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FOR IMMEDIATE RELEASE

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Polaris Enters into Reservation Agreement for Fixed-Term Building Lease in Taito-ku, Tokyo

Polaris Holdings Co., Ltd. (“Polaris”) has entered into a reservation agreement for a fixed-term building lease for an apartment-type hotel under the “KOKO HOTEL Residence” brand in Taito-ku, Tokyo, with operations scheduled to begin in May 2030.

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.

The third-party hotel owner has recognized the Polaris Group’s track record and expertise in hotel operations, and the parties have been in discussions toward the execution of a lease agreement. Having reached agreement on the lease-related terms, Polaris has now entered into the reservation agreement (the “Reservation Agreement”).

The hotel property (the “Property”) is within walking distance of Ueno Station, served by JR and Tokyo Metro lines, and Inaricho Station on the Tokyo Metro Ginza Line. The Property is planned to be operated as an apartment-type hotel under the “KOKO HOTEL Residence” brand.

The Polaris Group already has plans to open six apartment-type hotels in Taito-ku, and the Property will be the seventh. In addition, the Polaris Group currently operates four hotels in Taito-ku. By operating multiple hotels in the same area, the Polaris Group expects to improve operational efficiency and achieve economies of scale, while expanding its hotel portfolio and enhancing the brand recognition of “KOKO HOTELS.”

2. Property Overview

(1) Hotel Name:	To be determined
(2) Location:	Taito-ku, Tokyo
(3) Number of Rooms:	59 rooms (planned)

3. Overview of the Reservation Agreement

(1) Lease Term:	20 years
(2) Total Lease Payments:	Not disclosed

[Note] The lease structure consists of 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 (planned)

(1) Execution of the Reservation Agreement:	August 31, 2026
(2) Commencement of Lease:	February 2030 (planned)
(3) Commencement of Hotel Operations:	May 2030 (planned)

5. Outlook

As the commencement of hotel operations for the Property is scheduled for May 2030, the Reservation Agreement 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.