10 |
| yugen kyoto shijo | 218 Kagiya-cho, Fuyacho-dori Takatsuji-sagaru, Shimogyo-ku, Kyoto City, Kyoto 600-8057, Japan | 58 |
| Compass Hotel Nagoya | Meieki 4-22-21, Nakamura-ku, Nagoya-shi, Aichi 450-0002, Japan | 130 |

■ **List of Operating Hotels (Overseas)**

As of April 15, 2026

| Hotel Name | Location | Number of Guest Rooms |
|-------------------------------|---|-----------------------|
| Red Planet Davao | J.P. Laurel Avenue Davao City 8000, Philippines | 155 |
| Red Planet Manila Ortigas | Lot 5, Block 4, Shaw Boulevard, Pasig, Luzon 1600, Philippines | 182 |
| Red Planet Aurora Boulevard | Corner of Aurora Boulevard and Stanford Street, Cubao, Quezon City 1109, Philippines | 167 |
| Red Planet Manila Aseana City | Lot 38 Block 2, Bradco Avenue, Aseana City, Paranaque, Luzon 1700, Philippines | 200 |
| Red Planet Manila Amorsolo | 99 Urban Avenue, Brgy. Pio Del Pilar, Makati City 1230, Philippines | 189 |
| Red Planet Angeles City | Don Juico Avenue, Malabanas, Angeles City, Pampanga 2009, Philippines | 165 |
| Red Planet Cebu | 36 Archbishop Reyes Avenue, Cebu City 6000, Philippines | 150 |
| Red Planet Manila Mabini | 1740 A. Mabini St., Malate Manila 1004, Philippines | 167 |
| Red Planet Manila Bay | Corner of Arquiza and Alhambra St., Ermita, Manila 0930, Philippines | 150 |
| Red Planet Manila Binondo | 251-61 Juan Luna St., Binondo, Manila 1006, Philippines | 171 |
| Red Planet Manila Makati | E. Mercado Corner F. Calderon St., Kalayaan Avenue, Barangay Poblacion, Makati City 1210, Philippines | 213 |
| Red Planet Cagayan de Oro | C.M. Recto Avenue, Cagayan de Oro City 9000, Philippines | 159 |
| Red Planet Quezon Timog | 100 Timog Avenue Barangay Sacred Heart Quezon City 1100, Philippines | 140 |
| Red Planet BGC The Fort | 10th Avenue corner 40th Street, Bonifacio Global City, Taguig 1630, Philippines | 245 |
| Red Planet Hotels Cavite | Market Avenue, Rosario, Cavite 4106, Philippines | 75 |