

August 17, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Handling of Fractional Investment Units Resulting from the Merger

In connection with the absorption-type merger between Star Asia Investment Corporation (“SAR”) and Sakura Sogo REIT Investment Corporation (“SSR”) which came into effect on August 1, 2020 (the “Investment Corporation Merger”), the unitholders stated or recorded in the final unitholders register of SSR as of July 31, 2020 (the “Unitholders Subject to Allocation”) were allotted investment units of SAR. As a result, for some Unitholders Subject to Allocation, fractional investment units of less than one unit (the “Fractional Investment Units”) were included in the investment units to which they are entitled to receive.

Pursuant to the provisions of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended), SAR plans to dispose of such Fractional Investment Units through market transactions and distribute the proceeds thereof (the “Sales Proceeds of the Fractional Investment Units”) to the Unitholders Subject to Allocation who are entitled to receive the Fractional Investment Units, in proportion to such total number of entitled Fractional Investment Units.

SAR will send a separate mail notice to the relevant Unitholders Subject to Allocation the information on the relevant amounts to be distributed, the distribution method and other related matters related to the Sales Proceeds of the Fractional Investment Units, and plans to commence payment of the proceeds by around the end of October 2020.

1. Allotment of investment units

Unitholders Subject to Allocation (i.e. the unitholders who held investment units of SSR on July 29, 2020, the last date of cum-rights trading) are entitled to receive allotment of investment units of SAR.

To note, SAR has conducted a 2 for 1 split of its investment units on August 1, 2020, and the figures described below are figures after taking into account such investment unit split.

	SAR	SSR
Allocation of investment units under the Investment Corporation Merger	1	1.78

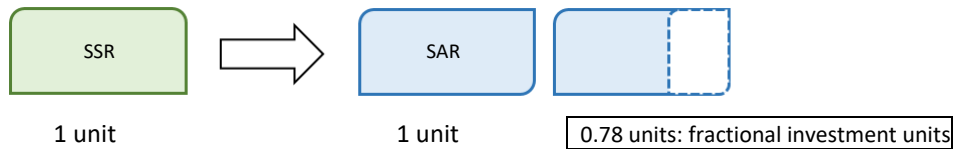
(Note) The number of new SAR investment units issued under the Investment Corporation Merger: 592,741 units.

2. Calculation method of allotted investment units

Formula: Number of SSR investment units held x 1.78 = Number of SAR investment units allotted

- (1) Example: The number of SAR investment units allotted following the Investment Corporation Merger to the Unitholder Subject to Allocation is 1.78 units.

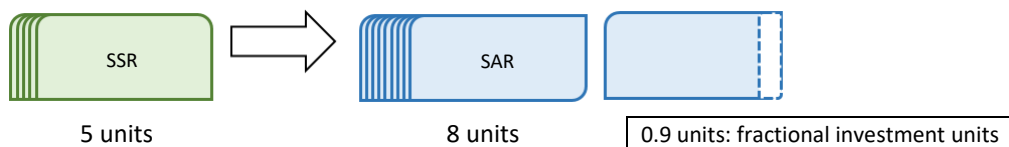
[Reference Diagram]



⇒ Sales proceeds equivalent to 0.78 units, which are less than one investment unit, will be paid to the Unitholder Subject to Allocation.

- (2) Example: A Unitholder Subject to Allocation held 5 SSR investment units as of the record date. The number of SAR investment units allotted following the Investment Corporation Merger to the Unitholder Subject to Allocation is 8.9 units.

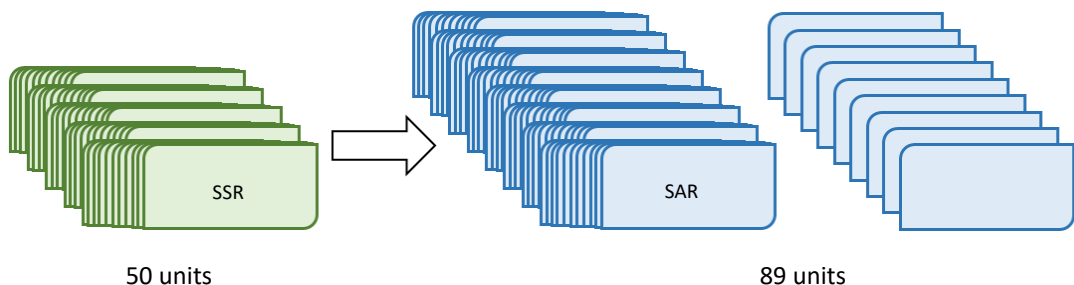
[Reference Diagram]



⇒ Sales proceeds equivalent to 0.9 units, which is less than one investment unit, will be paid to the Unitholder Subject to Allocation.

