

A new style of minimalist hotel,
designed especially for tourists



“karaksa”

Since ancient times, the *karakusa* motif has been treasured as a symbol of growth, prosperity and intangible bonds.

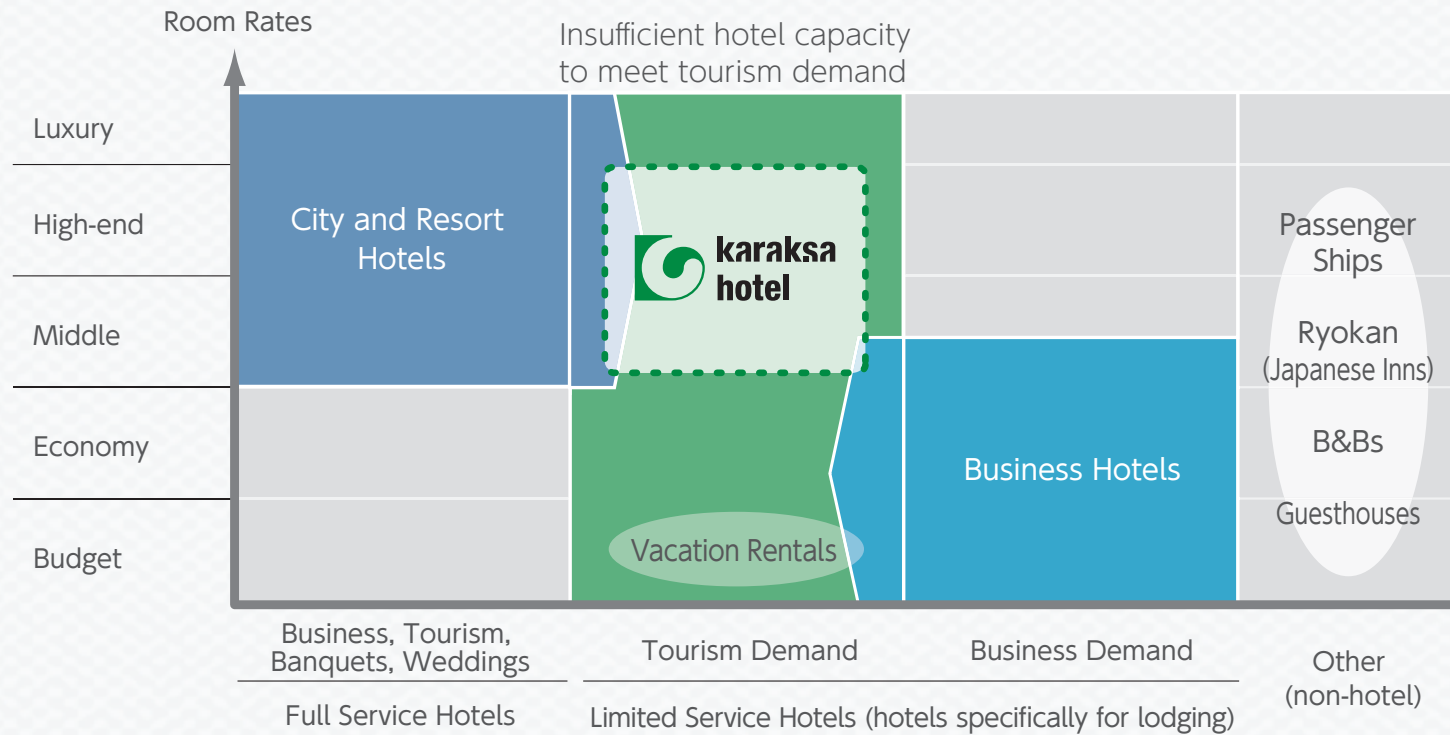


The corporate logo of the Xymax Group combines the *karakusa* motif with the traditional Japanese *tomoe* and *magatama* designs to express growth and development, as well as partnership and nobility of spirit.

The karaksa hotel brand incorporates our desire to create hotels loved across generations, as fresh and inviting as the *karakusa* arabesque itself.

The karaksa hotel concept is completely original.

In the pursuit of comfort and convenience for our guests,
our hotels have been designed specifically for tourists.



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**Simple and stylish:
Japanese modern spaces
for relaxation**

The karaksa motif adds elegant flair to the hotel ambiance.



