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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, Seishin BLDG., from Japan Real Estate Institute (“JREI”).

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

Property Name	Location	Certification Rank
<p>Seishin BLDG. (Office)</p> 	<p>2-5-10 Shinjuku, Shinjuku-ku, Tokyo</p>	 <p>DBJ Green Building 2021</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 recognized in the certification.

- The property has given consideration to energy conservation, such as by switching to LED lights for over half of the common use areas, and by installing water-saving faucets.
- The property has given consideration to the surrounding environment by making the premises entirely non-smoking, 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/>

This is an English translation of the announcement in Japanese dated June 21, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.