

FOR IMMEDIATE RELEASE

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Hotel Performance (June 2025)

Polaris Holdings Co., Ltd. (hereinafter referred to as “Polaris”) has announced the June 2025 operating performance for hotels managed by the Polaris Group (excluding overseas hotels). The lodging division’s key metrics - Occupancy Rate (OCC), Average Daily Rate (ADR), Revenue per Available Room (RevPAR) and Inbound Ratio - are detailed below. For historical performance data, please visit our website: https://www.polaris-holdings.com/en/ir_performance/

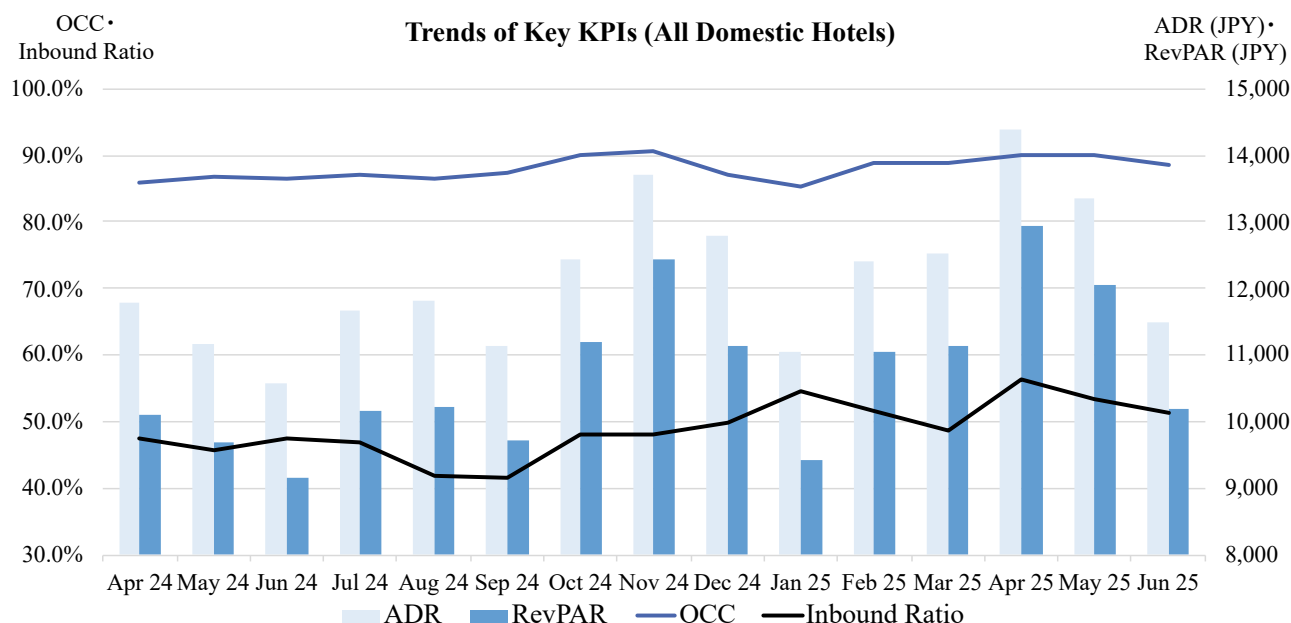
1. All Domestic Hotels

	Current Month June 2025	Same Month Last Year June 2024	Difference	Growth Rate	Current FY From Apr 2025 To Jun 2025	Previous FY From Apr 2024 To Jun 2024	Difference	Growth Rate
Total 66 Hotels								
OCC	88.5%	86.5%	+2.1%		89.6%	86.3%	+3.2%	
ADR (JPY)	11,499	10,585	+914	+8.6%	13,093	11,179	+1,915	+17.1%
RevPAR (JPY)	10,180	9,152	+1,028	+11.2%	11,725	9,652	+2,073	+21.5%
Inbound Ratio	51.4%	47.3%	+4.0%		53.8%	46.8%	+7.0%	

2. Overview of Operations

According to statistics on inbound foreign visitors to Japan published by the Japan National Tourism Organization, the number of inbound visitors in June 2025 reached 3,377,800, representing a 7.6% increase compared to the same month of the previous year, marking a record high for June.

Against this backdrop, the RevPAR of all domestic hotels operated by the Polaris group increased by 11.2% year-on-year. Overall, robust inbound demand continued, and the ratio of inbound guests rose across all geographic areas compared to the same month of the previous year. And with the exception of the Tohoku and Hokuriku-Shinetsu regions, RevPAR also increased in all areas. In particular, the Kinki region (Osaka) benefited from strong accommodation demand related to the EXPO 2025 world fair. The Osaka based hotels were up strongly with a 37.0% year-on-year increase in RevPAR.



