

January 8, 2021

For Immediate Release

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

Asset Manager
Star Asia Investment Management Co., Ltd.
Representative: Atsushi Kato
President and CEO
Contact: Akiko Kanno
Director and CFO
TEL: +81-3-5425-1340

Notice concerning the Formulation of the ESG Policy etc.
and Associated Change in Organization of the Asset Manager

Star Asia Investment Management Co., Ltd. (the “Asset Manager”), to which Star Asia Investment Corporation (“SAR”) entrusts the management of its assets, recognizes that it is important for SAR to fulfill its social role as a listed REIT and to pursue the maximization of unitholders’ interests, as well as the necessity to contribute to the reduction of environmental load and to resolve social issues.

The Asset Manager has recently formulated the ESG Policy with the objective to pursue long-term sustainability of SAR and to increase its corporate value, and has decided on certain changes to the organization of the Asset Manager. Details are as follows.

1. Objective of Formulation of the ESG Policy etc. and the Change in Organization

The “ESG Policy” has been formulated with the objective to further strengthen the ESG initiatives at the Asset Manager, and furthermore, the “Sustainability Promotion Division” has been newly established in order to clarify the responsible organ for taking ESG initiatives, and the “Sustainability Promotion Committee” has been established as the screening and decision-making entity for ESG related measures etc.

The Sustainability Promotion Division is the division responsible for ESG related initiatives, and is in charge of optimizing capital expenditures and repair expenses for the maintenance and enhancement of the asset values of properties held by SAR through ESG initiatives. As the General Manager of the division, we have hired a person with abundant experience in facilities construction management of construction works, preparation of engineering reports, and building quality control etc. (please refer to Exhibit 2 “Biography etc. of General Manager of Sustainability Promotion Division”). The General Manager of the Sustainability Promotion Division will assume the post of Chairman of the Sustainability Promotion Committee, and will also take on the role of Executive Officer in charge of ESG related measures.

Furthermore, as a part of our efforts to strengthen ESG, we are planning to participate in this year’s “GRESB Real Estate Assessment” (see Note).

(Note) The GRESB assesses and benchmarks consideration towards Environmental, Social and Governance (ESG) (ESG) in the real estate sector, founded in 2009 by a group of major pension funds in Europe. The “GRESB Real Estate Assessment” does not assess individual real estate properties, but comprehensively assesses initiatives and efforts towards sustainability taken by individual real estate companies and REITs.

2. Organizational Change at the Asset Manager

- (1) Newly Established Division and Committee
 - Division: Sustainability Promotion Division
 - Committee: Sustainability Promotion Committee
- (2) Organization Chart
 - As per the Exhibit 1.
- (3) Date of Change
 - January 8, 2021

3. Newly Established Internal Rules etc.

- (1) Newly formulated policy and newly established rules
 - 1. ESG Policy
 - 2. Sustainability Promotion System Rules
 - 3. Sustainability Committee Rules

※ Apart from the above stated policy and rules, necessary changes to internal rules have been made in association with the establishment of a new department.
- (2) Date of Enactment
 - January 8, 2021

In relation to the above matter, necessary notifications will be submitted in accordance with the Financial Instruments and Exchange Act, the Real Estate Brokerage Act, and other applicable laws and regulations.

<Attachments>

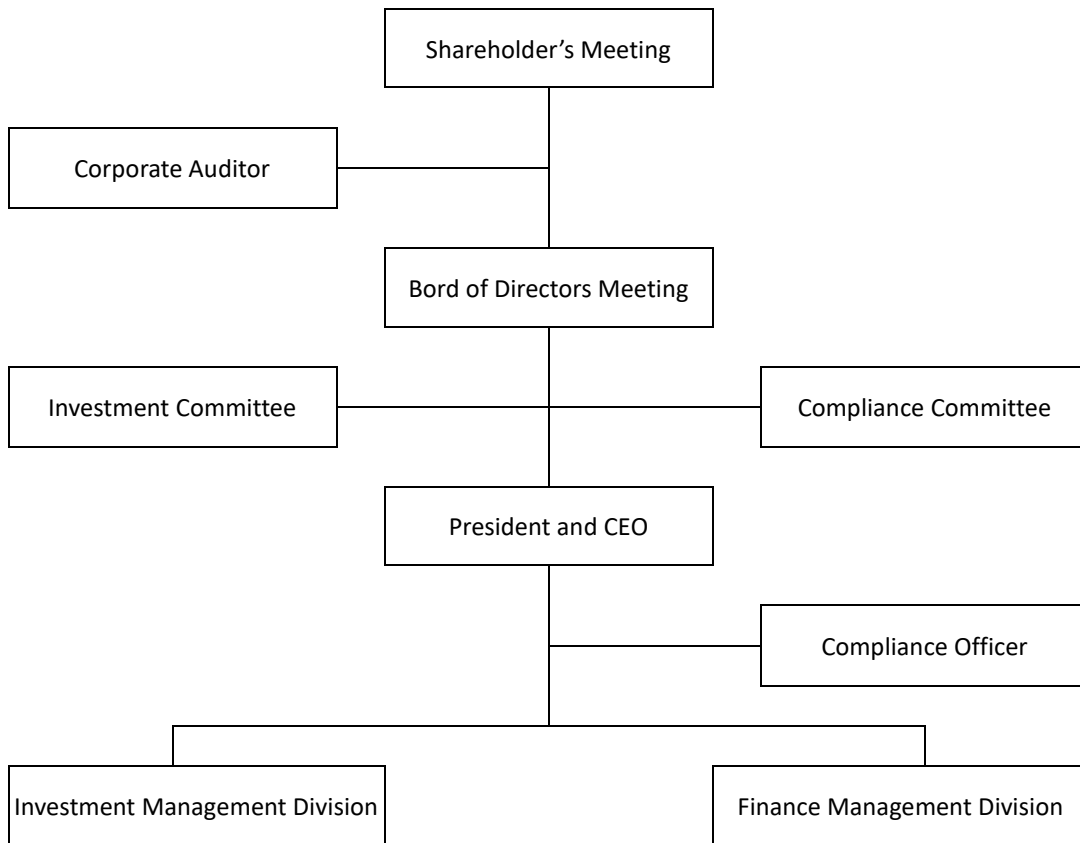
Exhibit 1: Organization Chart Etc.

