

FOR IMMEDIATE RELEASE

May 10, 2024

Star Asia Group to Acquire 100% of Minacia Co. Ltd, a Leading Domestic

Hotel Operator

Star Asia Group is pleased to announce that it has entered into a share transfer agreement with Minacia Co., Ltd. ("Minacia") on April 26, 2024, to acquire 100% of the shares of Minacia.

1. Reason for Share Acquisition

Star Asia Group believes that the Japanese hospitality sector is one of the few sectors in Japan with significant growth potential and has been actively and strategically investing in the hospitality sector since before the COVID-19 pandemic. In 2018, Star Asia Group purchased a majority equity stake in Polaris Holdings ("Polaris"), a hotel operator listed on the Tokyo Stock Exchange Standard Market (TSE: 3010) and has since been Polaris' main sponsor. When the operating performance and liquidity of hotel assets significantly deteriorated during the COVID-19 pandemic, Star Asia Group took advantage of the opportunity to proactively invest in well located and well positioned hotel assets totaling more than JPY100 billion. Meanwhile, Star Asia Group has continued to accumulate expertise in the hospitality business internally within the group, while supporting Polaris' growth by providing extensive human and financial resource support, including outsourcing management of assets acquired by Star Asia Group as well as providing opportunities for co-investment.

Star Asia Group has decided to acquire from a third party 100% of the shares of Minacia which operates 39 limited-service hotels totaling 5,180 rooms in major Japanese cities nationwide. This acquisition is in line with our strategic initiative to actively invest in the hotel sector where there is significant growth potential. Over its 30+ year history, Minacia has been a hotel and restaurant management company that operates limited-service hotels throughout Japan under brands such as Wing International and Tenza Hotel, which was newly launched in 2020. These brands enjoy a high degree of recognition throughout Japan. Minacia has a robust proprietary loyalty program with a large number of repeat guests. Minacia also has extensive experience in the restaurant business and is developing restaurant

concepts inside and outside of its hotels, taking advantage of specialized regional characteristics.

Polaris currently operates 50 hotels totaling 8,958 rooms in Japan and overseas, and there are many similarities and compatibilities between Polaris' limited-service hotel management business and Minacia's operations. By providing strong sponsorship and considerable management resources, including additional capital, Star Asia Group will help to further propel Minacia's business growth in the highly competitive limited-service hotel sector. Star Asia Group will continue to pursue economies of scale (technology investment, sales and marketing, loyalty programs, etc.) and further increase brand awareness in the market. Star Asia Group believes that valuable synergies can be expected from future collaboration between Minacia and Polaris.

2. Overview of Minacia

(1)	Company Name	Minacia Co., Ltd.
(2)	Head Office Address	3F, 1-2 Kanda Ogawamachi, Chiyoda-ku, Tokyo
(3)	Date of Foundation	June 1, 2001
(4)	Capital	JPY50 million
(5)	Business Contents	<ul style="list-style-type: none"> • Hotel/Restaurant management, planning, operation and administration • Consulting services for hotel/restaurant operations
(6)	Representative Title and Name	Kazuyoshi Shimojima, President and Representative Director
(7)	Number of Employees	953 as of December 2023
(8)	Number of Hotels in Operation	39 Hotels with 5,180 rooms as of March 2024

3. Outline of the counterparty of the share acquisition

(1)	Name	Multiple counterparties, including Unison Capital IV LPS and Unison Capital Partners IV (F), L.P.
(2)	Relationship with Star Asia Group	There is no capital, personal, or business relationships between Star Asia Group and the counterparty of the share acquisition.

4. Number of shares acquired, acquisition price and status of shares held before and after acquisition

(1)	Number of shares held before the acquisition	0 shares Number of voting rights: 0 Voting rights ratio: 0%
(2)	Number of shares acquired	1,109,895,306 shares Number of voting rights: 1,109,895,306 Voting rights ratio: 100%
(3)	Acquisition Price	Not disclosed due to lack of consent from the counterparty of the share acquisition
(4)	Number of shares held after the acquisition	1,109,895,306 shares Number of voting rights: 1,109,895,306 Voting rights ratio: 100%

5. Schedule

(1)	Date of Contract	April 26, 2024
(2)	Stock transfer execution date	May 31, 2024 (expected)

(Reference)

Hotel operators in Japan based on number of rooms managed:

No.	Company Name	Brands	Listed/ Unlisted	Number of ^{*2}	
				Hotels	Rooms
1	Toyoko Inn	Toyoko Inn	Unlisted	337	73,855
2	APA	APA Hotel	Unlisted	304	66,661
3	Route Inn Japan	Hotel Route Inn	Unlisted	344	60,233
4	Mystays Hotel Management	Mystays / Flexstay Inn / Art Hotel	Unlisted	149	21,537
5	Kyoritsu Maintenance	Dormy Inn / Onyado NONO	Listed (9616)	137	21,486
6	Super Hotel	Super Hotel	Unlisted	173	19,703
7	Daiwa House Realty Management	Daiwa Roynet Hotel	Unlisted	79	16,902
8	Sotetsu Hotel Management	Sotetsu Fressa Inn / Hotel Sunroute	Unlisted	83	15,989
9	Greens	Comfort Hotel / Comfort Inn	Listed (6547)	98	14,637
10	Tokyu Hotels	Tokyu Hotels	Unlisted	69	14,126
11	Hankyu Hanshin Hotels	Remm / Daiichi Hotel	Unlisted	43	11,746
12	Fujita Kanko	Hotel Gracery / Washington Hotel	Listed (9722)	49	11,723
13	Live Max	Hotel Live Max	Unlisted	158	10,808
14	Hospitality Operations	Smile Hotel	Unlisted	74	10,119
15	Mitsui Fudosan Hotel Management	Mitsui Garden Hotel / Celestin / Sequence	Unlisted	39	9,712
16	Solare Hotels & Resorts	Chisun Inn / Loisir	Unlisted	65	9,677
17	Washington Hotel	Washington Hotel Plaza / R&B	Listed (4691)	43	9,616
18	Hotel Alpha One Jigyo Honsya	Hotel α-1	Unlisted	48	9,548
19	JR East Hotels	Hotel Metropolitan / Hotel Mets	Unlisted	57	9,416
20	Polaris Holdings	Best Western / KOKO HOTEL / Value The Hotel / Red Planet	Listed (3010)	50	8,925
21	RNT Hotels	Richmond Hotels	Unlisted	43	8,661
22	JR West Via Inn	Via Inn	Unlisted	25	6,405
23	Kuretakeso	Kuretake Inn	Unlisted	53	6,069
24	Sumitomo Real Estate Villa Fontaine	Villa Fontaine	Unlisted	21	5,385
25	Hotel Montrey	Hotel Montrey	Unlisted	21	5,299
26	Tokyu Resorts & Stay	Tokyu Stay	Unlisted	31	5,192
27	Mina cía	Wing International / Tenza	Unlisted	39	5,180
28	Vessel Hotel Group	Vessel Hotel	Unlisted	32	4,933
29	Nishitetsu Hotels	Solaria / Nishitetsu Inn	Unlisted	17	4,573
30	Select Hotels	Select Inn / Celecton	Unlisted	45	4,392

1. Ranked by Star Asia Group for hotel operators that primarily operate limited-service hotels.

2. Source: Each company's website or "Monthly HOTERES" March 2023.

3. Polaris Website: <https://www.polaris-holdings.com/>



Star Asia Group

Star Asia is a privately owned, independent investment management group focused on delivering superior investment returns to its clients by investing primarily in Japanese real estate related opportunities. Star Asia Group is the sponsor of two Tokyo Stock Exchange listed companies, Star Asia Investment Corporation (**TSE: 3468**) and Polaris Holdings (**TSE: 3010**).

Star Asia was co-founded in 2006 by Malcolm F. MacLean IV and Taro Masuyama who each have over 25 years of experience in real estate, credit, corporate finance, capital markets and securitization. The group currently has a total of 728 employees in Japan and the United States, including over 55 professionals in its Tokyo office, as of March 2024. Star Asia's partners and employees share a long-term perspective and always operate under their Guiding Principles which continuously drive the group to become and remain one of the leading real estate investment management firms in Japan.

Since its inception, Star Asia has invested over JPY1.27 trillion (as of December 31, 2023) in real estate related opportunities including properties, loans, securitized assets, and companies. The group's strong track record and long-term partnership approach with our investors have been integral in attracting significant capital from sophisticated global investors, including large U.S. university endowments and foundations, sovereign wealth funds, U.S. and Asia based family offices as well as other global real estate investors. The group is committed to its disciplined Investment Philosophy with a single goal of meeting and exceeding its clients' expectations for the mandates we are given.

Star Asia Group Website: <https://starasiamanagement.com/>

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