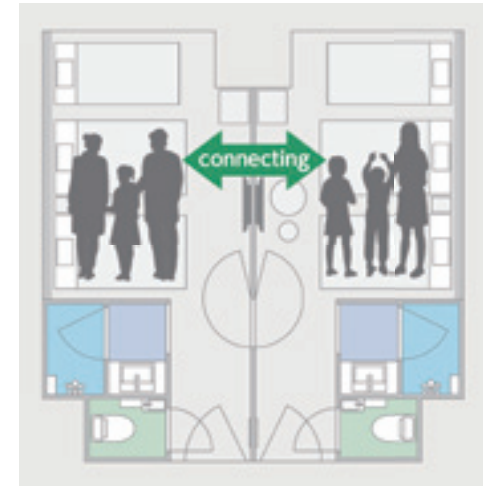
 **karaksa hotel**

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Guest rooms over 20m².
A variety of room
types to suit travelers' needs

Connecting rooms

Connecting doors are equipped between the majority of our guest rooms. Ideal for families and group travelers who require more space to enjoy their stay together.



In the connecting rooms, guests can use bathrooms in two locations, making them convenient for larger groups.



Twin rooms as karaksa standard

karaksa hotels are designed for tourists. Instead of single rooms, we have made twin rooms our standard.

karaksa hotel

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Separated restrooms and showers. Our simple yet functional guest rooms are perfect for group use

Internet connection

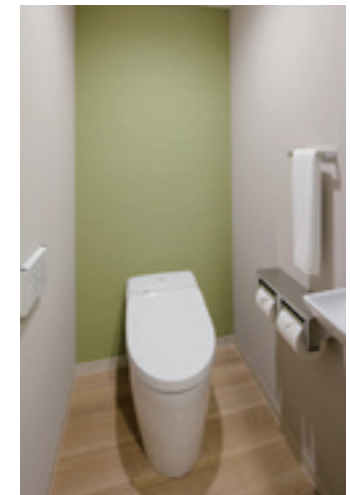
We offer a pleasant and fully equipped internet environment, with free Wi-Fi provided throughout the hotel and USB ports in the headboards of all guest rooms.



 **FREE Wi-Fi**



Bulky suitcases fit neatly under the bed. (TOKYO STATION, Kyoto I)



Shower rooms

A user-friendly design with shower rooms separated from sinks and toilets.

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**Facilities and services
to make your stay
more comfortable and
enjoyable**

Restaurant

Most locations provide buffet-style breakfast in our bright, open restaurants.



A pristine lobby greets guests upon arrival.



Our breakfast menus include allergen indications.



Free welcome drink service available, alongside a laundry corner convenient for longer stays.

karaksa hotel

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Launched in the Kansai area
March 2016, our business
continues to develop through
many different initiatives



Our rapid business expansion leverages the strengths of the Xymax Group.
 We offer optimal solutions suited to individual landowners' needs.

	New development	Office conversion	Number of guest rooms
Owned / Operated	karaksa hotel Sapporo (Opened in January 2018) karaksa hotel premier Tokyo Ginza (Opened in May 2019) karaksa hotel TOKYO STATION (Opened in July 2019)	karaksa hotel Kyoto I (Opened in March 2016)	421
Leased land / Building owned / Operated	karaksa hotel Osaka Namba (Opened in November 2017)		112
Master lease / Operated	karaksa hotel grande Shin-Osaka Tower (Opened in November 2019) karaksa hotel colors Tokyo Yaesu (Opened in March 2023)		491
Number of guest rooms	988	36	1,024

