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For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
Representative: Atsushi Kato, Executive Director
(Code: 3468)

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(Correction) FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED January 31, 2020 (REIT)

Star Asia Investment Corporation corrects the following part of the “FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED January 31, 2020 (REIT)” dated March 13, 2020. Details are provided as follows and the change is indicated by the underlined portion.

1. Correction Point

P.16 3. Financial Statements (8) Notes on Financial Statements [Notes on Financial Instruments]

2. Correction Details

<Before correction>

The carrying amount and fair value as of January 31, 2020, and the amount of difference between them, are as follows. Financial instruments for which estimation of fair value is recognized to be extremely difficult are not included. Please refer to “Note 2”.

(Unit: thousand yen)

	Carrying amount	Fair value	Amount of difference
(1) Cash and deposits	1,622,851	1,622,851	-
(2) Cash and deposits in trust	3,848,378	3,848,378	-
(3) Investment securities	524,740	<u>524,540</u>	-
(4) Long-term loans receivable	300,000	300,000	-
Assets total	6,295,969	6,295,969	-
(5) Current portion of long-term loans payable	11,300,000	11,300,000	-
(6) Long-term loans payable	40,280,000	40,280,000	-
Liabilities total	51,580,000	51,580,000	-
(7) Derivative transactions (*)	(95,806)	(95,806)	-

(*) Assets and liabilities arising from derivative transactions are offset and presented in the net amount, with the balance shown in parentheses () when in a net liability position.

<After correction>

The carrying amount and fair value as of January 31, 2020, and the amount of difference between them, are as follows. Financial instruments for which estimation of fair value is recognized to be extremely difficult are not included. Please refer to “Note 2”.

(Unit: thousand yen)

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(7) Derivative transactions (*)	(95,806)	(95,806)	-

(*) Assets and liabilities arising from derivative transactions are offset and presented in the net amount, with the balance shown in parentheses () when in a net liability position.