July 27, 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
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Monthly Business Report – June 2026

Polaris Holdings Co., Ltd. has published its Monthly Business Report for June 2026, which includes an update on the progress of new hotel openings and the operating performance of the domestic hotels operated by the Polaris Group. Please refer to the attached report for further details.

For historical operating performance data, please refer to the IR Information section of the Company's website:
https://www.polaris-holdings.com/en/ir/library/ir_performance/

Reference:
For hotels owned by Star Asia Real Estate Investment Corporation, a member of the Star Asia Group, and operated by Polaris Group, monthly operating data is disclosed on the Star Asia Real Estate Investment Corporation website. Please refer to the website for further details:
https://starasia-reit.com/en/ir/index.html

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.

旅に笑顔を。人生に彩りを。

Monthly Business Report

June 2026

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Progress of New Hotel Openings *As of June 30, 2026

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New Hotel Contracts Executed in June 2026

- KOKO HOTEL Residence Hiroshima Kanayamacho (tentative)

  Existing building: Scheduled to open in April 2027
  New building: Scheduled to open in October 2027

Agreements relating to three additional hotel openings have been executed, however, as Polaris has not obtained the counterparties' consent to disclose the details, no further information is provided.

Monthly New Hotel Contract Activity

FY2027/3	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total
Hotels	2	2	4										8
Rooms	104	416	397										917

