

August 29, 2018

For Immediate Release

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

Asset Management Company
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Notice Concerning Determination of Prices and Other Conditions with Regard to Issuance of
New Investment Units and Secondary Offering of Investment Units

Star Asia Investment Corporation (“SAR”) announces that at the Board of Directors meeting held today, SAR determined the offer price and other conditions concerning issuance of new investment units and secondary offering of investment units of SAR that were approved at the Board of Directors meeting held on August 21, 2018, as described below.

1. Issuance of new investment units through public offering (primary offering)

- (1) Paid-in amount (issue amount): 98,480 yen per unit
- (2) Total paid-in amount (total issue amount): 6,584,077,360 yen
- (3) Issue price (offer price): 101,985 yen per unit
- (4) Total issue price (total offer price): 6,818,411,145 yen

(Note) The underwriters shall underwrite the investment units at the paid-in amount (issue amount) and publicly offer the investment units at the issue price (offer price).

2. Secondary offering of investment units (over-allotment)

- (1) Total number of investment units to be offered: 3,343 units
- (2) Offer price: 101,985 yen per unit
- (3) Total offer price: 340,935,855 yen

Note: This press release does not in any way constitute any part of an offering of securities for investment. This press release has been prepared for the purpose of announcing to the public certain matters relating to the issuance of new investment units and secondary offering of investment units, and not for the purpose of soliciting any investment, within or outside of Japan. Additionally, this press release is not an offer of securities for sale in the United States. The securities referred to herein have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”) and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. No offering or sale of securities in the United States will be made in connection with the above-mentioned transactions. This press release is not for publication, distribution or release, directly or indirectly in or into the United States of America.

3. Issuance of new investment units through third-party allotment

- (1) Paid-in amount (issue amount): 98,480 yen per unit
- (2) Total paid-in amount (total issue amount) (maximum): 329,218,640 yen

(Note) If there is no application for subscription of all or a part of the investment units, the issuance of such unsubscribed investment units shall be cancelled.

<Reference>

1. Calculation of offer prices

- | | | | |
|-----|-----------------------------|--------------------------------|-------------|
| (1) | Calculation date and price: | August 29, 2018
(Wednesday) | 104,600 yen |
| (2) | Discount rate: | 2.50% | |

2. Total number of investment units to be offered in the primary offering

66,857 units

3. Use of the funds to be procured

Net proceeds from the primary offering will be appropriated to a portion of the acquisition of properties to be acquired as noted in "Notice Concerning Acquisition and Transfer (Asset Replacement) of Real Estate Beneficiary Interests in Trust," which was released on July 23, 2018 and the accompanying "Notice Concerning Determination of the Planned Acquisition Date and Change of the Funds for Acquisition" which was released on August 21, 2018, as well as the properties noted in "Notice Concerning Acquisition and Lease Contract with New Tenants, and Transfer of Real Estate Beneficiary Interests in Trust" which was also released on August 21, 2018. Further, the net proceeds from the third-party allotment will be appropriated to a portion of the repayment of borrowings.

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

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