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FOR IMMEDIATE RELEASE

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Stock Code: 3010
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Polaris Enters into MOU for Hotel Property in Izumisano, Osaka

Polaris Holdings Co., Ltd. ("Polaris") has entered into a memorandum of understanding (MOU) with AQUA RESORT Co., Ltd. regarding a lease agreement for a hotel property to be newly developed in Izumisano City, Osaka Prefecture.

1. Background

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.

AQUA RESORT Co., Ltd. has recognized the Polaris Group's track record and growth potential in hotel operations, and the parties have entered into the MOU to proceed with discussions toward the execution of a lease agreement for the Property.

The Property is located in the Kansai International Airport area, approximately a 10-minute drive from Kansai International Airport, a major gateway to the Kansai region, and a seven-minute walk from Rinku-town Station on the JR Kansai Airport Line and Nankai Airport Line. With excellent access for both domestic and international travelers, Polaris expects the Property to capture a broad range of lodging demand.

The Property is planned to operate under the "KOKO HOTEL" brand and will feature a large public bath on the top floor overlooking Kansai International Airport and Osaka Bay. A restaurant tenant is also planned for the first floor.

Under the MOU, the lease agreement is planned to be a long-term lease with a fully variable rent structure.

2. Overview of the Property

(1) Hotel Name:	KOKO HOTEL Kansai Airport (tentative)
(2) Location:	Rinkuuoraikita, Izumisano City, Osaka
(3) Number of Rooms:	175 rooms

3. Overview of the Counterparty

(1) Name:	AQUA RESORT Co., Ltd.	
(2) Location:	3-20-6 Myojin-cho, Hachioji City, Tokyo	
(3) Representative:	Yuki Sato, Representative Director	
(4) Business Description:	Real estate business	
(5) Capital:	JPY 90 million	
(6) Established:	June 15, 2009	
(7) Relationship with Polaris	Capital relationship:	None
	Personnel relationship:	None
	Business relationship:	None
	Status as a related party:	Not applicable

4. Schedule (planned)

(1) Execution of the MOU:	August 28, 2026
(2) Execution of the Lease Agreement:	September 2027 (planned)
(3) Commencement of Hotel Operations:	October 2029 (planned)

5. Outlook

As hotel operations at the Property are scheduled to commence in October 2029, the execution of the MOU will have no impact on the Polaris 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.