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FOR IMMEDIATE RELEASE

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Polaris Adds Another Third-Party Hotel With New Takamatsu Property

Polaris Holdings Co., Ltd. (hereinafter referred to as “the Company”) announced today that Minacia Co., Ltd. (hereinafter referred to as “Minacia”), a subsidiary of the Company, has agreed to execute a reservation agreement for lease (hereinafter referred to as the “Lease Reservation Agreement”) with JA Mitsui Leasing Building Co., Ltd. (hereinafter referred to as “JA Mitsui Leasing Building”) for a new hotel property (hereinafter referred to as the “Property”) to be constructed in Takamatsu city, Kagawa prefecture.

1. Execution of the Lease Reservation Agreement

(1) Background leading to the execution

As part of our overall growth strategy, Polaris Group has been strengthening the acquisition of hotel management contracts from both our sponsor, Star Asia Group, and from third-party hotel owners. Once again, this time, JA Mitsui Leasing Building, a third-party hotel owner, highly valued our track record in hotel management and agreed to enter into a Lease Reservation Agreement for a hotel to be developed in Takamatsu City, Kagawa Prefecture.

The fixed-term building lease agreement (hereinafter referred to as the “Lease Agreement”) to be concluded pursuant to the Lease Reservation Agreement, is expected to be a long-term lease based on a combination of fixed and variable rents. With this agreement, Polaris Group will secure long-term management opportunities while further strengthening its earnings structure by realizing a mid-risk, mid-return type of profitable hotel operations. The Property is a convenient 3-minute walk from Kotoden Kawaramachi Station, right in the center of Takamatsu City. This area is full of retail and dining establishments and also offers close access to the Takamatsu Chuo Shopping Street (Marugame Dome) which is one of Japan’s top three longest arcades at over 2.7 km. The shopping arcade also features Japan’s first full-scale dome, which creates a vibrant and attractive atmosphere for entertainment.

Polaris Group already operates the “KOKO HOTEL Takamatsu” nearby and with the addition of this new Property, we expect to further develop synergies in sales and operations within the same area.

The Property is scheduled to be operated under the “KOKO HOTEL” brand. Following the commencement of operations at this hotel, the total number of rooms operated by our group is expected to reach 107 hotels and 15,681 rooms (including rooms scheduled to open). This will further expand our operating platform and continue to enhance the medium- to long-term corporate value of Polaris Group.

(2) Outline of the Lease Agreement

(i) Agreement parties	Minacia, JA Mitsui Leasing Building Co., Ltd.
(ii) Hotel Name	KOKO HOTEL Takamatsu Kawaramachi Station (tentative)
(iii) Location	1-9, Tokiwacho, Takamatsu City, Kagawa
(iv) Number of rooms	165 rooms (Scheduled)
(v) Agreement period	20 years
(vi) Total lease payments	*

* The lease payments are structured as a combination of fixed rent and variable rent determined by the performance of the hotel operation, the Company is unable to reasonably predict the specific amount and as such, refrains from disclosing the amount of the rent.

(3) Outline of the Counterparty

(i) Name	JA Mitsui Leasing Building Co., Ltd.	
(ii) Location	13-1, Ginza 8-chome, Chuo-ku, Tokyo, Japan	
(iii) Job title and name of representative	Masaki Kudo, President and Representative Director	
(iv) Description of business	Real estate leasing, sales, brokerage, intermediation, and management	
(v) Share capital	JPY 110 million (as of March 31, 2025)	
(vi) Date of establishment	March 22, 1995	
(vii) Total Assets	JPY 467,005 million (as of March 31, 2025)	
(viii) Major Shareholder and Shareholding Ratio	JA Mitsui Leasing, Ltd. (100%)	
(ix) Relationship between the Company and subject company	Capital relationship	There are no relationships to be specifically noted.
	Personnel relationship	There are no relationships to be specifically noted
	Business relationship	There are no relationships to be specifically noted.
	Status as a Related party	JA Mitsui Leasing Building does not fall under the category of related party.

(4) Outline of Minacia

(i) Name	Minacia Co., Ltd.
(ii) Location	3F Fuundo Building, 1-2 Kanda Ogawamachi, Chiyoda-ku, Tokyo
(iii) Job title and name of representative	President and Representative Director, Kazuyoshi Shimojima
(iv) Description of business	Hotel business
(v) Share capital	JPY 3 million

2. Schedule (Planned)

(i) Execution of Lease Reservation Agreement	September 26, 2025
(ii) Execution of the Lease Agreement	Around summer 2028
(iii) Start of Hotel Operation	Around summer 2028

3. Outlook

With the execution of the Lease Reservation Agreement, the parties will discuss to conclude the Lease Agreement for the Property. Since the Property is scheduled to start operations in the summer of 2028, the execution of the Lease Reservation Agreement will have no impact on the current fiscal year's financial results.

