

September 12, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer

Star Asia Investment Corporation

Representative: Atsushi Kato, Executive Officer

(Code: 3468)

Asset Management Company

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Notice Concerning Debt Financing

Star Asia Investment Corporation (“SAR”) announces today that it has decided to execute a debt financing (the “Debt Financing”) as described below.

1.Details of the Debt Financing (Note 1)

Method of Borrowing: Borrowings under individual term loan agreements scheduled to be signed on September 26, 2025 with the lenders described below.

Term (Note 2)	Lenders	Borrowing amount (million yen)	Interest rate (Note 3) (Note 4)		Date of borrowing	Principal Repayment Date (Note 5)	Repayment method (Note 6)	Security
Short-term borrowings	Sumitomo Mitsui Banking Corporation	3,400	Floating	Base interest rate (JPY 1M TIBOR) +0.175%	September 30, 2025	January 30, 2026	Lump sum repayment on principal repayment date	Unsecured and Unguaranteed
Short-term borrowings	Mizuho Bank, Ltd.	3,400	Floating	Base interest rate (JPY 1M TIBOR) +0.175%	September 30, 2025	January 30, 2026	Lump sum repayment on principal repayment date	Unsecured and Unguaranteed

(Note 1) This information is based on the notice on results of consideration regarding the Debt Financing issued by the lender or arrangers. However, it does not guarantee that the actual financing will be conducted as described above, because the lenders should go thorough financing examination.

(Note 2) Short-term borrowings refer to borrowings due within one year. Long-term borrowings refer to borrowings where the period up to the repayment date is more than one year. The same applies hereinafter.

(Note 3) Financing fees and other charges payable to the lenders are not included.

(Note 4) The first interest payment date is October 31, 2025, and thereafter, interest payment dates shall fall on the last day of every 1 month and on the principal repayment date. However, if such date is a non-business day, the interest payment date shall be the immediately following business day, or if such date falls in the next month, the interest payment date shall be the immediately preceding business day. For borrowings with floating interest rates, the base interest rate applicable to the calculation period for payment of interest on any given interest payment date is the one-month TIBOR for Japanese Yen as announced by JBA TIBOR Administration at 11 a.m. (Tokyo time, the same applies hereinafter) or at the point of time after 11 a.m. and as close to 11 a.m. as possible, on the date which is two business days prior to the immediately preceding interest payment date (or two business days before the drawdown date for the first interest payment date). However, if there is no base rate that corresponds to an interest calculation period, the base rate will be calculated by the formula set forth in the individual term loan agreements. For Japanese Yen TIBOR announced by the JBA TIBOR Administration, which is used as the base interest rate, please confirm on the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/>).

(Note 5) If the principal repayment date is a non-business day, the repayment date shall be the immediately following business day;

however, if such date falls in the next month, repayment date shall be the immediately preceding business day.

(Note 6) If certain conditions, such as advance notification in writing by SAR, are met during the period between the date of borrowing and the principal repayment date, SAR may prepay the borrowed amounts either in whole or in part prior to maturity.

(Note 7) Certain financial covenants, such as stipulating that certain financial figures should be maintained based on assets and liabilities, are expected to be provided for the Debt Financing.

2. Reason for the Debt Financing

To be allocated to the payment of a part of the acquisition funds for acquisition of the real estate beneficiary interests in trust for “KOKO HOTEL Nagoya Sakae” and “KOKO HOTEL Sendai Station West” to be acquired on September 30, 2025 (total anticipated acquisition price: 6,825 million yen, hereinafter referred to as the “Assets to be acquired”) in the Notice Concerning Acquisition and Lease Contract with New Tenants of Domestic Real Estate Beneficiary Interests in Trust and Investment in Mezzanine Loan Debt, and Transfer of Domestic Real Estate Beneficiary Interests in Trust (12th Asset Replacement) ” announced today.

3. Total amount of funds to be procured by the Debt Financing, use of funds and schedule of expenditure

(1) Amount of funds to be procured

6,800 million yen in total

(2) Specific use of funds to be procured and schedule of expenditure

Specific use of funds	Amount	Schedule of Expenditure
To be allocated to the payment of the acquisition funds for the Assets to be acquired as stated in Section 2 above.	6,800 million yen	September 30, 2025

4. Status of Borrowings etc. after the Debt Financing

(Unit: million yen)

	Before the Debt Financing	After the Debt Financing	Change
Short-term borrowings	-	6,800	6,800
Long-term borrowings	136,880	136,880	-
Total borrowings	136,880	143,680	6,800
Investment corporation bonds	2,000	2,000	-
Total borrowings and Investment corporation bonds	138,880	145,680	6,800

5. Outlook

The impact of the Debt Financing on the forecasts for operating results for the fiscal period ending January 31, 2026 (August 1, 2025 to January 31, 2026) and the fiscal period ending July 31, 2026 (February 1, 2026 to July 31, 2026) described in “(REIT) Financial Report for Fiscal Period Ended July 31, 2025” announced today.

6. Other matters required for investors to appropriately understand and evaluate the above information

With respect to the risks pertaining to the Debt Financing, etc., there are no changes to the descriptions in “Part I: Fund Information / Section 1 - Status of the Fund / 3. Investment Risks ” of the Securities Registration Statement on April 25, 2025.

<Reference>

Other press releases announced today

- (REIT) Financial Report for Fiscal Period Ended July 31, 2025
- Notice Concerning Revision to Forecasts for Operating Results and Distribution for the Fiscal Period Ending January 31, 2026 (upward revision)
- Notice Concerning Acquisition and Lease Contract with New Tenants of Domestic Real Estate Beneficiary Interests in Trust and Investment in Mezzanine Loan Debt, and Transfer of Domestic Real Estate Beneficiary Interests in Trust (12th Asset Replacement)
- Notice Concerning Partial Amendment of the Articles of Incorporation and Election of Directors
- Notice Concerning Change in Specified Related Company

*SAR HP URL: <https://starasia-reit.com/en/>

This is an English translation of the announcement in Japanese dated September 12, 2025. However, no assurance or warranties are given for the completeness or accuracy of this English translation.