

March 2, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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(Code: 3468)

Asset Management Company
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Notice Concerning Split of Investment Units

Star Asia Investment Corporation (“SAR”) announces that SAR resolved at its board of directors meeting held on March 2, 2020 to split its investment units (hereinafter referred to as the “Investment Unit Split”).

1. Purpose of Investment Unit Split

As announced in the “Notice Concerning Execution of a Merger Agreement by and between Star Asia Investment Corporation and Sakura Sogo REIT Investment Corporation” released today by SAR and Sakura Sogo REIT Investment Corporation (“SSR”), SAR and SSR agreed to implement an absorption-type merger (hereinafter referred to as the “Merger”) on August 1, 2020, as the effective date of the Merger, with SAR as the surviving corporation and SSR as the dissolving corporation, and today entered into a merger agreement (hereinafter referred to as the “Merger Agreement”).

The Merger will be carried out through an absorption-type merger with SAR as the surviving corporation. The merger ratio before the Investment Unit Split is SSR 0.89 to SAR 1. However, on the basis of that ratio, against one SSR investment unit, 0.89 SAR investment units would be allocated and delivered, and this would result in many SSR unitholders being allocated fractions of less than one SAR investment unit. To make it possible for SSR unitholders to continue holding SAR investment units after the Merger, a split of the investment units will be carried out before the effective date of the Merger, in the ratio of 2 investment units to one SAR investment unit for the purpose of delivering to all SSR unitholders at least one SAR investment unit, and for every one SSR investment unit, 1.78 SAR investment units post the Investment Unit Split will be allocated and delivered.

2. Details of Investment Unit Split

(1) Method of Investment Unit Split

SAR investment units owned by the SAR unitholders set forth or recorded in the final unitholder register on July 31, 2020, which is the day immediately preceding the effective date of the Merger, will be split 2-for-1. The Investment Unit Split will take effect on August 1, 2020, the effective date of the Merger, provided that the Merger Agreement is not terminated.

(2) Increase of investment units by Investment Unit Split

(i) Total number of outstanding SAR investment units : 540,824 units

	prior to the Investment Unit Split	
(ii)	Number of investment units to increase by the Investment Unit Split	: 540,824 units
(iii)	Total number of outstanding SAR investment units after the Investment Unit Split	: 1,081,648 units
(iv)	Total number of outstanding SAR investment units after the Merger	: 1,674,389 units (Note)
(v)	Total number of authorized investment units after the Investment Unit Split and the Merger	: 10,000,000 units

(Note) The number is calculated on the assumption that, upon the Merger, 1.78 SAR investment units after the Investment Unit Split will be allocated for each SSR investment unit with respect to all outstanding SSR investment units (333,001 units) as of today.

3. Schedule of Investment Unit Split

Announcement of record date for the Investment Unit Split	: July 10, 2020 (tentative)
Record date for the Investment Unit Split	: July 31, 2020 (tentative)
Effective date for the Investment Unit Split	: August 1, 2020 (tentative)

END

* This press release has been distributed to the Kabuto Club; the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.

* Websites of SAR

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

<Reference>

Other press releases SAR issued today

- Notice Concerning Execution of a Merger Agreement by and between Star Asia Investment Corporation and Sakura Sogo REIT Investment Corporation
- Notice Concerning the Forecast of Operating Results and Distributions Subsequent to the Merger of Star Asia Investment Corporation and Sakura Sogo REIT Investment Corporation for the Fiscal Periods Ending January 31, 2021 and July 31, 2021
- Notice Concerning Acquisition and Transfer of Trust Beneficial Interest in Domestic Real Estate (Fifth Asset Replacement)
- Notice Concerning Acquisition of Mezzanine Loan Debt - Star Asia Mezzanine Loan Debt Investment Series 5 (B Beneficiary Interest) -
- Notice Concerning Debt Financing
- Notice Concerning Revision to Forecasts of Operating Results and Distributions for the Fiscal Periods ending January 31, 2020 and July 31, 2020
- Notice Concerning Partial Amendment to the Management Guidelines of the Asset Manager

- Supplemental Materials Concerning the Documents Published Today

This is an English translation of the announcement in Japanese dated March 2, 2020. However, no assurance or warranties are given for the completeness or accuracy of this English translation.