

June 30, 2026

*FOR IMMEDIATE RELEASE*

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 Stock Listing: Tokyo Stock Exchange Standard Market  
 Stock Code: 3010  
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## **Polaris Enters into Fixed-Term Building Lease Agreement for Hotel Property in Hiroshima**

Polaris Holdings Co., Ltd. ("Polaris") has entered into a fixed-term building lease agreement for a hotel property in central Hiroshima. The property is expected to become Polaris's third hotel in Hiroshima City and will be operated as an apartment-style hotel, further expanding its portfolio of apartment-style hotels.

### **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, the Star Asia Group, and third-party hotel owners.

The lessor of the Property evaluated Polaris Group's track record and growth potential in hotel operations, and Polaris has entered into the Fixed-Term Building Lease Agreement. The Property is in central Hiroshima, within walking distance of the core office districts, and is expected to capture accommodation demand from business travelers as well as domestic and international tourists.

Polaris currently operates KOKO HOTEL Hiroshima Station and also plans to open Hiroshima Inari-cho Hotel in April 2029. The Property is expected to become Polaris Group's third hotel in Hiroshima. Through operating multiple hotels in the same area, Polaris Group expects to pursue economies of scale and further expand its hotel portfolio.

The Property will be a redevelopment and conversion of an existing office building into an apartment-style hotel combined with the construction of a new hotel building on the same site. Polaris plans to operate both buildings under the "KOKO HOTEL Residence" brand.

### **2. Overview of the Property**

|                      |   |
|----------------------|---|
| (1) Hotel Name:      | KOKO HOTEL Residence Hiroshima Kanayamacho (tentative)                      |
| (2) Location:        | 14-18, Kanayamacho, Naka-ku, Hiroshima-shi, Hiroshima                       |
| (3) Number of Rooms: | 54 rooms (planned)<br>(existing building: 34 rooms; new building: 20 rooms) |

### 3. Overview of the Fixed-Term Building Lease Agreement

|                           |                     |
|---------------------------|---------------------|
| (1) Contracting party:    | Raysum Fukuoka Inc. |
| (2) Lease Term:           | 15 years            |
| (3) 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.

### 4. Overview of the Counterparty

|                                   |   |                |
|-----------------------------------|---|----------------|
| (1) Name:                         | Raysum Fukuoka Inc.   |                |
| (2) Location:                     | THE GROVE 5F, 2-5-1 Ropponmatsu, Chuo-ku, Fukuoka-shi, Fukuoka                    |                |
| (3) Representative:               | Koichi Amano, Representative Director   |                |
| (4) Business Description:         | Development, ownership, leasing, purchase and sale, and management of real estate |                |
| (5) Established:                  | September 10, 2021  |                |
| (6) Capital:                      | JPY 100 million   |                |
| (7) Relationship with the Company | Capital relationship  | None           |
|                                   | Personnel relationship  | None           |
|                                   | Business relationship   | None           |
|                                   | Status as a related party   | Not applicable |

### 5. Schedule (planned)

|   |   |
|---|---|
| (1) Execution of Fixed-Term Building Lease Agreement: | June 30, 2026   |
| (2) Commencement of Hotel Operations:                 | Existing building: April 2027<br>New building: October 2027 |

### 6. Outlook

As hotel operations are scheduled to commence in April 2027 or later, the execution of the Fixed-Term Building Lease Agreement will 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 June 30, 2026

■ **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 Residence Oshiage (tentative)                   | 1, Oshiage, Sumida-ku, Tokyo                                | 25                              | July 2026                           |
|                | KOKO HOTEL Sapporo Susukino 2 <sup>nd</sup>                | 12-1, Minami 6-jo Nishi 5-chome, Chuo-ku, Sapporo, Hokkaido | 212                             | July 2026                           |
|                | To be determined   | 1-15-9 Hanakawado, Taito-ku, Tokyo                          | 39                              | December 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 Hiroshima Kanayamacho (tentative)     | 14-18, Kanayamacho, Naka-ku, Hiroshima-shi, Hiroshima       | 54                              | April 2027                          |
|                | 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                        |
|                | Naha Matsuo Park Apartment Hotel (tentative)               | 2-16, Matsuo, Naha-shi, Okinawa                             | 19                              | November 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                       |
|                | 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 SASEBO (tentative)                              | Matsuura-cho, Sasebo-shi, Nagasaki                          | 204                             | September 2028                      |
| FY29/3         | KOKO HOTEL Omori Station                                   | 2, Sanno, Ota-ku, Tokyo                                     | 153                             | November 2028                       |
|                | KOKO HOTEL Residence Ueno Shin-Okachimachi IV (tentative)  | 1-47-2, Motoasakusa, Taito-ku, Tokyo                        | 65                              | January 2029                        |

| Opening Period | Hotel Name                            | Location   | Number of Guest Rooms Scheduled | Scheduled to begin hotel operations |
|----------------|---------------------------------------|--|---------------------------------|-------------------------------------|
| FY30/3         | Hiroshima Inari-cho Hotel (tentative) | 4, Inarimachi, Minami-ku, Hiroshima Shi, Hiroshima | 180                             | April 2029                          |

※ The hotels listed above are projects for which Polaris has already executed the relevant agreements and publicly disclosed the details. As the terms of each agreement reflect the current plans, they are subject to change.

For more information on Polaris Group's hotel operating platform and its operating hotels in Japan and overseas, please visit our corporate website.

Status of the Company's Operating Platform: <https://www.polaris-holdings.com/en/>

List of Operating Hotels: <https://www.polaris-holdings.com/en/hotels/#operating-hotels>