Exhibit 2: Biography etc. of General Manager of Sustainability Promotion Division

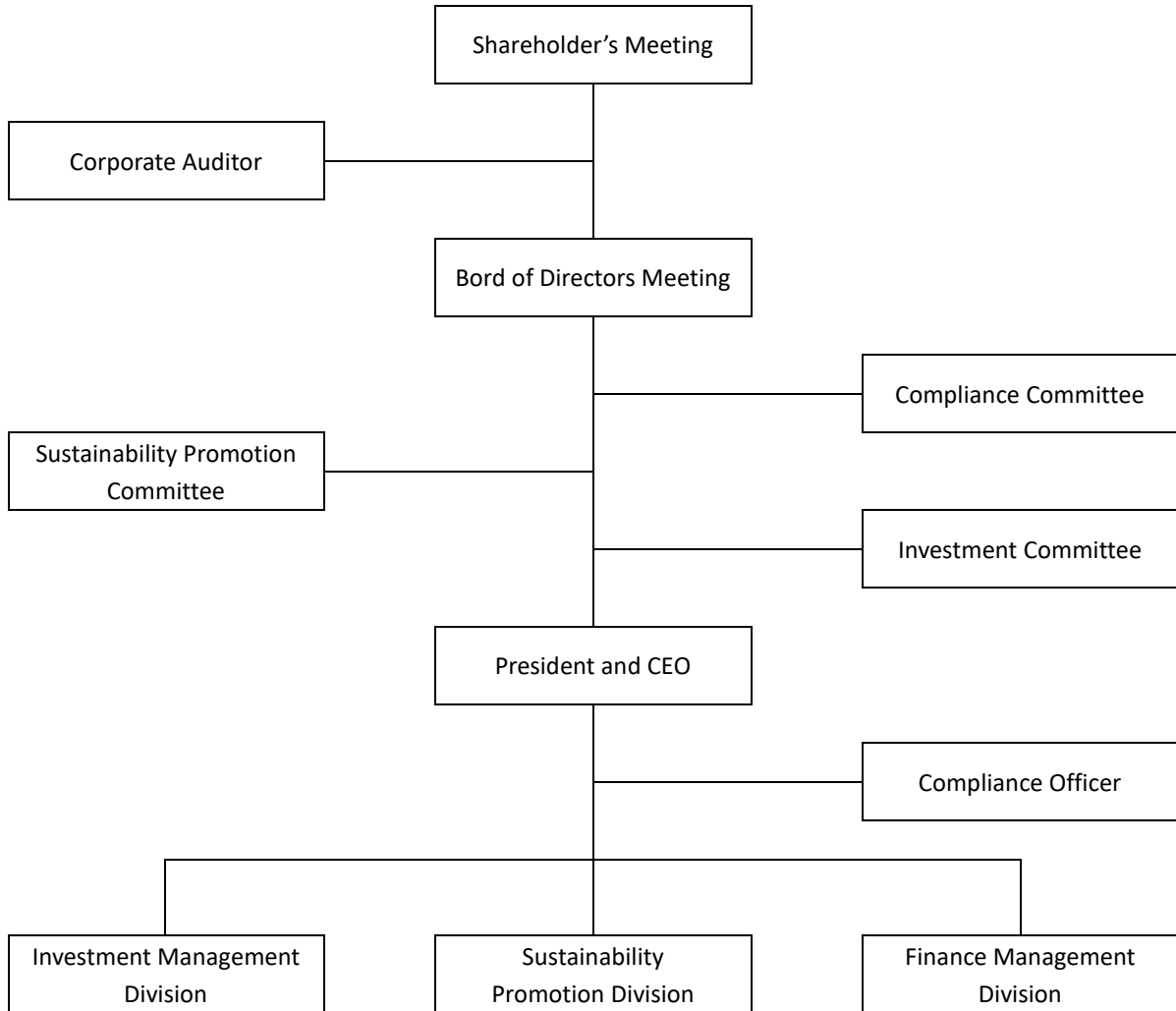
* Star Asia Investment Corporation website address: <http://starasia-reit.com>

