

FOR IMMEDIATE RELEASE

Company Name: Polaris Holdings Co., Ltd.
Representative: TAGUCHI, Yohei, President & CEO
Stock Listing: Tokyo Stock Exchange Standard Market
Stock Code 3010
Inquiries: HOSONO, Satoshi, Director & CFO
TEL: +81 3 5822 3010

Polaris to Further Expand its Portfolio by Operating New Hotel in Nara City, Nara

Polaris Holdings Co., Ltd. announced today that it has executed a Memorandum of Understanding with AQUA RESORT Co., Ltd. in relation to the execution of a lease agreement for a hotel property to be newly constructed in Nara City, Nara.

1. Background leading to the MOU

As part of the growth strategy outlined in the medium-term management plan, the Polaris Group has been proactively undertaking new hotel management projects from both Star Asia Group and other third-party hotel owners to expand the operational platform.

AQUA RESORT highly values both the hotel performance and growth potential of Polaris Group and decided to execute the MOU and proceed discussions to conclude the Lease Agreement of the Property planned to be constructed in Nara City, Nara. The Lease Agreement will be long-term based on a fully variable rent structure and will secure a long-term management opportunity for Polaris Group as well as mitigate downside risk in the hotel operations.

The Property is located within walking distance of JR Nara Station, with close proximity to the historic Sanjo Street, which is home to a variety of shops and restaurants. In addition, the Property offers convenient access—either on foot or within a short travel time—to major tourist destinations such as Nara Park, Todai-ji Temple, Kofuku-ji Temple, and the Naramachi area. The hotel is ideally located for both domestic and international travelers.

This will be the first hotel operated by the Polaris Group in Nara Prefecture.

The Property is scheduled to be operated under a new lifestyle hotel brand newly launched by the Polaris Group, as announced in its press release dated November 4 regarding the execution of a fixed-term building lease reservation agreement for a hotel property in Hiroshima City.

The hotel will feature an average room size of approximately 25 square meters, which is larger than that of typical limited-service hotels, enabling flexible accommodation for both domestic leisure and inbound demand. In addition, the hotel will adopt distinctive designs in its FF&E (furniture, fixtures, and equipment) and interior design and will be equipped with enhanced ancillary facilities such as a restaurant, rooftop bar, and fitness gym, thereby differentiating it from other hotels. Following the start of operations, the total number of rooms under management is anticipated to reach 16,041 (including scheduled rooms).

2. Outline of the Property

| | |
|-----------------------|---------------------------|
| (i) Hotel Name | To be determined |
| (ii) Location | Sanjo-cho, Nara-shi, Nara |
| (iii) Number of rooms | 138 rooms (Scheduled) |

3. Outline of the Counterparty

| | | |
|--|---|---|
| (i) Name | AQUA RESORT Co, Ltd. | |
| (ii) Location | 3-20-6 Myojin-cho, Hachioji City, Tokyo | |
| (iii) Job title and name of representative | Hiroki Sato, Representative Director | |
| (iv) Description of business | Real estate business | |
| (v) Share capital | JPY 90 million | |
| (vi) Date of establishment | June 15, 2009 | |
| (vii) 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 | The Counterparty does not fall under the category of related party. |

4. Schedule (Planned)

| | |
|---------------------------------------|-------------------|
| (i) Execution of the MOU | December 26, 2025 |
| (ii) Execution of the Lease Agreement | March 2026 |
| (iii) Start of Hotel Operation | Spring 2028 |

5. Outlook

Following the execution of the MOU, the parties will proceed with discussions toward the execution of the Lease Agreement and the opening of the hotel.

As the hotel is scheduled to commence operations in Spring 2028, the execution of the MOU is expected to have no impact on the consolidated financial results for the current fiscal year.

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.