Reference

■Status of the Company's Operating Platform

Classification		Number of hotels	Number of rooms
In operation	Domestic	78 hotels	11,715 rooms
	Overseas	14 hotels	2,453 rooms
New openings scheduled	Domestic	15 hotels	1,513 rooms
Total		107 hotels	15,681 rooms

■List of the New Hotels to Be Operated by Polaris Group

Opening Period	Hotel Name	Location	Number of rooms	Start of Hotel Operation
March 2026 Term	yugen kyoto shijo	Shimogyo-ku, Kyoto-shi, Kyoto	58 rooms	September 2025
March 2027 Term	KOKO HOTEL Premier Tokyo Bay Makuhari	2, Hibino, Mihama-ku, Chiba-shi, Chiba	301 rooms	Spring 2026
	KOKO HOTEL Sendai Station Central	4, Chuo, Aoba-ku, Sendai-shi, Miyagi	117 rooms	May 2026
	KOKO HOTEL Residence Oshiage (tentative)	1, Oshiage, Sumida-ku, Tokyo	25 rooms	July 2026
March 2028 Term	KOKO HOTEL Naha Maejima (tentative)	3, Maejima, Naha-shi, Okinawa	132 rooms	Spring 2027
	KOKO HOTEL Residence Kita-Ueno (tentative)	Kita-Ueno, Taito-ku, Tokyo	39 rooms	Spring 2027
	KOKO HOTEL Mito Ekimae (Tentative)	Mito City, Ibaraki	136 rooms	May 2027
	KOKO HOTEL Residence Kumamoto Kamitori (tentative)	5-23 Kamitoricho, Chuo-ku, Kumamoto-shi, Kumamoto	29 rooms	June 2027
	KOKO HOTEL Residence Ueno Shin-Okachimachi I (tentative)	1, Higashi Ueno, Taito-ku, Tokyo	52 rooms	Summer 2027
	KOKO HOTEL Residence Ueno Shin-Okachimachi II (tentative)	3, Taito, Taito-ku, Tokyo	52 rooms	Fall 2027
	KOKO HOTEL Residence Honjo-Azumabashi (tentative)	3, Azumabashi, Sumida-ku, Tokyo	45 rooms	February 2028
	KOKO HOTEL Residence Tokyo Kyobashi (tentative)	3, Kyobashi, Chuo-ku, Tokyo	36 rooms	February 2028
March 2029 Term	KOKO HOTEL Omori Station	2, Sanno, Ota-ku, Tokyo	153 rooms	Spring 2028
	KOKO HOTEL Premier Naha (tentative)	Naha-shi, Okinawa	173 rooms	Summer 2028
	<u>KOKO HOTEL Takamatsu Kawaramachi Station (tentative)</u>	<u>1-9, Tokiwacho, Takamatsu-shi, Kagawa</u>	<u>165 rooms</u>	<u>Summer 2028</u>

* The hotels to be opened listed above are based on current plans and subject to change in the future.

■List of Operating Hotels (Domestic)