 **karaksa hotel**

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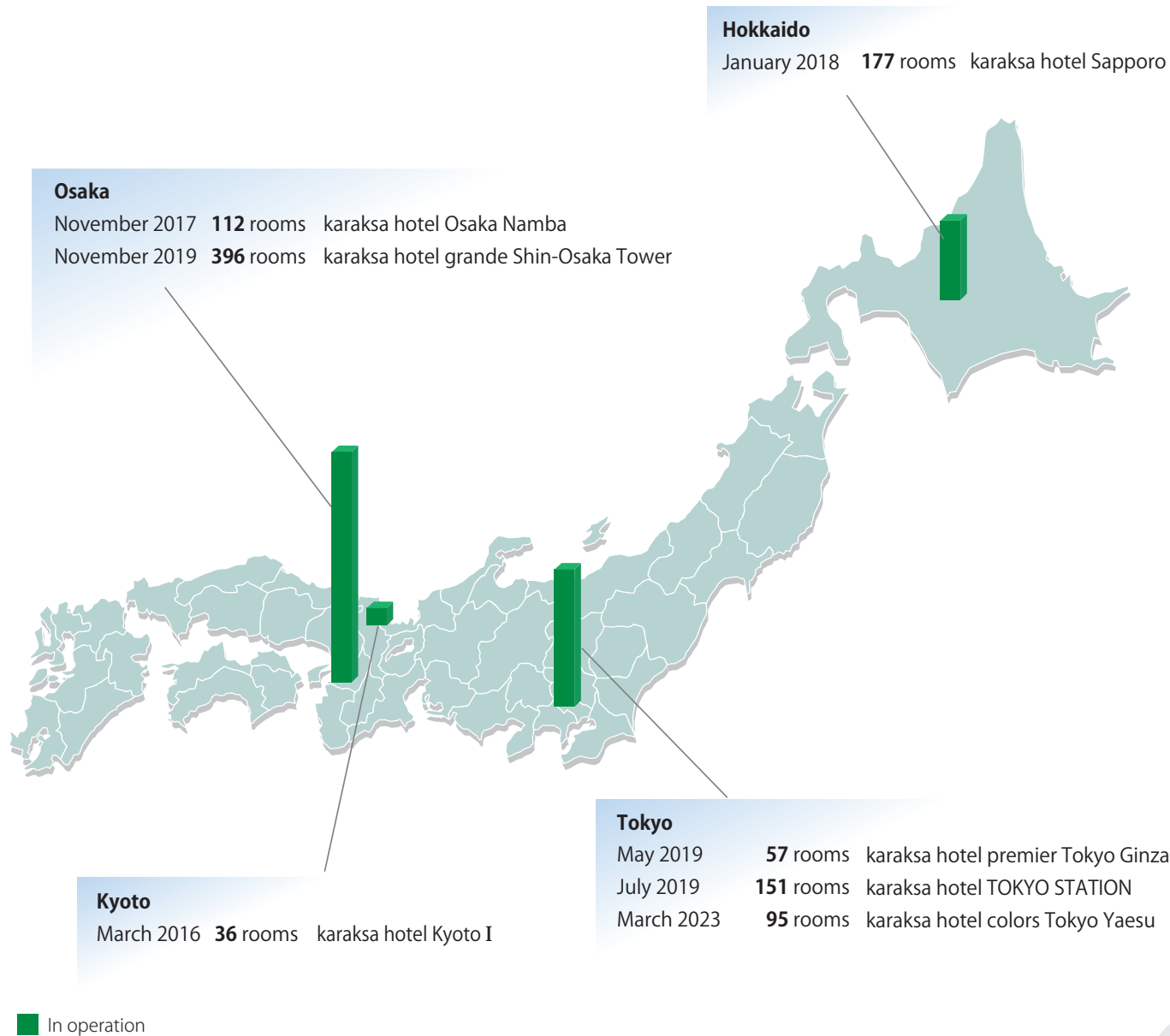
Hotels operated in
tourist destination cities
throughout Japan



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We currently operate seven hotels in major cities around Japan.



**At karaksa hotels,
we provide convenience
and comfort for tourists**

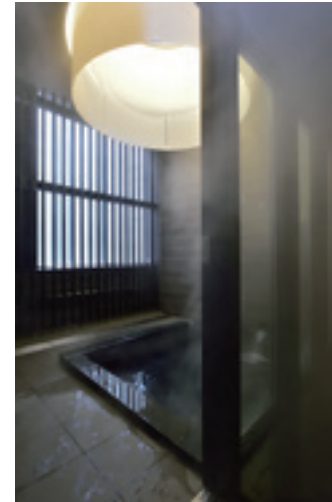


Our karaksa hotel locations have excellent access to train stations and bus stops, and are close to entertainment districts, like Susukino (Sapporo) or Dotonbori (Osaka).

■ karaksa hotel Sapporo (177 rooms)



A perfect base for sightseeing, located near Susukino and Odori Park.



karaksa Hot Bath: Both indoor onsen and open air baths separated for men and women will soothe the fatigue of your journey.

■ karaksa hotel TOKYO STATION (151 rooms)



Great location—five minutes from Tokyo Station, with many bus terminals close by.