Reference

■Status of the Company's Operating Platform

| Classification | | Number of hotels | Number of rooms |
|------------------------|----------|-------------------|---------------------|
| In operation | Domestic | 78 hotels | 11,665 rooms |
| | Overseas | 14 hotels | 2,453 rooms |
| New openings scheduled | Domestic | 17 hotels | 1, 923 rooms |
| Total | | 109 hotels | 16,041 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 2027 Term | KOKO HOTEL Sendai Station Central | 4, Chuo, Aoba-ku, Sendai-shi, Miyagi | 117 rooms | May 2026 |
| | KOKO HOTEL Premier Tokyo Bay Makuhari | 2, Hibino, Mihama-ku, Chiba-shi, Chiba | 301 rooms | June 2026 |
| | KOKO HOTEL Residence Oshiage (tentative) | 1, Oshiage, Sumida-ku, Tokyo | 25 rooms | July 2026 |
| | KOKO HOTEL Residence Kita-Ueno (tentative) | Kita-Ueno, Taito-ku, Tokyo | 39 rooms | February 2027 |
| | KOKO HOTEL Naha Maejima (tentative) | 3, Maejima, Naha-shi, Okinawa | 132 rooms | March 2027 |
| March 2028 Term | KOKO HOTEL Residence Kumamoto Kamitori-cho (tentative) | 5-23 Kamitoricho, Chuo-ku, Kumamoto-shi, Kumamoto | 29 rooms | June 2027 |
| | kokonoyu Beppu | Noguchi Nakamachi, Beppu-Shi, Oita | 150 rooms | July 2027 |
| | KOKO HOTEL Mito Station (tentative) | Mito-Shi, Ibaraki | 136 rooms | September 2027 |
| | KOKO HOTEL Residence Ueno Shin-Okachimachi I (tentative) | 1, Higashi Ueno, Taito-ku, Tokyo | 52 rooms | October 2027 |
| | KOKO HOTEL Residence Tokyo Kyobashi (tentative) | 3, Kyobashi, Chuo-ku, Tokyo | 36 rooms | December 2027 |
| | KOKO HOTEL Residence Ueno Shin-Okachimachi II (tentative) | 3, Taito, Taito-ku, Tokyo | 52 rooms | February 2028 |
| | KOKO HOTEL Residence Honjo-Azumabashi (tentative) | 3, Azumabashi, Sumida-ku, Tokyo | 45 rooms | March 2028 |
| March 2029 Term | <u>Nara-shi, Sanjo-cho Hotel (tentative)</u> | <u>Sanjo-cho, Nara-shi, Nara</u> | <u>138 rooms</u> | <u>Spring 2028</u> |
| | Naha Kencho-mae Hotel (tentative) | Naha-shi, Okinawa | 173 rooms | August 2028 |
| | KOKO HOTEL Takamatsu Kawaramachi Station (tentative) | 1-9, Tokiwacho, Takamatsu-shi, Kagawa | 165 rooms | September 2028 |
| | KOKO HOTEL Omori Station | 2, Sanno, Ota-ku, Tokyo | 153 rooms | November 2028 |

| Opening Period | Hotel Name | Location | Number of rooms | Start of Hotel Operation |
|-----------------|---------------------------------------|---|-----------------|--------------------------|
| March 2030 Term | Hiroshima Inari-cho Hotel (tentative) | 4, Inari-machi, Minami-ku, Hiroshima Shi, Hiroshima | 180 rooms | April 2029 |

* The hotels to be opened listed above are based on current plans and subjects 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 Sapporo Susukino | 2-2, Minami 6-jo Nishi 6-chome, Chuo-ku, Sapporo, Hokkaido 064-0806 Japan | 165 rooms |
| KOKO STAY Chitose | 2-2-10, Chiyoda-cho, Chitose City, Hokkaido 066-0062 Japan | 152 rooms |
| KOKO HOTEL Sendai Station South | 4-7-1 Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan | 190 rooms |
| KOKO HOTEL Sendai Station West | 3-8-27, Chuo, Aoba-ku, Sendai-shi, Miyagi 980-0021, Japan | 170 rooms |
| KOKO HOTEL Sendai Kotodai Park | 2-15-10, Honmachi, Aoba-ku, Sendai-shi, Miyagi 980-0014, Japan | 230 rooms |
| KOKO STAY Sukagawa | 36-1, Nakamachi, Sukagawa City, Fukushima 962-0845 Japan | 106 rooms |
| KOKO STAY Hitachi | 1-5-12, Saiwai-cho, Hitachi City, Ibaraki 317-0073 Japan | 67 rooms |
| KOKO HOTEL Premier Nihonbashi Hamacho | 2-30-4, Nihonbashi Hamacho, Chuo-ku, Tokyo 103-0007, Japan | 223 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 Ikebukuro East | 3-10-7, Higashiikebukuro, Toshima-ku, Tokyo 170-0013 Japan | 90 rooms |
| KOKO HOTEL Korakuen | 1-25-11, Hongo, Bunkyo-ku, Tokyo 113-0033 Japan | 114 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 |

