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FOR IMMEDIATE RELEASE

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Polaris Adds New Third-Party Hotel with Omori Property; Pipeline Grows to Sixteen Hotels

Polaris Holdings Co., Ltd. announced today that subsidiary Minacia Co., Ltd. has executed a Fixed-Term Building Lease Reservation Agreement for a hotel property to be newly constructed in Omori, Ota Ward, Tokyo, (details below). The Property was previously disclosed in the Company's announcement dated December 27, 2024, titled "Polaris to Further Grow its Portfolio and Will Operate Additional Hotel in Ota-ku, Tokyo".

1. The Background of the Lease Reservation Agreement

On December 27, 2024, Minacia entered into a memorandum of understanding toward the execution of a lease agreement for the Property with SMO Development LLC, a third-party hotel owner and had since been engaged in discussions regarding the terms and conditions of the lease agreement.

As a result of reaching an agreement on the lease-related terms, Minacia has now executed the Lease Reservation Agreement with the Property Owner.

The Property, only a one-minute walk from Omori Station on the JR Keihin Tohoku Line, is conveniently located with good access to central Tokyo which makes it a highly convenient location for both business and leisure stays. Shinagawa Station is also only two stops away, and the hotel is within a walking distance of Omorikaigan Station on the Keikyu Main Line which will provide excellent access to Haneda Airport. We expect the hotel to have strong attraction for both domestic and international accommodation demand.

Following the start of operations of the hotel, the total number of rooms operated by the Group is expected to reach 108 with 15,903 rooms (including rooms scheduled to be operated). This will further expand the Company's operating platform and contribute to the continued enhancement of the Group's medium to long term corporate value.

2. Outline of the Lease Reservation Agreement

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|---------------------------|--|
| (i) Agreement parties | SMO Development LLC, Minacia Co., Ltd. |
| (ii) Hotel Name | KOKO HOTEL Omori Station (tentative) |
| (iii) Location | 2, Sanno, Ota Ward, Tokyo |
| (iv) Number of rooms | 153 rooms (planned) |
| (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. Schedule (Planned)

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|--|-------------------|
| (i) Execution of the Lease Reservation Agreement | December 15, 2025 |
| (ii) Execution of the Lease Agreement | Around Fall 2028 |
| (iii) Start of Hotel Operation | Around Fall 2028 |

4. Outlook

Since the Property is scheduled to start operations around fall 2028, the execution of the Lease Reservation Agreement will have no impact on the current fiscal year's financial results.

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.