



December 28, 2021

FOR IMMEDIATE RELEASE

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 Representative: Atsuo Umeki, President and Representative Director  
 Stock Listing: Tokyo Stock Exchange, Second Section  
 Stock Code: 3010  
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**Polaris Closes Purchase of Central Sapporo Hotel Along with Attractive Bank Financing**

Polaris Holdings Co., Ltd. (hereinafter, “Polaris” or the "Company") announced today that Tenjin Hotel Management LLC, the Company's consolidated subsidiary, consummated a new 5-year loan agreement (hereinafter, the "Agreement") with the Tokyo Branch of Deutsche Bank AG (hereinafter, “Deutsche Bank”). The loan was in the amount of JPY2.5 billion which was used to quickly close on the opportunistic purchase of the Fino Hotel Sapporo Odori(hereinafter, "Fino Sapporo" or the “Property”).

1. Summary

Polaris completed the acquisition of the Property and is now the owner and operator of the Property consistent with the Company’s business strategy to take advantage of opportunities during the current dislocated hospitality environment. Tenjin Hotel Management LLC will utilized the JPY2.5 billion additional financing from Deutsche Bank to help generate attractive investment returns for the Company. Tenjin Hotel Management LLC will also enter into a property level asset management agreement with Star Asia Asset Advisors, an affiliate of Star Asia Group (hereinafter, "SAAA"), to manage the TBI as well as the asset manage the Property.

2. Outline of the Agreement

(i) Lender	Tokyo Branch of Deutsche Bank Aktiengesellschaft (Deutsche Bank)
(ii) Borrowing amount	JPY2.5 billion
(iii) Term	December 28, 2021 to December 30, 2026
(iv) Establishment of collateral rights	Yes

3. (4) Outline of counterparty

(i) Name	Tokyo Branch of Deutsche Bank Aktiengesellschaft (Deutsche Bank)	
(ii) Address	Sanno Park Tower, 2-11-1 Nagata-cho, Chiyoda-ku, Tokyo	
(iii) Positions and names of representatives	Representative and Manager of Tokyo Branch: Tamio Honma	
(iv) Business descriptions	Deutsche Bank's operation base in Japan Provision of foreign exchange services, cash management, overall corporate banking services including foreign trade financing, real estate financing, agent services, etc.	
(v) Date of establishment	June 22, 1971	
(vi) Relationship between the Company and this company	Capital relationship	Not applicable
	Human relationship	Not applicable

	Business relationship	Not applicable
	Applicability to related parties	Not applicable

4. Schedule

(i) Date of agreement	Dec 24, 2021
(ii) Implementation date of the borrowing	Dec 28, 2021

5. Outlook

The Group has decided to postpone disclosure of its consolidated forecast due to the current difficulty of reasonably forecasting the impact of the COVID-19 pandemic on the Group's business activities in the fiscal year ending March 31, 2022. The Group will promptly announce the forecast as soon as disclosure becomes possible.

*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.*