- (3) Example: A Unitholder Subject to Allocation held 50 SSR investment units as of the record date. The number of SAR investment units allotted following the Investment Corporation Merger to the Unitholder Subject to Allocation is 89 units.

[Reference Diagram]



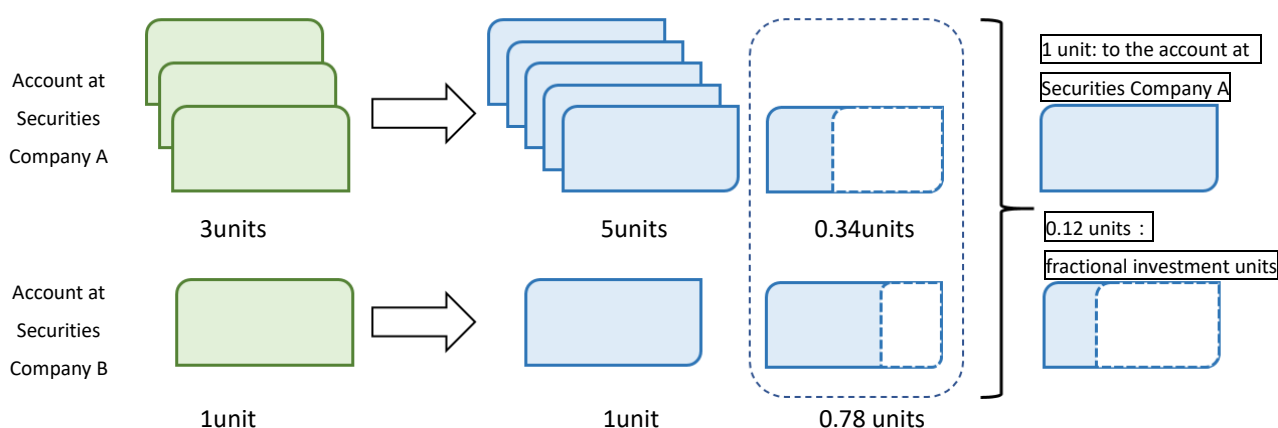
⇒ As no fractional investment units arise, no cash payment equivalent to sales proceeds of fractional units will be made.

(4) Example: A Unitholder Subject to Allocation held SSR investment units in accounts at multiple securities companies

If a unitholder held SSR investment units in accounts at multiple securities companies as of the record date, the Fractional Investment Units will be processed based on name-based aggregation to calculate the total number of units held. If the total number of Fractional Investment Units held by a unitholder calculated by aggregating the Fractional Investment Units in each account at the respective securities companies adds up to one unit or more, any integral number of such units will be recorded in the securities company account holding the largest number of units of SSR.

The number of Fractional Investment Units which remain after the above aggregation will be treated as a fraction of one investment unit, and processed as described above.

[Reference Diagram]



⇒ The total number of Fractional Investment Units in each account at the respective securities companies is 1.12 units. Of such units, one unit will be recorded in the securities company account holding the largest number of SSR investment units (in the above case, the account at Securities Company A). In addition, with respect to the remaining fractional 0.12 units following the aggregation, which is less than one unit, the unitholder will be paid an amount equivalent to the sales proceeds of the Fractional Investment Unit.

3. Future Schedule

August 31, 2020	Dispatch Allotment Notices (Note1)
middle of October, 2020	Commence payments of merger consideration (Note2)
latter half of October, 2020	Commence payments of Sales Proceeds of the Fractional Investment Units

(Note1) To be dispatched to Unitholders Subject to Allocation

(Note2) In lieu of the distribution proceeds to be paid for SSR's final operating period ended July 31, 2020 (from January 1, 2020 to July 31, 2020), merger money in amounts equivalent to the distribution payments for the final operating period is planned to be paid out to the Unitholders Subject to Allocation or any registered investment unit pledgees related to such unitholding by Unitholders Subject to Allocation.

With respect to the forecast of merger money to be delivered due to the merger of SSR, please refer to SRR's press release dated March 2, 2020 entitled "Forecasts of Operating Results for the Fiscal Period Ending July 31, 2020 (Final Fiscal Period) and Merger Consideration". The amount of money

to be delivered due to the merger will be announced as soon as decided.

* Star Asia Investment Corporation website address: <http://starasia-reit.com>