

June 13, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
Representative: Atsushi Kato, Executive Director
(Code: 3468)

Asset Management Company
Star Asia Investment Management Co., Ltd.
Representative: Atsushi Kato
President and CEO
Contact: Akiko Kanno
Director and CFO
TEL: +81-3-5425-1340

Notice Concerning Early Repayment of Borrowing

Star Asia Investment Corporation (SAR) announces today that it has decided on early repayment of borrowings (the “Early Repayment”), as described below.

1. Details of Early Repayment

- (1) Early Repayment amount: 800 million yen
- (2) Early Repayment date: June 30, 2025
- (3) Source for Early Repayment: Refund of consumption tax and local consumption tax arising from property acquisition and payment of various related expenses by SAR.

2. Summary of Borrowings for which Early Repayment will be Executed

Short-term borrowings to mature on August 29, 2025 (Note)

For details, please refer to the press release disclosed by SAR dated August 19, 2024 entitled “Notice Concerning Debt Financing (Green Loans)”.

Term (Note 1)	Lender	Borrowing amount (million yen)	Interest Rate		Date of Borrowing	Principal Repayment Date	Repayment Method	Security
Short-term borrowings	Sumitomo Mitsui Banking Corporation	800	Floating	Base interest rate (JPY 1M TIBOR) +0.20 %	August 30, 2024	August 29, 2025	Lump sum repayment on principal repayment date	Unsecured and Unguaranteed

(Note) Borrowings with a repayment period of 1 year or less are classified as “short-term” and borrowings with repayment periods exceeding 1 year are classified as “long-term”. The same applies below.

3. Status of Borrowings, etc. after the Early Repayment

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase/Decrease
Short-term borrowings	800	0	-800
Long-term borrowings	136,880	136,880	—
Total borrowings	137,680	136,880	-800
Investment corporation bonds	2,000	2,000	—
Total of borrowings and investment corporation bonds	139,680	138,880	-800

4.Outlook

The impact of the Early Repayment on SAR's operating results is immaterial, and there are no changes to the assumptions underlying management status forecast for the fiscal period ending July 31, 2025 (February 1, 2025 to July 31, 2025) and ending January 31, 2026 (August 1, 2025 to January 31, 2026) which were announced in the "Financial Report for Fiscal Period Ended January 31, 2025" dated March 17, 2025 and "Notice Concerning Revision to Forecasts for Operating Results for the Fiscal Period Ending July 31, 2025 (upward)" dated April 25, 2025.

5.Other matters required for investors to appropriately understand the relevant information and make decisions
Concerning the risks related to Early Repayment, there are no changes to the contents described in "Part I: Fund Information / Section 1 - Status of the Fund / 3. Investment Risks" of the Securities Report submitted on April 25, 2025.

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

This is an English translation of the announcement in Japanese dated June 13, 2025.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.