■ karaksa hotel Osaka Namba (112 rooms)



Five minutes on foot from Dotonbori and Shinsaibashi-suji shopping street.

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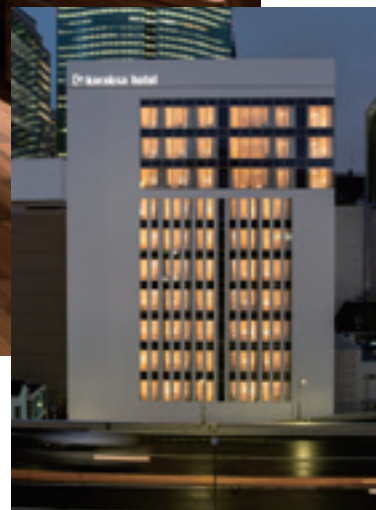
In 2019, a premium brand was born in Ginza

This hotel's concept is "Sharing precious moments with your loved ones." Guest rooms mainly consist of twin rooms from 26 m² to 43 m², featuring large windows overlooking the Ginza district. This hotel also features an exclusive free guest lounge.

■ karaksa hotel premier Tokyo Ginza (57 rooms)



In the free lounge, guests can enjoy a buffet as well as seasonal drinks and light dishes. Alcoholic beverages including wine are available from the self-service open bar in the evenings.



Guests may also enjoy a relaxed in-room breakfast focused on Japanese *umami*-rich flavors.

 **karaksa hotel**

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Specially designed Serta mattresses, wool mattress pads and heat-retaining duvets are all included for a guest experience that's guaranteed to leave you refreshed.

A new hotel in Yaesu, Tokyo founded on data analysis for diverse travelers

By analyzing data from existing karaksa hotel locations, in 2023 we opened a new hotel in Tokyo's Yaesu district, with consideration for travelers' diverse trip styles, values and needs.

- karaksa hotel colors
Tokyo Yaesu
(95 rooms)



Breakfast is served in the lounge, which also features afternoon lounge hours and evening bar hours. The space can be used freely when waiting for the bullet train or bus, and visitors are also welcome.



The lounge features a kids space, making it perfect for families, too.

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Wide Twin and Quadruple rooms are great for up to four people, while Comfort type rooms include projectors and washer/dryer units.

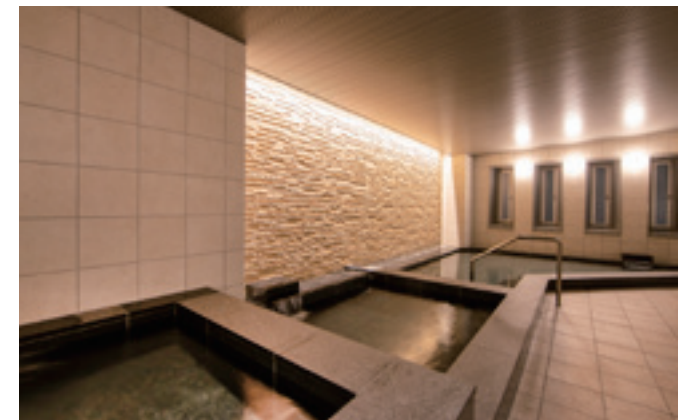
**karaksa hotel grande
Shin-Osaka Tower has
396 rooms—our largest
hotel yet**

Just a five-minute walk from Shin-Osaka Station, this hotel is perfect for tourists traveling further afield, not just within Osaka, but to Kyoto, Nara, Kanazawa, Hiroshima and other destinations from their karaksa hotel travel base.

- karaksa hotel grande
Shin-Osaka Tower (396 rooms)



The breakfast buffet features over 40 items offered with consideration to hygiene and preventing unnecessary contact.



karaksa hotel

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High floor guest rooms (15th floor up) feature breathtaking views. There are also 160 connecting rooms, a popular option for accommodating up to six people.