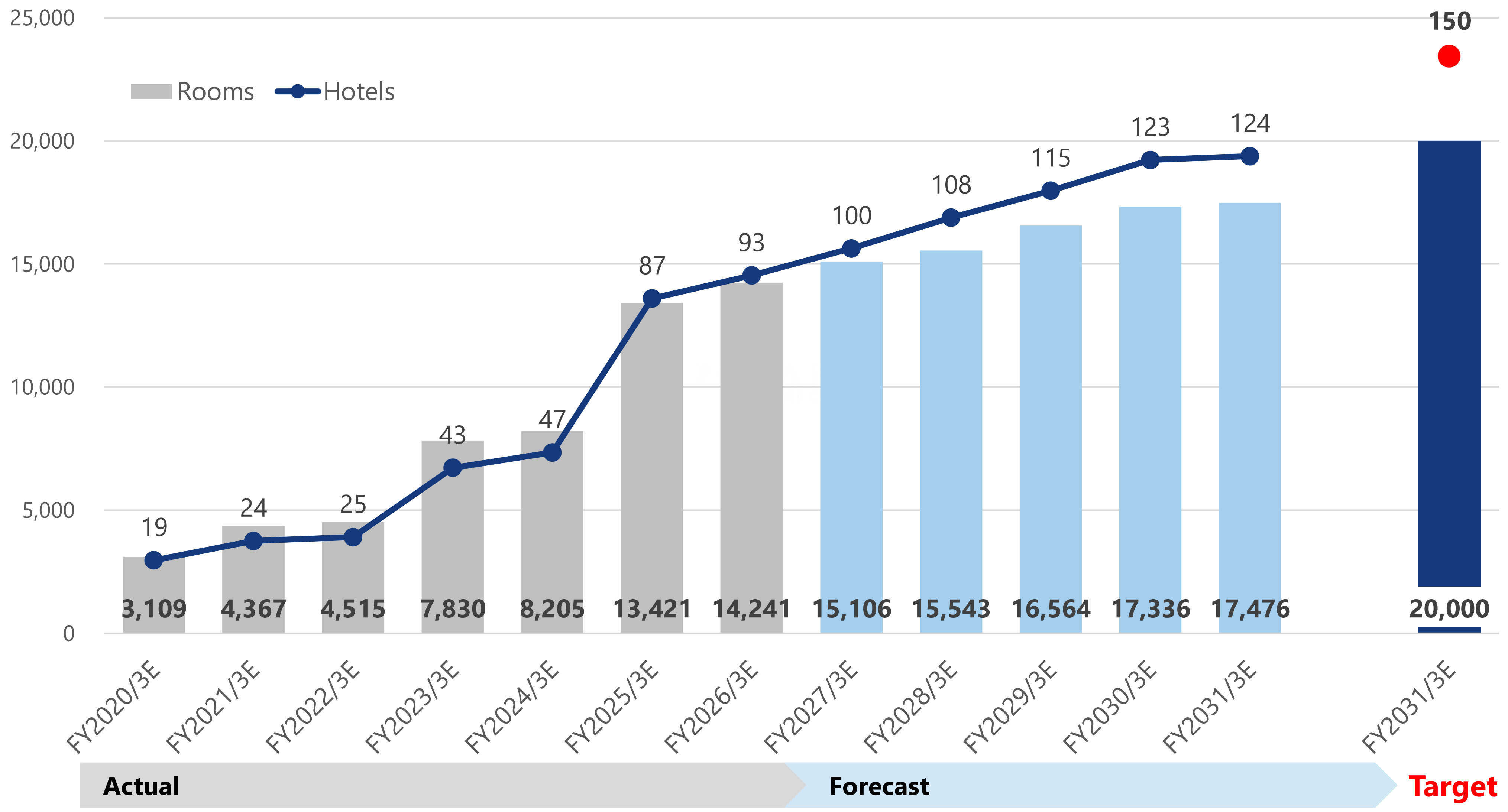
Operating Platform Overview

FY2027/3	Japan		Overseas	Total	MTP 2030 Target
	Operating	Scheduled to Open*	Operating		
Hotels	80	29	15	124	150
Rooms	12,131	2,817	2,528	17,476	20,000

* The number of hotels scheduled to open and the number of new hotel contracts include projects for which agreements have been executed but details have not yet been publicly disclosed.