This is an English translation of the announcement in Japanese dated January 8, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

[EXHIBIT 1] Organization Chart Etc.
< Before change >



< After change >



<Outline of Business>

Name of Organization	Outline of Business
Sustainability Promotion Division	<p>(1) Matters related to the promotion of ESG at the entrusted investment company, based on the ESG Policy.</p> <p>(2) Matters related to the maintenance and enhancement of asset value of properties managed by the entrusted investment company.</p> <p>(3) Matters related to the real estate condition survey and environmental survey of the managed assets including acquired real estate.</p> <p>(4) Other matters related to each of the above stated matters.</p> <p>The Sustainability Promotion Division shall assist in the matters listed in (2) and (3) above by providing advice to the business of the Investment Management Division.</p>

<Sustainability Promotion Committee>

Members	Chief Executive Officer in charge of Sustainability, Executive Officer in charge of Sustainability, the Representative Director, Directors, General Manager of the Investment Management Division, General Manager of the Finance Management Division, General Manager of the Sustainability Promotion Division, and the Compliance Officer.
Chairman	General Manager of the Sustainability Promotion Division
Frequency of Meetings	In principle, once every 3 months, however more frequently if necessary.
Matters to be Deliberated	<p>(1) Deliberations related to the sustainability objective and plan for each fiscal year.</p> <p>(2) Matters related to extraction of issues on sustainability and determining the order of priority of important issues.</p> <p>(3) Matters related to initiatives to be taken for sustainability measures (ESG activities, obtaining various types of certifications etc.)</p> <p>(4) Matters related to the status of progress etc. of sustainability measures.</p> <p>(5) Other matters which the Sustainability Promotion Committee or the Chairman of the Committee recognize to be necessary.</p>

【EXHIBIT B 2】 Biography etc. of General Manager of Sustainability Promotion Division

Job Title: General Manager of Sustainability Promotion Division

Full Name: Tetsuya Makino

Biography: At his former employer, during 10 years, as the initial member of establishing a new division, Makino was in charge of developing the customer base, building a network of external inspectors, expanding services, and personnel recruitment, and also as the general manager of the business division, Makino supervised and was also personally involved in the implementation of all business operations necessary for expanding sales.

Before that, over 14 years, Makino worked for a construction and real estate consulting firm as well as a general contractor firm, where he was in charge of providing engineering reports to real estate funds in Japan and abroad, financial institutions, and operating companies, bidding for new construction works, repair works, and office relocation projects, and also engaged in appraisals, budget control, and quality control. At the general contractor firm, as the person in charge of facilities, Makino was engaged in facilities construction management for multiple properties. He was also engaged in on-site construction management of equipment facilities and electrical equipment, negotiation of additions and changes with construction clients and architect offices, cost estimate evaluations, adjustments, negotiations and construction completion inspection with cooperating operators.

Main Qualifications: Building Mechanical and Electrical Engineer, First-Class Plumbing Work Operation and Management Engineer, etc.

Main Career History:

Main Career History	
April 1995	<p>Joined Kumagai Gumi Co. Ltd.</p> <ul style="list-style-type: none"> • During the initial 2 years after joining, involved in on-site construction management as the construction manager. • As the person in charge of equipment facilities construction works and electrical facilities construction works, engaged in on-site construction management at multiple sites.
October 2003	<p>Joined Index Consulting Inc.</p> <ul style="list-style-type: none"> • In charge of building inspections (engineering reports) • In charge of project management for repair works and new construction works. • After working as Director in the project management of renovation and relocation projects and facilities management division, presided over the business as Managing Director.
May 2010	<p>Joined Bureau Veritas Japan K.K.</p> <ul style="list-style-type: none"> • Newly established the inspection business division for managed properties (business operations for periodic reporting under the Building Standards Act, exterior walls surveys, inspection of fire-extinguishing facilities, electrical safety, deterioration surveys, energy control and support, and facilities commissioning etc.) • Formulate an inspection implementation system within and outside of the company.
January 2021	<p>Joined Star Asia Investment Management Co., Ltd. General Manager of Sustainability Promotion Division</p>