November 25, 2026

FOR IMMEDIATE RELEASE

Company Name:	Polaris Holdings Co., Ltd.
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Stock Listing:	Tokyo Stock Exchange Standard Market
Stock Code:	3010
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Monthly Business Report – October 2026

Polaris Holdings Co., Ltd. has published its Monthly Business Report for October 2026, which includes an update on the progress of new hotel openings and the operating performance of the domestic hotels operated by the Polaris Group. Please refer to the attached report for further details.

For historical operating performance data, please refer to the IR Information section of the Company's website:
https://www.polaris-holdings.com/en/ir/library/ir_performance/

Reference:
For hotels owned by Star Asia Real Estate Investment Corporation, a member of the Star Asia Group, and operated by Polaris Group, monthly operating data is disclosed on the Star Asia Real Estate Investment Corporation website. Please refer to the website for further details:
https://starasia-reit.com/en/ir/index.html

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.

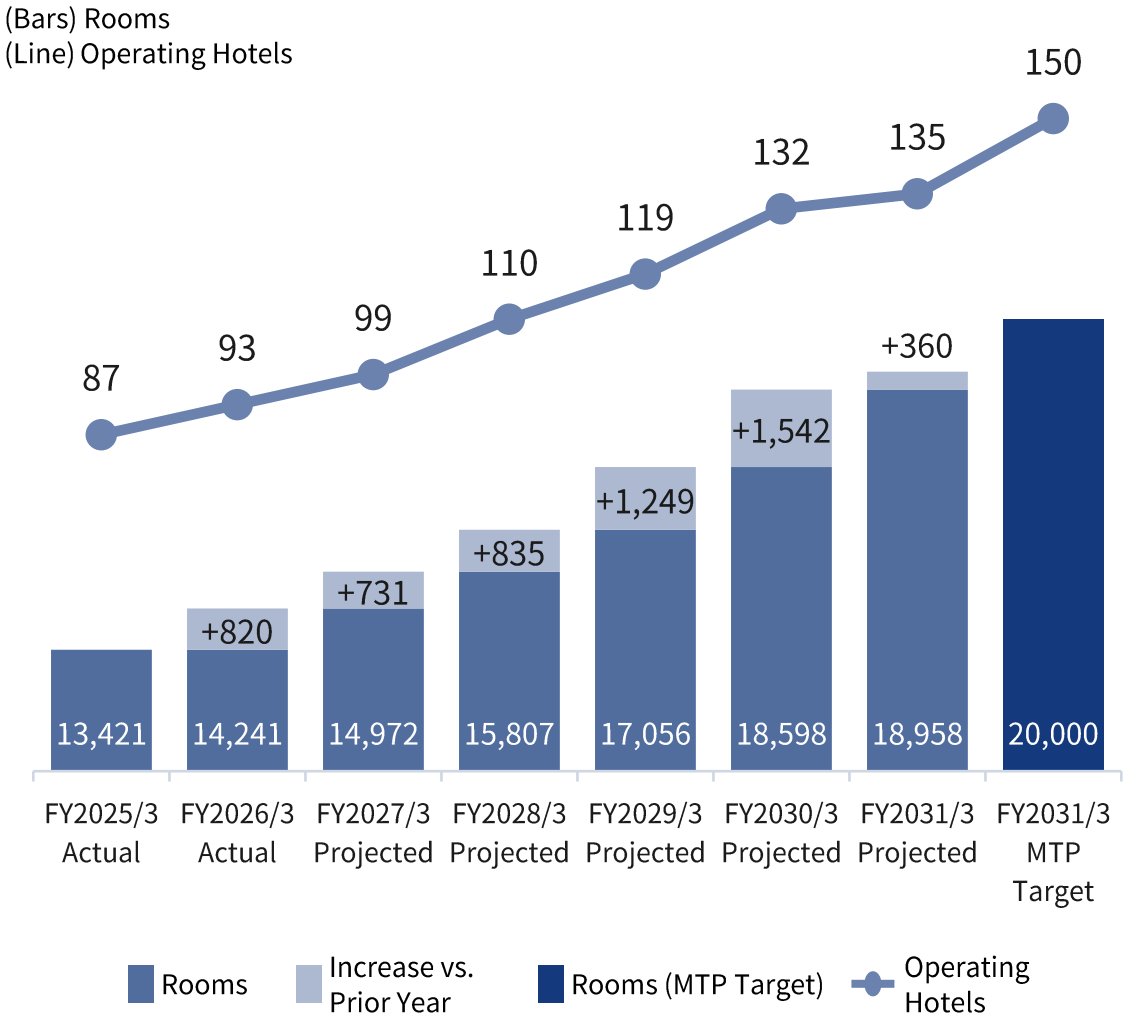
Monthly Business Report
October 2026

Polaris Holdings Co., Ltd.

Stock Code: 3010 (Tokyo Stock Exchange, Standard Market)

New Hotel Openings and Operating Platform (As of October 31, 2026)

Trends in Hotels and Guest Rooms (Japan & Overseas)



* Projected figures for FY2027/3 and thereafter in the chart include hotels scheduled to open.

Status of New Hotel Openings

FY2027/3 Cumulative New Contracts Acquired (Apr.–Oct.)