Trends in the Number of Hotels Operated and Guest Rooms

*As of June 30, 2026

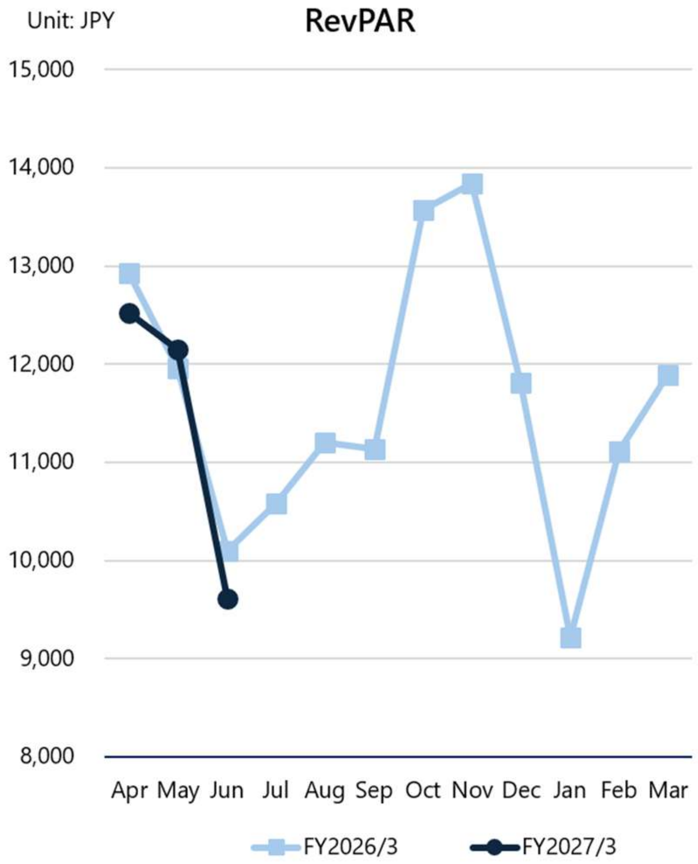


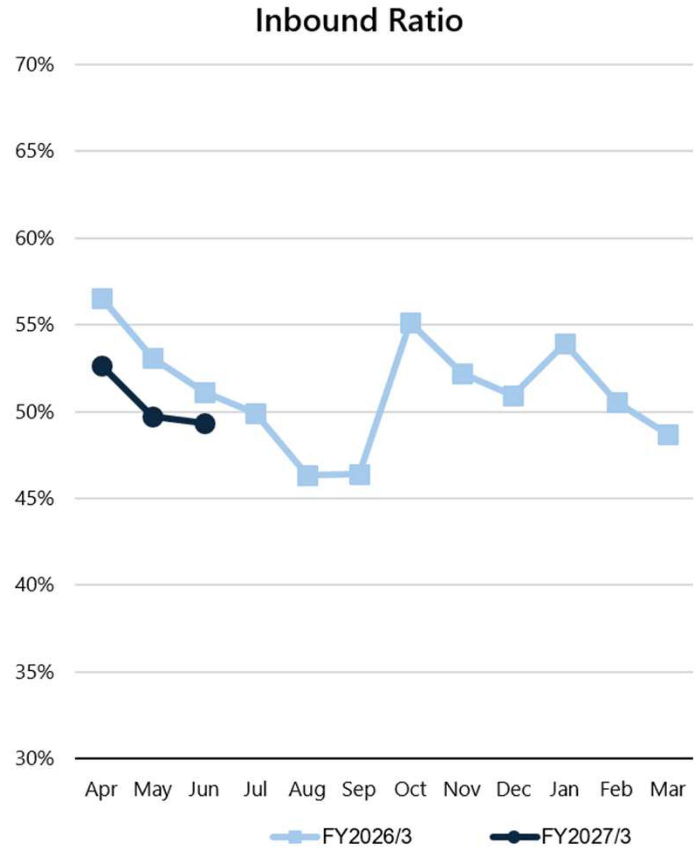
Forecast figures for FY2027/3 and beyond include hotels for which agreements have been executed but details have not yet been disclosed.

