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FOR IMMEDIATE RELEASE

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Polaris Enters into Fixed-Term Lease Reservation Agreement for Hotel Property in Gotemba, Shizuoka

Polaris' consolidated subsidiary Minacia Co., Ltd. ("Minacia") has entered into a Fixed-Term Building Lease Reservation Agreement with a third-party hotel owner for the development and operation of a hotel property in Gotemba City, Shizuoka Prefecture.

1. Background to the Reservation Agreement

Based on the growth strategy set out in its Mid-Term Management Plan 2030, the Polaris Group has been strengthening its efforts to expand its hotel operating platform by securing hotel management projects from both its sponsor, the Star Asia Group, and third-party hotel owners.

The Lessor evaluated the Polaris Group's track record and expertise in hotel operations, and discussions were ongoing toward the execution of a lease agreement. Following agreement on the terms and conditions of the lease, Minacia entered into the Reservation Agreement.

The Property is a hotel planned for development in the Higashiyama area of Gotemba City, Shizuoka Prefecture, at the foot of Mt. Fuji. It is expected to become the second hotel to operate under the "kokonoyu" sub-brand of KOKO HOTELS. In addition to a large public hot spring bath with sauna facilities, the hotel is planned to feature guestrooms with open-air baths. The hotel is designed to offer guests a stay where they can experience Japan's hot spring culture together with the unique attractions of the surrounding area.

The Property is conveniently located near the Gotemba Interchange on the Tomei Expressway, providing excellent access from Greater Tokyo and the Chubu region. The Higashiyama area of Gotemba offers a rich natural environment at the foot of Mt. Fuji and is also home to Gotemba Premium Outlets, one of Japan's largest outlet shopping destinations, as well as various cultural attractions. The area attracts numerous domestic and international visitors and is expected to see further growth in tourism demand.

Polaris believes that the Property will further accelerate the expansion of both KOKO HOTELS and kokonoyu, while contributing to the continued growth of its hotel operating platform and enhancing corporate value.

2. Overview of the Property

(1) Hotel Name:	kokonoyu Fuji Gotemba (tentative)
(2) Location:	Higashiyama, Gotemba City, Shizuoka
(3) Number of Rooms:	153 rooms (planned)

3. Overview of the Fixed-Term Building Lease Agreement

(1) Lease Term:	20 years
(2) Total lease payments:	※

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

4. Schedule

(1) Execution of the Reservation Agreement:	July 31, 2026
(2) Commencement of the Lease Agreement:	December 2028 (planned)
(3) Commencement of Hotel Operations:	March 2029 (planned)

5. Outlook

As the commencement of hotel operations at the Property is scheduled for around March 2029, the execution of the Reservation Agreement is not expected to have any impact on the Group's consolidated financial results for the current fiscal year.

Reference

For information on Polaris' hotel operating platform and hotels operated in Japan and overseas, please visit the Company's corporate website.

Hotel Operating Platform:	https://www.polaris-holdings.com/en/
Hotels in Operation (Japan & Overseas):	https://www.polaris-holdings.com/en/hotels/#operating-hotels
Upcoming Hotel Openings*:	https://www.polaris-holdings.com/en/hotels/upcoming/

* Information on upcoming hotel openings is limited to projects for which agreements have been executed and details have been publicly disclosed. As these projects are based on current plans, the details are subject to change.

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.