21 hotels 2,714 rooms

New Hotel Contract Executed in October 2026: 1

KOKO HOTEL Fukuoka Tenjin-minami Annex (scheduled to open in April 2027)

Number of New Contracts Acquired (YoY)

	Q1	Q2	Q3	Q4	Total
FY2026/3	2	2	5	6	**15**
FY2027/3	**8**	**12**	**1**	-	**21**

Operating Scale and MTP Targets

	Hotels	Rooms
Japan: Operating	81	12,234
Japan: Scheduled to Open *	39	4,196
Overseas: Operating	15	2,528
Total	**135**	**18,958**
MTP 2030 Target	**150**	**20,000**

* “Scheduled to Open” includes hotels for which contracts have been signed but details have not yet been disclosed.

KPIs for Comparable Domestic Hotels

Region (No. of Hotels)	Oct. 2026 OCC Actual	OCC Diff.	ADR (JPY) Actual	ADR (JPY) YoY	RevPAR (JPY) Actual	RevPAR (JPY) YoY	Inbound Ratio Actual	Inbound Ratio Diff.	Cumulative (Apr.–Oct. 2026) OCC Actual	OCC Diff.	ADR (JPY) Actual	ADR (JPY) YoY	RevPAR (JPY) Actual	RevPAR (JPY) YoY	Inbound Ratio Actual	Inbound Ratio Diff.
Total 67 hotels	93.3%	+0.5pt	15,696	+6.8%	14,641	**+7.4%**	52.3%	(3.4)pt	90.1%	(0.3)pt	13,091	+1.1%	11,790	**+0.7%**	48.9%	(2.8)pt
Hokkaido 7 hotels	95.1%	+0.2pt	10,847	+6.5%	10,317	**+6.7%**	23.6%	(5.4)pt	93.0%	+0.8pt	11,940	+1.7%	11,105	**+2.6%**	24.1%	(4.1)pt
Tohoku/Hokuriku/Shinetsu 6 hotels	93.6%	(0.6)pt	12,068	+13.3%	11,292	**+12.6%**	31.4%	(1.3)pt	88.9%	(0.8)pt	10,292	+8.3%	9,153	**+7.3%**	27.0%	(0.7)pt
Kanto 18 hotels	97.2%	+0.0pt	23,224	+10.1%	22,585	**+10.1%**	76.1%	(1.4)pt	96.4%	+0.7pt	17,909	+1.6%	17,265	**+2.3%**	71.6%	(1.7)pt
Tokai 8 hotels	90.9%	+0.9pt	13,949	+27.7%	12,677	**+29.0%**	45.6%	(1.5)pt	88.5%	+2.1pt	10,613	+14.3%	9,394	**+17.1%**	40.9%	(2.4)pt
Kinki 15 hotels	92.8%	+0.5pt	13,954	(14.7)%	12,946	**(14.2)%**	59.9%	(5.6)pt	87.1%	(4.0)pt	11,127	(19.3)%	9,696	**(22.8)%**	55.0%	(6.2)pt
Chugoku/Shikoku/Kyushu 13 hotels	89.8%	+1.4pt	14,597	+10.8%	13,103	**+12.5%**	44.3%	(4.1)pt	85.6%	(0.2)pt	12,711	+10.9%	10,876	**+10.6%**	41.8%	(0.9)pt

Inbound Visitor Trends (October 2026)

International Visitors to Japan (YoY)

Oct.	3.91 million	+0.4%
Jan.–Oct.	34.64 million	(2.5)%

International Visitors to Japan (Oct., YoY)

China	(47.0)%
Excl. China	+11.1%

Polaris Group Status

Tokai	RevPAR **+29.0%**: Impact of the 20th Asian Games Aichi-Nagoya 2026 and other factors
Excl. Kinki	RevPAR exceeded the previous year's level in all regions other than Kinki
Kinki	RevPAR **(14.2)%**: Rebound from the strong demand generated by Expo 2025 Osaka, Kansai, Japan in the previous year
All Regions	Inbound Ratio below the previous year's level: fewer guests from China, whose numbers were strong in the previous year

* KOKO STAY Kumamoto Yatsushiro, which remains closed due to damage caused by the 2026 Kumamoto Earthquake, is excluded from the scope of comparable domestic hotels.
Source: Japan National Tourism Organization (JNTO), Visitor Arrivals (October 2026 preliminary figures). Visitor numbers excluding China were prepared by Polaris.

Notes

Item	Definition
Scope of Aggregation	The aggregation includes hotels that were already in operation at the beginning of the previous financial year and continued to operate as of the end of the reported period. The three hotels operated under the “Value The Hotel” brand, which were established as part of reconstruction support following the Great East Japan Earthquake, and KOKO STAY Kumamoto Yatsushiro, which has suspended operations due to damage from the 2026 Kumamoto Earthquake, are excluded from the scope of aggregation.
OCC (Occupancy Rate)	The ratio of total rooms sold to total available rooms during the relevant period.
ADR (Average Daily Rate)	Calculated by dividing total lodging division revenue (including service charges) by total rooms sold during the relevant period.
RevPAR (Revenue Per Available Room)	Calculated by dividing total lodging division revenue by total available rooms during the relevant period.
Inbound Ratio	The ratio of total foreign guests to total guests during the relevant period.
Aggregation Method	OCC, ADR, RevPAR and Inbound Ratio are weighted averages of the aggregated hotels.
Rounding	OCC and Inbound Ratio are rounded to one decimal place, while ADR and RevPAR are rounded to the nearest whole number.
Number of Hotels	In the table on page 3, the number of aggregated hotels included in each region is shown below the region name.
Notes	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 revised in the future.

The KPI data published in the Monthly Business Report can be downloaded from the Polaris website.
https://www.polaris-holdings.com/en/ir/library/ir_performance/