KPIs for Comparable Domestic Hotels

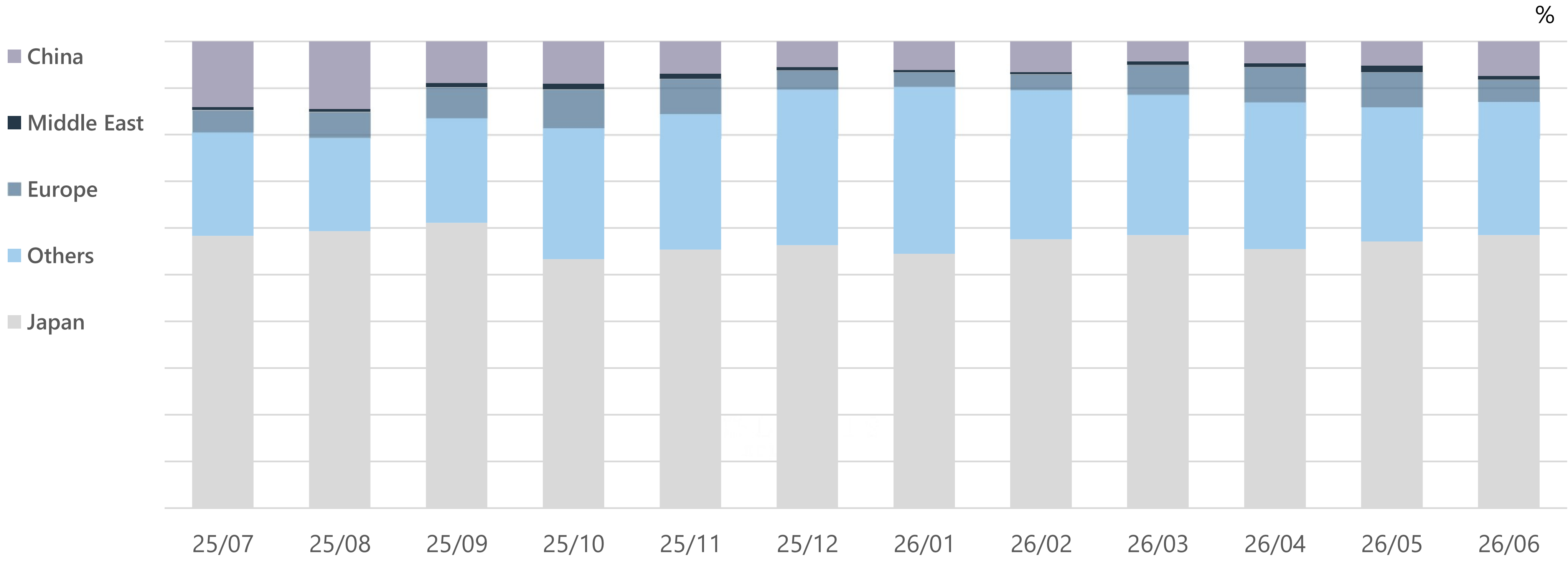
68 comparable domestic hotels

	2026 June	2025 June	Difference	Growth Rate	2026 April–June	2025 April–June	Difference	Growth Rate
OCC	86.8%	88.4%	(1.6)%		88.7%	89.3%	(0.7)%	
ADR（JPY）	11,078	11,425	(347)	(3.0)%	12,896	13,060	(164)	(1.3)%
RevPAR（JPY）	9,615	10,100	(485)	(4.8)%	11,434	11,665	(231)	(2.0)%
Inbound Ratio	49.3%	51.1%	(1.8)%		50.6%	53.6%	(3.0)%	





Guest Mix by Nationality (Room Nights) for Comparable Domestic Hotels



	25/07	25/08	25/09	25/10	25/11	25/12	26/01	26/02	26/03	26/04	26/05	26/06
China	14.1%	14.5%	8.9%	9.1%	6.9%	5.5%	6.1%	6.6%	4.3%	4.7%	5.2%	7.4%
Middle East	0.6%	0.6%	0.9%	1.2%	1.1%	0.7%	0.5%	0.4%	0.7%	0.8%	1.4%	0.8%
Europe (excluding Russia)	4.7%	5.5%	6.6%	8.2%	7.5%	4.1%	3.1%	3.4%	6.4%	7.5%	7.5%	4.7%
Others	22.3%	20.1%	22.5%	28.2%	29.1%	33.4%	35.8%	32.0%	30.1%	31.5%	28.8%	28.6%
Japan	58.3%	59.3%	61.1%	53.3%	55.4%	56.3%	54.5%	57.6%	58.5%	55.5%	57.1%	58.5%

Regional KPI Performance

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68 comparable domestic hotels

	2026 June	2025 June	Difference	Growth Rate	2026 April–June	2025 April–June	Difference	Growth Rate
Hokkaido： 7 Hotels								
OCC	93.6%	93.4%	+0.2%		90.1%	88.0%	+2.1%	
ADR（JPY）	11,649	11,983	(334)	(2.8)%	9,572	9,663	(91)	(0.9)%
RevPAR（JPY）	10,898	11,190	(293)	(2.6)%	8,625	8,503	+121	+1.4%
Inbound Ratio	25.1%	28.3%	(3.2)%		21.8%	27.0%	(5.2)%	
Tohoku/Hokuriku/Shinetsu：6 Hotels								
OCC	84.5%	85.7%	(1.2)%		88.1%	88.5%	(0.4)%	
ADR（JPY）	8,041	7,939	+102	+1.3%	9,479	9,033	446	+4.9%
RevPAR（JPY）	6,791	6,803	(12)	(0.2)%	8,354	7,995	360	+4.5%
Inbound Ratio	22.5%	24.1%	(1.6)%		29.8%	30.7%	(0.9)%	
Kanto：18 Hotels								
OCC	94.9%	94.1%	+0.9%		96.5%	95.4%	+1.1%	
ADR（JPY）	14,961	15,236	(276)	(1.8)%	19,227	19,402	(175)	(0.9)%
RevPAR（JPY）	14,201	14,332	(131)	(0.9)%	18,546	18,506	+40	+0.2%
Inbound Ratio	71.6%	72.8%	(1.2)%		73.2%	75.0%	(1.8)%	