KOKO HOTEL

Hotel Name	Location	Number of rooms
KOKO HOTEL Sapporo Station	3-3-10, Kita 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido 060-0001, Japan	224 rooms
KOKO HOTEL Sapporo Odori	6-8-1, Minami 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido 060-0061, Japan	145 rooms
KOKO HOTEL Sendai Kotodai Park	2-15-10, Honmachi, Aoba-ku, Sendai-shi, Miyagi 980-0014, Japan	230 rooms
KOKO HOTEL Sendai Station West	3-8-27, Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan	170 rooms
KOKO HOTEL Sendai Station South	4-7-1 Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan	190 rooms
KOKO HOTEL Ginza 1-chome	1-9-5, Ginza, Chuo-ku, Tokyo 104-0061, Japan	305 rooms
KOKO HOTEL Tsukiji Ginza	6-8-8, Tsukiji, Chuo-ku, Tokyo 104-0045, Japan	188 rooms
KOKO HOTEL Shimbashi Onarimon	6-20-8, Shimbashi, Minato-ku, Tokyo 105-0004 Japan	93 rooms
KOKO HOTEL Tokyo Nishikasai	6, Nishikasai, Edogawa-ku, Tokyo	184 rooms
KOKO HOTEL Residence Asakusa Kappabashi	3-24-2, Nishiasakusa, Taito-ku, Tokyo 111-0035, Japan	42 rooms
KOKO HOTEL Residence Asakusa Tawaramachi	2-8-12, Kotobuki, Taito-ku, Tokyo 111-0042, Japan	47 rooms
KOKO HOTEL Premier Nihonbashi Hamacho	2-30-4, Nihonbashi Hamacho, Chuo-ku, Tokyo 103-0007, Japan	223 rooms
KOKO HOTEL Yokohama Tsurumi	4, Tsurumichuo, Tsurumi-ku, Yokohama-shi, Kanagawa	185 rooms
KOKO HOTEL Premier Kanazawa Korinbo	1-2-16, Korinbo, Kanazawa-shi, Ishikawa 920-0961, Japan	207 rooms
KOKO HOTEL Hida Takayama	2-51, Hatadacho, Takayama City, Gifu 506-0008 Japan	139 rooms
KOKO HOTEL Numazu Inter	275, Ashitaka, Numazu-shi, Shizuoka	151 rooms
KOKO HOTEL Numazu Station	7, Takashima-cho, Numazu-shi, Shizuoka	92 rooms
KOKO HOTEL Nagoya Sakae	3-15-21 Nishiki, Naka-ku, Nagoya-shi, Aichi 460-0003, Japan	204 rooms
KOKO HOTEL Kyoto Sanjo	407-6, Wakuni-cho, Sakyo Ward, Kyoto City, Kyoto, 606-8363 Japan	88 rooms
KOKO HOTEL Kyoto Shijo Karasuma	319, Takatsuji-dori Karasuma Nishiiru Honeya-cho, Kyoto City, Shimogyo Ward, Kyoto 600-8425 Japan	78 rooms
KOKO HOTEL Residence Kyoto Nijo Castle	724 Shimomatsuyacho, Kamanza-dori Oike-agaru, Nakagyo-ku, Kyoto-shi, Kyoto 604-0034, Japan	36 rooms
KOKO HOTEL Osaka Namba Ebisucho	5-8-25, Nippombashi, Naniwa-ku, Osaka-shi, Osaka 556-0005, Japan	100 rooms

KOKO HOTEL Osaka Shinsekai	3-6-16, Ebisu Higashi, Naniwa-ku, Osaka-shi, Osaka 556-0002 Japan	128 rooms
KOKO HOTEL Osaka Shinsaibashi	3-3-17 Minamisenba, Chuo-ku, Osaka-shi, Osaka 542-0081, Japan	211 rooms
KOKO HOTEL Osaka Nanba Sennichimae	1-3-7, Sennichimae, Chuo-ku, Osaka-shi, Osaka	320 rooms
KOKO HOTEL Kobe Sannomiya	63, Naniwamachi, Chuo-ku, Kobe-shi, Hyogo 650-0035, Japan	141 rooms
KOKO HOTEL Hiroshima Station	10-3, Kyobashicho, Minami-ku, Hiroshima-shi, Hiroshima 732-0828, Japan	250 rooms
KOKO HOTEL Takamatsu	2-2-3, Kawaramachi, Takamatsu City, Kagawa 760-0052 Japan	132 rooms
KOKO HOTEL Fukuoka Tenjin	1-22-14, Imaizumi, Chuo-ku, Fukuoka-shi, Fukuoka 810-0021, Japan	159 rooms
KOKO HOTEL Premier Kumamoto	3-20, Sakuramachi, Chuo-ku, Kumamoto-shi, Kumamoto 860-0805, Japan	205 rooms
KOKO HOTEL Kagoshima Tenmonkan	4-24, HigashiSengokucho, Kagoshima-shi, Kagoshima 892-0842, Japan	295 rooms