3. Domestic Hotels by Area

	Current Month June 2025	Same Month Last Year June 2024	Difference	Growth Rate	Current FY From Apr 2025 To Jun 2025	Previous FY From Apr 2024 To Jun 2024	Difference	Growth Rate
Hokkaido (7 Hotels)								
OCC	93.4%	93.1%	+0.3%		88.0%	82.9%	+5.1%	
ADR (JPY)	12,006	10,257	+1,749	+17.1%	9,698	8,046	+1,652	+20.5%
RevPAR (JPY)	11,212	9,545	+1,667	+17.5%	8,535	6,673	+1,861	+27.9%
Inbound Ratio	28.3%	21.4%	+6.9%		27.0%	22.3%	+4.7%	
Tohoku / Hokuriku Shinetsu (6 Hotels)								
OCC	85.7%	86.7%	-1.0%		88.5%	87.2%	+1.3%	
ADR (JPY)	7,965	8,172	-206	-2.5%	9,063	8,964	+100	+1.1%
RevPAR (JPY)	6,826	7,086	-260	-3.7%	8,022	7,815	+207	+2.6%
Inbound Ratio	24.1%	18.0%	+6.0%		30.7%	23.4%	+7.3%	
Kanto (18 Hotels)								
OCC	94.0%	94.3%	-0.3%		95.3%	94.8%	+0.5%	
ADR (JPY)	15,310	15,206	+104	+0.7%	19,476	16,854	+2,622	+15.6%
RevPAR (JPY)	14,384	14,333	+51	+0.4%	18,563	15,983	+2,580	+16.1%
Inbound Ratio	72.8%	68.9%	+3.9%		75.0%	67.1%	+7.9%	
Chubu (6 Hotels)								
OCC	82.6%	78.1%	+4.4%		86.0%	79.4%	+6.6%	
ADR (JPY)	8,156	7,381	+775	+10.5%	9,962	8,242	+1,720	+20.9%
RevPAR (JPY)	6,733	5,767	+966	+16.8%	8,569	6,546	+2,022	+30.9%
Inbound Ratio	49.2%	43.5%	+5.7%		54.1%	38.8%	+15.3%	
Kinki (15 Hotels)								
OCC	88.5%	83.8%	+4.7%		90.6%	85.5%	+5.1%	
ADR (JPY)	11,577	8,929	+2,648	+29.7%	13,628	10,064	+3,564	+35.4%
RevPAR (JPY)	10,248	7,480	+2,768	+37.0%	12,354	8,608	+3,746	+43.5%
Inbound Ratio	58.6%	56.4%	+2.2%		60.9%	56.5%	+4.4%	
Chugoku / Shikoku / Kyusyu (14 Hotels)								
OCC	84.5%	80.9%	+3.5%		86.0%	83.3%	+2.7%	
ADR (JPY)	10,037	9,441	+596	+6.3%	10,942	9,821	+1,121	+11.4%
RevPAR (JPY)	8,478	7,640	+838	+11.0%	9,409	8,184	+1,225	+15.0%
Inbound Ratio	41.7%	39.1%	+2.5%		43.9%	37.8%	+6.1%	

- (Note 1) The aggregation includes hotels that were already in operation as of April 2024 and continued to operate as of the end of last month. The figures for the previous fiscal year incorporate data from hotels operated by Minacia Co., Ltd., which became a consolidated subsidiary in the fiscal year ending March 2025. Four hotels under the “Value The Hotel” brand, established to support community recovery efforts following the Great East Japan Earthquake, are excluded from the scope of this aggregation.
- (Note 2) OCC (Occupancy Rate): The ratio of total rooms sold to total available rooms during the target period.
- (Note 3) ADR (Average Daily Rate): Calculated by dividing total lodging division revenue (including service charges) by total rooms sold during the target period.
- (Note 4) RevPAR (Revenue Per Available Room): Calculated by dividing total lodging division revenue by total available rooms during the target period.
- (Note 5) Inbound Ratio: The ratio of total foreign guests to total guests during the target period.
- (Note 6) OCC, ADR, RevPAR and Inbound Ratio are weighted averages of the aggregated hotels.
- (Note 7) OCC and Inbound Ratio are rounded to two decimal places, ADR and RevPAR to one decimal place.
- (Note 8) The number of aggregated hotels included in each area is indicated in parentheses next to the area name.
- (Note 9) Please note that the figures and information have not been subject to auditing procedures, and therefore we do not guarantee the accuracy or completeness of individual figures or information. These figures may be subject to revision in the future.

Reference:

For hotels owned by Star Asia Real Estate Investment Corporation, a member of the Star Asia Group - our sponsor - and operated by our group, the monthly operating status is disclosed on the Star Asia Real Estate Investment Corporation website. Please refer to their website for further details: <https://starasia-reit.com/ja/ir/index.html>

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