| Hotel Name | Location | Number of rooms |
|--|---|-----------------|
| KOKO HOTEL Residence Asakusa Tawaramachi | 2-8-12, Kotobuki, Taito-ku, Tokyo 111-0042, Japan | 47 rooms |
| KOKO HOTEL Yokohama Tsurumi | 4, Tsurumichuo, Tsurumi-ku, Yokohama-shi, Kanagawa | 185 rooms |
| KOKO STAY Sagamihara | 5-1-30, Kamimizo, Chuo-ku, Sagamihara-shi, Kanagawa 252-0243 Japan | 130 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 Shizuoka | 11-1, Nanamacho, Aoi Ward, Shizuoka City, Shizuoka 420-0035 Japan | 186 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 Higashi Osaka | 2-1-2, Nagatahigashi, Higashi-Osaka City, Osaka 577-0012 Japan | 132 rooms |
| KOKO HOTEL Kobe Sannomiya | 63, Naniwamachi, Chuo-ku, Kobe-shi, Hyogo 650-0035, Japan | 141 rooms |
| KOKO HOTEL Kobe Shin-Nagata | 5-1-1 Wakamatsucho, Nagata Ward, Kobe City, Hyogo 653-0038 Japan | 133 rooms |
| KOKO HOTEL Himeji Castle | 670 Watamachi, Himeji City, Hyogo 0921-132 Japan | 111 rooms |
| KOKO HOTEL Hiroshima Station | 10-3, Kyobashicho, Minami-ku, Hiroshima-shi, Hiroshima 732-0828, Japan | 250 rooms |
| KOKO STAY Shimonoseki | 3-11-2, Takezakicho, Shimonoseki City, Yamaguchi 750-0025 Japan | 101 rooms |

| Hotel Name | Location | Number of 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 STAY Kumamoto Yatsushiro | 23-1, Asahi Chuo-dori, Yatsushiro City, Kumamoto 866-0844 Japan | 130 rooms |
| KOKO STAY Miyakonojo | 35-10, Kitaharacho, Miyakonojo City, Miyazaki 885-0024 Japan | 93 rooms |
| KOKO HOTEL Kagoshima Tenmonkan | 4-24, HigashiSengokucho, Kagoshima-shi, Kagoshima 892-0842, Japan | 295 rooms |
| KOKO STAY Izumi | 48-5, Showa-cho, Izumi City, Kagoshima 899-0202 Japan | 108 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 |
| 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 |

| Hotel Name | Location | Number of 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 Tomakomai | 5-7-1, Omotemachi, Tomakomai City, Hokkaido 053-0022 Japan | 182 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 Select Ikebukuro | 3-7-1, Higashiikebukuro, Toshima-ku, Tokyo 170-0013 Japan | 152 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 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 Hakata Station | 3-22-19, Hakataekimae, Hakata-ku, Fukuoka City, Fukuoka 812-0011 Japan | 213 rooms |
| Hotel Wing International Hakata Shinkanseguchi | 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 |

Other Brands

| Hotel Name | Location | Number of rooms |
|----------------------------|--|-----------------|
| Hotel Futari Komorebi | 3594-809, Usami Aza-Tomita, Ito-shi, Shizuoka, Japan | 10 rooms |
| yugen kyoto shijo | 218 Kagiya-cho, Shimogyo Ward, Kyoto City, Kyoto 600-8057 Japan | 58 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 |