Best Western

Hotel Name	Location	Number of rooms
Best Western PLUS Hotel Fino Chitose	3-13, Chiyodacho, Chitose-shi, Hokkaido 066-0062, Japan	154 rooms
Best Western Hotel Fino Tokyo Akasaka	3-7-12, Akasaka, Minato-ku, Tokyo 107-0052, Japan	87 rooms
Best Western Hotel Fino Shin-Yokohama	2-2-11, Shin-yokohama, Kohoku-ku, Yokohama-shi, Kanagawa 222-0033, Japan	108 rooms
Best Western Plus Nagoya Sakae	4-6-1, Sakae, Naka-Ku, Nagoya-shi, Aichi 460-0008, Japan	143 rooms
KAYA Kyoto Nijo Castle, BW Signature Collection by Best Western	50, Daimonjicho, Marutamachi-Sagaru Aburanokouji-dori, Nakagyo-ku, Kyoto-shi, Kyoto 604-0071, Japan	57 rooms
SureStay PLUS Hotel by Best Western Shin-Osaka	2-11-21, Nishi-nakajima, Yodogawa-ku, Osaka-shi, Osaka 532-0011, Japan	108 rooms
Best Western Osaka Tsukamoto	2-21-9, Tsukamoto, Yodogawa-ku, Osaka-shi, Osaka 532-0026, Japan	105 rooms
Best Western PLUS Hotel Fino Osaka Kitahama	1-7-17, Imabashi, Chuo-ku, Osaka-shi, Osaka 541-0042, Japan	129 rooms
Best Western Hotel Fino Osaka Shinsaibashi	1-2-19, Higashi-shinsaibashi, Chuo-ku, Osaka-shi, Osaka 542-0083, Japan	179 rooms
Best Western PLUS Fukuoka Tenjin-minami	3-13-19, Haruyoshi, Chuo-ku, Fukuoka-shi, Fukuoka 810-0003, Japan	236 rooms

VALUE THE HOTEL

Hotel Name	Location	Number of rooms
VALUE THE HOTEL Sendai Natori	555-1, Sengarita, Kamiyoden, Natori-shi, Miyagi 981-1222 Japan	314 rooms
VALUE THE HOTEL Ishinomaki	3-15-37, Minaminakasato, Ishinomaki-shi, Miyagi 986-0814 Japan	82 rooms
VALUE THE HOTEL Higashimatsushima Yamoto	215, Yachi, Komatsu, Higashimatsushima-shi, Miyagi 981-0504 Japan	407 rooms
VALUE THE HOTEL Naraha Kidoekimae	7-1, Issyotaira, Yamadaoka, Naraha-machi, Futaba-gun, Fukushima 979-0513 Japan	107 rooms

Hotel Wing International

Hotel Name	Location	Number of rooms
Hotel Wing International Asahikawa Station	7-3112, Miyashita-dori, Asahikawa City, Hokkaido 070-0030 Japan	260 rooms
Hotel Wing International Sapporo Susukino	2-2, Minami 6-jo Nishi 6-chome, Chuo-ku, Sapporo, Hokkaido 064-0806 Japan	165 rooms
Hotel Wing International Tomakomai	5-7-1, Omotemachi, Tomakomai City, Hokkaido 053-0022 Japan	182 rooms
Hotel Wing International Chitose	2-2-10, Chiyoda-cho, Chitose City, Hokkaido 066-0062 Japan	152 rooms
Hotel Wing International Sukagawa	36-1, Nakamachi, Sukagawa City, Fukushima 962-0845 Japan	106 rooms
Hotel Wing International Hitachi	1-5-12, Saiwai-cho, Hitachi City, Ibaraki 317-0073 Japan	67 rooms
Hotel Wing International Kashima	1-24-1, Onohara, Kamisu City, Ibaraki 314-0144 Japan	134 rooms
Hotel Wing International Premium Tokyo Yotsuya	3-14-1, Yotsuya, Shinjuku-ku, Tokyo 160-0004 Japan	185 rooms
Hotel Wing International Ikebukuro	3-10-7, Higashiikebukuro, Toshima-ku, Tokyo 170-0013 Japan	90 rooms
Hotel Wing International Select Ikebukuro	3-7-1, Higashiikebukuro, Toshima-ku, Tokyo 170-0013 Japan	152 rooms
Hotel Wing International Korakuen	1-25-11, Hongo, Bunkyo-ku, Tokyo 113-0033 Japan	114 rooms
Hotel Wing International Select Ueno Okachimachi	2-18-4, Higashiueno, Taito-ku, Tokyo 110-0015 Japan	141 rooms
Hotel Wing International Select Asakusa Komagata	2-7-5, Komagata, Taito-ku, Tokyo 111-0043 Japan	69 rooms
Hotel Wing International Tokyo Akabane	1-39-17, Akabanenishi, Kita-ku, Tokyo 115-0055 Japan	109 rooms
Hotel Wing International Shonan Fujisawa	109-5, Fujisawa, Fujisawa City, Kanagawa 251-0052 Japan	80 rooms

