



March 15, 2022

FOR IMMEDIATE RELEASE

Company name Resorttrust, Inc.
Representative Ariyoshi Fushimi, President
Code 4681, First Section of the Tokyo
and Nagoya Stock Exchanges

Notice Concerning the Recording of Extraordinary Profit from the Transfer of a Portion of Assets in the Hotel Business for the General Public

As announced in the "Notice of Partial Asset Transfer in the General Hotel Business" dated February 14, 2022, we have been negotiating the transfer of fixed assets or operational change of six "Hotel Trusty" hotels for the general public (Hotel Trusty Premier Nihonbashi Hamacho, Hotel Trusty Kanazawa Korinbo, Hotel Trusty Nagoya Sakae, Hotel Trusty Shinsaibashi, Hotel Trusty Kobe Kyukyoryuchi, Hotel Trusty Premier Kumamoto), and at the Board of Directors meeting held on March 15, 2022, it was decided that we will transfer the non-current assets owned by the Company to the SPC (Special Purpose Company) established by Star Asia Group, in which Star Asia Management, LLC (Representatives: Taro Masuyama and Malcolm F. MacLean IV; Location: 251 Little Falls Drive, Wilmington, County of New Castle, Delaware 19808, USA) operates as a core business company and whose place of contact in Japan is Tokyo Branch of Star Asia Management Japan, Limited (Representative: Hidemasa Kunifuda; Location: Atago Green Hills Mori Tower 18F, 2-5-1, Atago, Minato-ku, Tokyo), and, regarding the management of hotels including leased facilities, their operations will be changed to be conducted by a subsidiary of Polaris Holdings Co., Ltd. (The Second Section of the Tokyo Stock Exchange 3010; Representative: Atsuo Umeki; Location: 1-12-3 Iwamoto-cho, Chiyoda-ku, Tokyo).

1. Reasons for the transfer

With the Corona disaster, the Group has reaffirmed the strength of its membership business, which it has developed over many years. The Group's policy is to expand and accelerate its growth strategies based on the aforementioned principles, in order to achieve its goal of becoming "a group that customers can stay in touch with throughout their lives, so that they can enjoy a better, healthier and longer life. In line with the above policy, we have decided to transfer part of our hotel business for the general public, which is unlikely to generate synergies, in order to shift our management resources to areas that will add value to the Group's existing customer base. Going forward, the Group will focus on further enhancing its business development based on "membership" in the leisure, medical and other fields, as well as SDGs/ESG-related investments and DX investments, with the aim of further improving productivity and achieving sustainable management.

2. Schedule for transfer of fixed assets

(1)	Resolution of the Bord of Directors	March 15, 2022
(2)	Conclusion of the agreement	March 30, 2022 (scheduled)
(3)	Property delivery date	April 28, 2022 (scheduled)

3. Outlook of the future

The transaction will have no impact on the consolidated financial results for the fiscal year ending March 31, 2022. 8 billion yen of extraordinary income is expected to be recorded in the first quarter of the fiscal year ending March 31, 2023, and will be included in the forecast for the fiscal year. The six Hotel Trusty properties that will cease operation as a result of this transaction are expected to generate approximately 1.8 billion yen in sales in the fiscal year ending March 31, 2022.

4. Description of the assets to be transferred

	assets and locations	Detail of	Current status (Floor area; Number of guest rooms)	Gain on transfer (planned)
1	Hotel Trusty Kanazawa Korinbo (Kanazawa City, Ishikawa Prefecture)※1		Hotel (6,648 m ² ・207rooms)	8 billion yen
2	Hotel Trusty Nagoya Sakae (Nagoya City, Aichi Prefecture)※1		Hotel (5,732 m ² ・204 rooms)	
3	Hotel Trusty Shinsaibashi (Osaka City, Osaka Prefecture)※1		Hotel (9,506 m ² ・211 rooms)	
4	Hotel Trusty Premier Kumamoto (Kumamoto City, Kumamoto Prefecture)※2		Hotel (8,064 m ² ・205 rooms)	
5	Hotel Trusty Premier Nihonbashi Hamacho (Chuo-ku, Tokyo)※3		Hotel (7,812 m ² ・207 rooms)	
6	Hotel Trusty Kobe Kyukyoryuchi (Kobe City, Hyogo Prefecture)※3		Hotel (4,900 m ² ・141 rooms)	

※1 Assets to be transferred include land, buildings, furniture and fixtures, etc.

※2 Assets to be transferred include land (site rights), buildings, furniture, fixtures, and equipment.

※3 This is an operator change facility, and the assets to be transferred include furniture and fixtures.

※4 The transfer price and book value are not disclosed due to confidentiality agreements and the possibility of adverse effects on the transaction. The transfer is at a fair price reflecting the market price through bidding.