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For Immediate Release

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Notice Concerning Acquisition of DBJ Green Building Certification

Star Asia Investment Corporation (“SAR”) announced today that it received DBJ Green Building Certification for owned property, Urban Park Daikanyama, from Japan Real Estate Institute (“JREI”).

1. Property that Acquired DBJ Green Building Certification and the Certification Rank

Property Name	Location	Property Photo	Certification Rank
Urban Park Daikanyama (Residence)	9-8 Sarugaku-cho, Shibuya-ku, Tokyo		 DBJ Green Building 2018  Properties with satisfactory environmental & social awareness

2. Evaluated Points for the Certification

The following points were evaluated in the certification.

- We possess the building 1 and the building 2. In particular, as to building 1, it has been used for more than 30 year. Meanwhile, we have conducted several repairments in order to contribute to the building long-term use. (i.e.) Replacement of exterior wall tiles as CAPEX, Proper timing implementation of equipment’s and flooring’s replacement at tenant’s leaving
- Fully considering both comfortableness and user-friendliness of tenants: not only providing tenants with life support service but also setting up large-scale fenestrations/wood decks/garden furniture and planting in the courtyard.

3. Overview of DBJ Green Building Certification

DBJ Green Building Certification Program was launched by Development Bank of Japan Inc. (“DBJ”) in April, 2011 for the purpose of supporting properties which give proper care to environment and society (“Green

Building”). The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities. Since August 2017, JREI evaluates and certifies properties and DBJ controls the DBJ Green Building Certification Program.

For details of the certification program, please refer to the following URL.

The website of DBJ Green Building Certification: <http://igb.jp/en/index.html>

#### 4. Future efforts by SAR

As a REIT pursuing maximization of unitholder value, SAR recognizes the importance of Environmental, Society and Governance (ESG) initiatives, and will continue to conduct asset management taking these into consideration.

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