Hotel Wing International Sagami-hara	5-1-30, Kamimizo, Chuo-ku, Sagami-hara-shi, Kanagawa 252-0243 Japan	130 rooms
Hotel Wing International Shizuoka	11-1, Nanamacho, Aoi Ward, Shizuoka City, Shizuoka 420-0035 Japan	186 rooms
Hotel Wing International Premium Kanazawa Station	8-13, Horikawa Shinmachi, Kanazawa City, Ishikawa 920-0849 Japan	121 rooms
Hotel Wing International Nagoya	1-4-11, Nishiki, Naka Ward, Nagoya City, Aichi 460-0003 Japan	224 rooms
Hotel Wing International Select Nagoya Sakae	3-12-23-2 Sakae, Naka-ku, Nagoya City, Aichi 460-0008 Japan	120 rooms
Hotel Wing International Select Osaka Umeda	8-4 Kamiyamacho, Kita-ku, Osaka City, Osaka 530-0026 Japan	138 rooms
Hotel Wing International Select Higashiosaka	2-1-2, Nagatahigashi, Higashi-Osaka City, Osaka 577-0012 Japan	132 rooms
Hotel Wing International Kobe Shin-Nagata Station	5-1-1 Wakamatsucho, Nagata Ward, Kobe City, Hyogo 653-0038 Japan	133 rooms
Hotel Wing International Himeji	670 Watamachi, Himeji City, Hyogo 0921-132 Japan	111 rooms
Hotel Wing International Shimonoseki	3-11-2, Takezakicho, Shimonoseki City, Yamaguchi 750-0025 Japan	101 rooms
Hotel Wing International Select Hakata Station	3-22-19, Hakataekimae, Hakata-ku, Fukuoka City, Fukuoka 812-0011 Japan	213 rooms
Hotel Wing International Hakata Shinkansenguchi	1-17-17, Hakataeki Higashi, Hakata-ku, Fukuoka City, Fukuoka 812-0013 Japan	109 rooms
Hotel Wing International Select Kumamoto	2-13, Suidocho, Chuo-ku, Kumamoto City, Kumamoto 860-0844 Japan	152 rooms
Hotel Wing International Yatsushiro, Kumamoto	23-1, Asahi Chuo-dori, Yatsushiro City, Kumamoto 866-0844 Japan	130 rooms
Hotel Wing International Miyakonojo	35-10, Kitaharacho, Miyakonojo City, Miyazaki 885-0024 Japan	93 rooms
Hotel Wing International Fukuoka	48-5, Showa-cho, Izumi City, Kagoshima 899-0202 Japan	108 rooms

Other Brands

Hotel Name	Location	Number of rooms
Hotel Futari Komorebi	3594-809, Usami Aza-Tomita, Ito-shi, Shizuoka, Japan	10 rooms
Tenza Hotel Hakata Station	2-5-33, Hakata Station East, Hakata Ward, Fukuoka City, Fukuoka 812-0013 Japan	120 rooms

■List of Operating Hotels (Overseas)

Hotel Name	Location	Number of rooms
Red Planet Davao	J.P. Laurel Avenue Davao City 8000 Philippines	155 rooms
Red Planet Manila Ortigas	Lot 5, Block 4, Shaw Boulevard Pasig 1600 Philippines	182 rooms
Red Planet Aurora Boulevard	Corner of Aurora Boulevard and Stanford Street, Cubao, Quezon City	167 rooms
Red Planet Manila Aseana City	Lot 38 Block 2, Bradco Avenue, Paranaque City 1700, Philippines	200 rooms
Red Planet Manila Amorsolo	99 Urban Avenue, Brgy. Pio Del Pilar, Makati City 1230, Philippines	189 rooms
Red Planet Angeles City	Don Juico Avenue, Malabanas, Angeles City, Pampanga 2009, Philippines	165 rooms
Red Planet Cebu	36 Archbishop Reyes Avenue, Cebu City 6000, Philippines	150 rooms
Red Planet Manila Mabini	1740 A. Mabini St., Malate Manila 1004 Philippines	167 rooms
Red Planet Manila Bay	Corner of Arquiza and Alhambra St., Ermita, Manila 0930, Philippines	150 rooms
Red Planet Manila Binondo	251-61 Juan Luna St., Binondo, Manila 1006, Philippines	171 rooms
Red Planet Manila Makati	E. Mercado Corner F. Calderon St., Kalayaan Avenue, Barangay Poblacion, Makati City 1210, Philippines	213 rooms
Red Planet Cagayan de Oro	C.M. Recto Avenue, Cagayan de Oro City 9000, Philippines	159 rooms
Red Planet Quezon Timog	100 Timog Avenue Barangay Sacred Heart Quezon City 1100, Philippines	140 rooms
Red Planet BGC The Fort	10th Avenue corner 40th Street, Bonifacio Global City, Taguig 1630	245 rooms

End

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.