Regional KPI Performance

	2026 June	2025 June	Difference	Growth Rate	2026 April–June	2025 April–June	Difference	Growth Rate
Chubu： 8 Hotels								
OCC	83.9%	82.0%	+2.0%		86.4%	84.3%	+2.1%	
ADR（JPY）	7,949	7,649	+300	+3.9%	9,596	9,330	+267	+2.9%
RevPAR（JPY）	6,673	6,272	+401	+6.4%	8,291	7,863	+429	+5.5%
Inbound Ratio	42.1%	42.1%	+0.0%		42.9%	47.6%	(4.7)%	
Kinki：15 Hotels								
OCC	81.8%	88.7%	(6.9)%		85.7%	90.8%	(5.2)%	
ADR（JPY）	8,992	11,906	(2,914)	(24.5)%	11,562	14,139	(2,577)	(18.2)%
RevPAR（JPY）	7,353	10,557	(3,203)	(30.3)%	9,905	12,842	(2,937)	(22.9)%
Inbound Ratio	55.6%	61.8%	(6.1)%		57.6%	63.7%	(6.1)%	
Chugoku/Shikoku/Kyushu：14 Hotels								
OCC	81.3%	84.5%	(3.2)%		83.8%	86.0%	(2.2)%	
ADR（JPY）	10,935	10,025	+910	+9.1%	12,089	10,933	+1,156	+10.6%
RevPAR（JPY）	8,889	8,467	+422	+5.0%	10,133	9,401	+732	+7.8%
Inbound Ratio	43.3%	41.7%	+1.6%		43.8%	43.9%	(0.2)%	

Overview of Domestic Hotel Operations

According to data released by the Japan National Tourism Organization (JNTO), the number of international visitors to Japan in June 2026 declined 6.8% year on year to 3.148 million. Although the total fell below the previous year's level, primarily due to a significant 57.3% decline in arrivals from China, 15 markets, including South Korea, Taiwan, the United States, and India, recorded their highest-ever June visitor numbers. International visitor arrivals for the first half of 2026 totaled 21.08 million, down 2.0% year on year.

Against this backdrop, amid a seasonally softer period for inbound travel demand, RevPAR at the Polaris Group's 68 comparable domestic hotels declined year on year in June 2026.

By region, RevPAR remained strong and exceeded the previous year's level in Chubu and Chugoku/Shikoku/Kyushu. In contrast, RevPAR in the Kinki region declined year on year, reflecting not only the rebound from the strong demand generated by Expo 2025 Osaka, Kansai, Japan in the previous year, but also lower lodging demand from China.

While trends in inbound demand from China and developments in the Middle East continue to warrant close monitoring, demand from countries and regions outside China has remained solid, and inbound demand has continued to diversify.

The Polaris Group believes that the stability of its revenue base has been maintained, supported by the increasing diversification of its hotel portfolio across regions, brands, and hotel formats.

Related Sites： JNTO's News

Notes

1. The aggregation includes hotels that were already in operation at the beginning of the previous financial year and continued to operate as of the end of the reported period. The figures for the previous year include those of hotels operated by Minacia Co., Ltd., which became a consolidated subsidiary in FY2025/3. The three hotels operated under the "Value the Hotel" brand, which were established as part of reconstruction support following the Great East Japan Earthquake, are excluded from the scope of aggregation.
2. OCC (Occupancy Rate): The ratio of total rooms sold to total available rooms during the relevant period.
3. ADR (Average Daily Rate): Calculated by dividing total lodging division revenue (including service charges) by total rooms sold during the relevant period.
4. RevPAR (Revenue Per Available Room): Calculated by dividing total lodging division revenue by total available rooms during the relevant period.
5. Inbound Ratio: The ratio of total foreign guests to total guests during the relevant period.
6. OCC, ADR, RevPAR and Inbound Ratio are weighted averages of the aggregated hotels.
7. OCC and Inbound Ratio are rounded to one decimal place, while ADR and RevPAR are rounded to the nearest whole number.
8. The number of aggregated hotels included in each area is indicated in parentheses next to the area name.
9. Please note that the figures and information have not been subject to auditing procedures, and therefore we do not guarantee the accuracy or completeness of individual figures or information. These figures may be subject to revision in the future.