The large hot baths are a great way to refresh after a long day of travel. The men's side has a dry sauna, while the women's side has a steam sauna.

karaksa hotels by the numbers

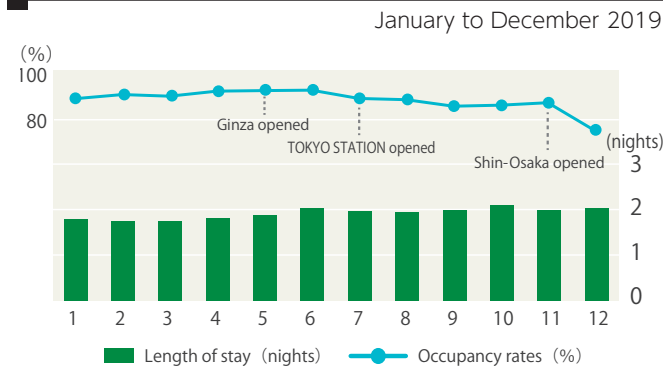


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We operate karaksa hotels throughout Japan, and have achieved quality progress through our unique strategy of addressing international tourists' needs.

Occupancy rates and length of stay

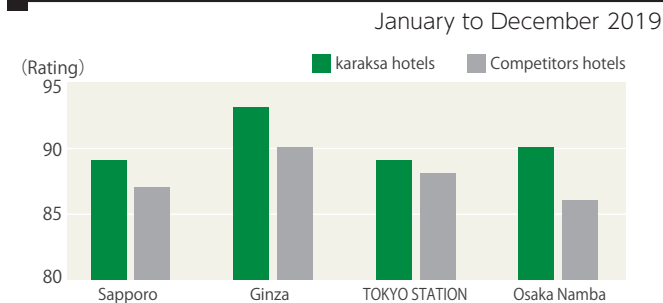


Average for all hotels

- Occupancy rate: 87.8%
- Length of stay: 1.92 nights

The majority of our guests are foreign tourists, and we maintained steady high occupancy throughout the year.

Review rating

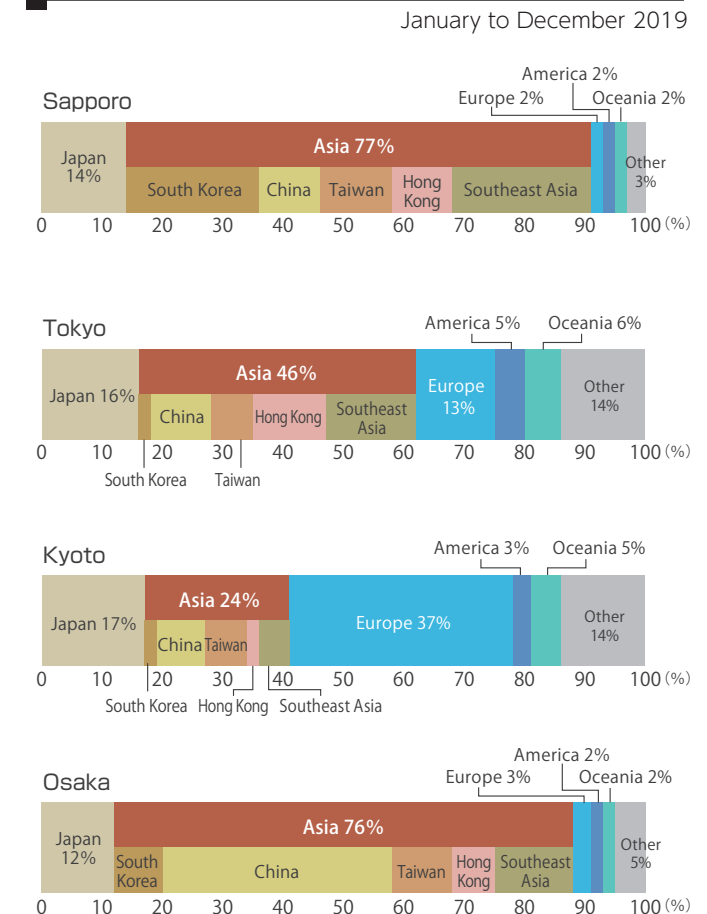


Average for all hotels

- Review rating: 90.3

High review rating leads to new customer acquisition.

