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*FOR IMMEDIATE RELEASE*

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Stock Listing: Tokyo Stock Exchange Standard Market  
Stock Code: 3010  
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## **Polaris Enters into Sale and Purchase Agreement for Hotel Property in Kobe**

Polaris Holdings Co., Ltd. (“Polaris”) has entered into a sale and purchase agreement to acquire a hotel property in Kobe, Hyogo Prefecture. Polaris plans to renovate the property following its scheduled acquisition in June 2027 and commence hotel operations in fall 2027.

### **1. Background to the Acquisition of the Property**

Based on the growth strategy set out in its Medium-Term Management Plan 2030, announced on May 13, 2026, the Polaris Group is working to enhance corporate value by improving the profitability of its existing hotels, building recurring revenue through new hotel openings, and pursuing inorganic growth through hotel investments and M&A.

During the fiscal year ended March 31, 2026, Polaris made joint investments with its sponsor, Star Asia Group, in KOKO HOTEL Osaka Namba Sennichimae and KOKO HOTEL Premier Tokyo Bay Makuhari. As part of its efforts to further increase earnings through hotel investments, Polaris has entered into a sale and purchase agreement to acquire the Property, which is located in a prime area of Kobe, Hyogo Prefecture. Following the acquisition, Polaris plans to renovate the Property to enhance its value before commencing hotel operations.

Under the owner-operator model, Polaris will both own and operate the Property. Polaris expects this model to significantly lower its break-even point and enable higher profit margins. Polaris could also realize a gain from a future sale of the Property.

The acquisition price of the Property is expected to be below the threshold for timely disclosure of acquisitions of fixed assets under the Tokyo Stock Exchange rules, which is 30% of Polaris’ consolidated net assets as of the end of the most recent fiscal year. Polaris plans to fund the acquisition with its own funds and borrowings from financial institutions.

The counterparty is a domestic business entity. As Polaris has not obtained the counterparty’s consent to disclosure, Polaris has withheld details of the counterparty and the Property, as well as the purchase price. There are no capital, personnel or business relationships between Polaris and the counterparty that require disclosure.

## 2. Schedule (Planned)

|                                                 |                         |
|-------------------------------------------------|-------------------------|
| (1) Board resolution                            | September 30, 2026      |
| (2) Execution of the Agreement:                 | September 30, 2026      |
| (3) Scheduled acquisition of the Property:      | June 30, 2027 (planned) |
| (4) Scheduled commencement of hotel operations: | Fall 2027 (planned)     |

## 3. Outlook

As shown in “2. Schedule (Planned),” the impact of the acquisition of the Property on the Polaris Group’s consolidated financial results for the current fiscal year is expected to be immaterial. Polaris is currently assessing the impact on its financial results for the next fiscal year and beyond and will promptly disclose any material matters that require disclosure.

*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.*