

December 11, 2020

For Immediate Release





Real Estate Investment Trust Securities Issuer
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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, La Park Kishiwada and Seiyu Minakuchi, from Japan Real Estate Institute (“JREI”).

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

Property Name	Location	Certification Rank
<p>La Park Kishiwada (Retail)</p> 	<p>21-1 Harukiwakamatsucho, Kishiwada-shi, Osaka</p>	 <p>DBJ Green Building 2020</p> <p>The property was certified by the Development Bank of Japan Inc. as a building which excels in having “consideration for the environment and society” under the “DBJ Green Building Certification” program which certifies such properties.</p>
<p>Seiyu Minakuchi (Retail)</p> 	<p>6084-1 Minakuchicho Minakuchi, Koka-shi, Shiga</p>	 <p>DBJ Green Building 2020</p> <p>The property was certified by the Development Bank of Japan Inc. as a building which sufficient has “consideration for the environment and society” under the “DBJ Green Building Certification” program which certifies such properties.</p>

2. Evaluated Points for the Certification

The following points were evaluated in the certification.

<La Park Kishiwada>

- The building gives consideration to saving energy by introducing adequate filter cleaning and outdoor-air cooling for A/C efficiency, as well as by the use of daylight.
- The building gives consideration to saving resources by having instructors promote garbage separation, implementation of recycling, and conducting construction works to lengthen the useful life of facilities.
- In addition to giving consideration to the convenience and comfort of visitors by installing food and beverage shops, ATMs (Automated Teller Machines), fitness facilities and resting space, it has also prepared for emergencies by adopting emergency power generators and 2-line power reception.

<Seiyu Minakuchi>

- The building has actively incorporated ideas to save energy and resources, such as by using daylight through the introduction of open ceilings and by making efforts to reduce water-use.
- The building gives consideration to the diversity of users, by installing universal design elevators and toilets etc.

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/>