Guest demographics for each hotel area



Average for all hotels

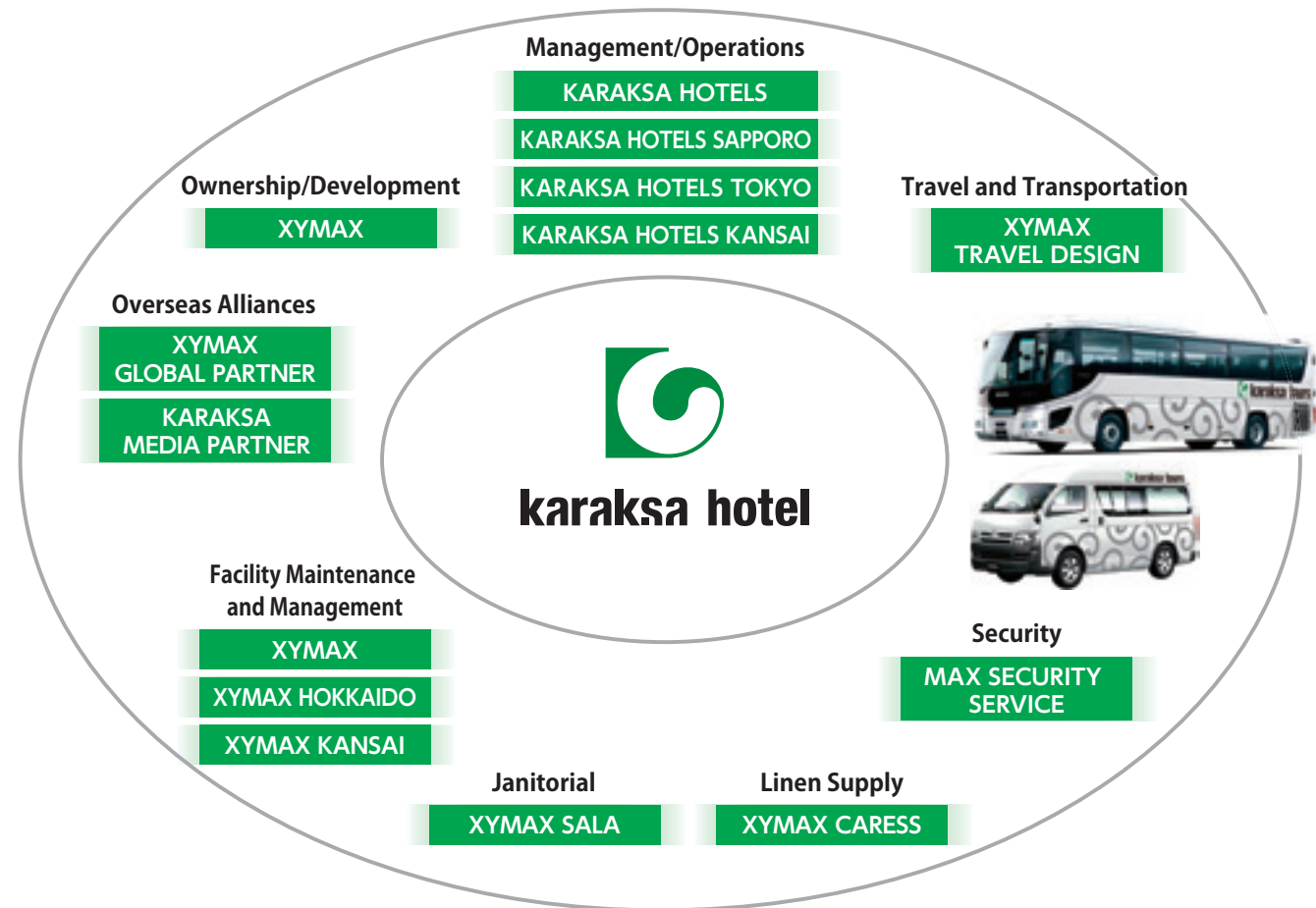
- Ratio of foreign guests: 86.6%

Overall, the percentage of Asian guests is quite high, but each area has unique characteristics.

One-stop shop for all hotel operations and services



From hotel development to operations, the Xymax Group provides a complete range of services leveraging the functions, wealth of experience and expertise of each Group company.



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“karaksa hotel” creates new value for Japanese hotels with tourists as our main target



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Company Profile

Company Name	■ (Japanese Name) 株式会社からくさホテルズ (English Name) KARAKSA HOTELS Corporation
Established	■ January 23, 2003
Capital	■ 28 million yen
Shareholders	■ XYMAX Corporation (100% investment)
Address	■ 1-13-10 Tsukiji, Chuo-ku, Tokyo 104-0045, Japan
URL	■ karaksahotels.com
Business Services	■ Hotel management / operations management
Board of Directors	■ Ryosuke Sato, President, Representative Director Fumihiro Sasaki, Director Daisuke Nakamichi, Director Tomohiko Miyajima, Director Kenji Yoshimoto, Director

As of March 31, 2023