

FOR IMMEDIATE RELEASE

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Stock Code: 3010  
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## **Polaris adds New Hotel Management Mandate in Central Naha Okinawa**

Polaris Holdings Co., Ltd. (hereinafter the “Polaris” or the “Company”) announced today that Fino Hotels Co., Ltd. (hereinafter the “Fino Hotels”), a subsidiary of the Company, executed a fixed-term building lease agreement (hereafter the ‘Lease Agreement’) and will commence the management of the ”KOKO HOTEL Naha Maejima (tentative)” (hereinafter the "Hotel") in central Naha City, Okinawa Prefecture from the spring of 2027.

### **1. Reasons for New Lease Agreement Concluded with Third-party Owner**

Polaris has entered into a variable-rent lease agreement, with a fixed rent portion, for the Hotel located in Maejima, right in the center of Naha City. Misawa Homes Co., Ltd., the hotel owner, highly valued Polaris Group's hotel operation capabilities and its growth potential. This agreement will further build on one of the key growth strategies of Polaris—increasing the number of hotels managed under either fee-based or variable-rent lease agreements and will continue to help lower the overall break-even point and drive further profitability for the Company.

The Hotel will be located in central Naha near to the key travel infrastructure including Miebashi Station on the Okinawa Urban Monorail "Yui Rail." The Monorail serves the Naha urban area with direct service to the international airport—about 15 minutes by train from Miebashi station. The Hotel will also be located near the National Route 58 highway, which runs the length of Okinawa from north to south. Lastly, the Hotel will be near the Tomari Port, one of the busiest ferry and high-speed boat terminals in Naha and the jumping off point to the many outlying islands in Okinawa including, Tokashiki, Zamami, Aka, Kume, Tonaki, and Aguni Islands. The Hotel will have good access to Kokusai-dori Street, which is a very popular destination for both domestic and foreign tourists.

Structurally, all hotel rooms will be able to accommodate more than two guests making it ideal to attract not only domestic tourists but also inbound guests, a market that Polaris expects to increase in the future. The Hotel, will be the first to bear the "KOKO

HOTEL" brand in Okinawa, and will have high-quality specifications including an infinity pool and pool lounge on the top floor. Part of the guest rooms will also contain a kitchen pantry to further enhance customer value and create a resort destination feel. Polaris believes the management of the Hotel will further accelerate the recognition of KOKO hotel brand, expand the customer base, and enhance Polaris Group's portfolio even further.

The number of rooms under management is expected to reach 8,657 (including hotels to be managed) after the Hotel begins its operation, which will enhance for further expansion of the management platform and continued growth of Polaris Group into the future.

## 2. Outline of the Hotel

(i) Hotel Name	KOKO HOTEL Naha Maejima (tentative)
(ii) Location	3-14-1 etc., Maejima, Naha, Okinawa, Japan
(iii) Property Summary	Reinforced concrete, Eighteen-stories (planned)
(iv) Number of rooms	132 rooms (planned)

## 3. Outline of the Lease Agreement

(i) Agreement Term	February 1, 2027— March 1, 2042 (planned)
(ii) Total lease payments	The total amount of rent payments is expected to exceed the amount equivalent to 30% of the Company's consolidated net assets for the previous fiscal year. However, since the rent under the Lease Agreement are structured as a combination of fixed and variable rent based on performance of the hotel operation, it is difficult to predict a specific amount, so the Company refrains from disclosing this information.

## 4. Outline of the Counterparty

(i) Name	MISAWA HOMES CO., LTD.	
(ii) Location	Shinjuku NS Building, 2-4-1, Nishi-shinjuku, Shinjuku-ku, Tokyo	
(iii) Name and title of representative	Tetsuya Sakuo, President and CEO	
(iv) Business Description	Construction and real estate business	
(v) Capital stock	JPY 11,892 million (As of March 31, 2023)	
(vi) Date of establishment	August 1, 2003	
(vii) Net Assets	JPY 48,860 million (As of March 31, 2023)	
(viii) Total Assets	JPY 180,945 million (As of March 31, 2023)	
(ix) Relationship between Polaris and the company in question	Capital ties	There are no relationships to be specifically noted
	Personal Relations	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.

## 5. Outline of Fino Hotels Co., Ltd.

(i) Name	Fino Hotels Co., Ltd.
(ii) Location	1-12-3, Iwamotocho, Chiyoda-ku, Tokyo 101-0032, Japan
(iii) Title and name of the representative	Shigeru Takakura, President and Representative Director
(iv) Business	Hotel operation
(v) Capital stock	JPY 10 million

## 6. Schedule

(i)	Date of execution of Lease Agreement	March 27, 2024
(ii)	Start of Lease Agreement	February 1, 2027 (planned)
(iii)	Start of hotel operation	Spring 2027 (planned)

## 7. Outlook

The impact of the execution of the Lease Agreement on the current fiscal year's business performance is minimal, as the Lease Agreement is scheduled to start from February 1, 2027.

*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)** Image Design

Exterior



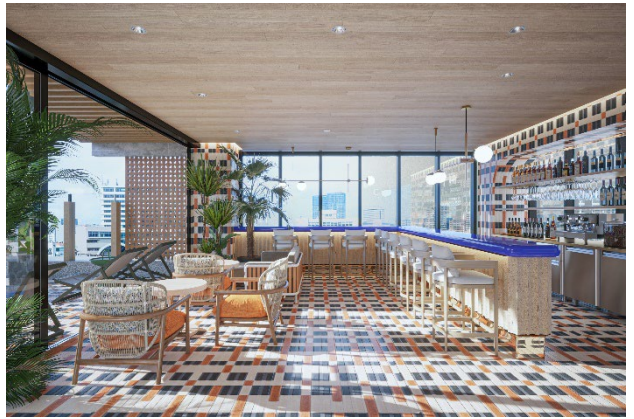
Lobby



Rooftop (Infinity Pool)



Pool Lounge



Guest Rooms

