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For Immediate Release

Real Estate Investment Trust Securities Issuer  
Star Asia Investment Corporation  
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(Code: 3468)

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### Notice Concerning Debt Financing

Star Asia Investment Corporation (“SAR”) announces today that it has decided on debt financing (the “Debt Financing”), as described below.

#### 1. Details of the Debt Financing

Term	Lender	Borrowing amount (million yen)	Interest rate (Note 2) (Note 3)	Date of borrowing	Borrowing method	Maturity date (Note 4)	Repayment method	Security
Short-term (Note 1)	Sumitomo Mitsui Banking Corporation	700	Base interest rate +0.20%	February 1, 2019	Borrowing based on the individual term loan agreement planned to be dated January 24, 2019 based on the basic agreement dated April 15, 2016 between Sumitomo Mitsui Banking Corporation as an agent.	April 22, 2019	Lump sum repayment on maturity date (Note5)	Unsecured and Unguaranteed

(Note 1) Short-term refers to borrowings due within one year.

(Note 2) Financing fees and other charges to the lenders are not included.

(Note 3) The first interest payment date is February 20, 2019 and following interest payment dates are 20th of every month thereafter and the principal repayment date (maturity date). However, if such date is not a business day, the immediately following business day, or if such date falls on the next month, the immediately preceding business day is respectively set as the interest payment date. For borrowings with floating interest rates, the base interest rate applicable to the calculation period for interest to be paid on each interest payment date is the one month interest rate of the Japanese Yen TIBOR announced by JBA TIBOR Administration at 11 a.m. (Tokyo time, the same applies hereinafter) or at the point of time after 11 a.m. and as close to 11 a.m. as possible on the date two business days immediately before each interest payment date (two business days before the drawdown date

for the first interest payment date). However, in case the concerned interest rate is not announced for some reasons, the interest rate (annual rate) determined reasonably by the agent (Sumitomo Mitsui Banking Corporation) shall be used, or in case the period corresponding to the first interest rate calculation period or the interest rate calculation period does not exist, base rate corresponding to the concerned period and calculated based on methods determined in the contracts shall be used. For Japanese Yen TIBOR announced by the JBA TIBOR Administration which is used as the base interest rate, please check with the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>).

- (Note 4) If a principal repayment date is not a business day, repayment shall be made on the next business day; however, if such date falls on the next month, repayment shall be made on the immediately preceding business day.
- (Note 5) If certain conditions, such as advance notification in writing by SAR, are met during the period between the date of borrowing and the maturity date, SAR is eligible to repay the borrowed amounts either in whole or in part prior to the maturity date.
- (Note 6) Financial covenants, such as stipulating that certain financial figures should be maintained based on assets and liabilities, are expected to be set for the Debt Financing.

2. Reasons for Debt Financing

To be allocated for a part of the acquisition price and acquisition-related expenses of real estate beneficiary interests in trust (Anticipated acquisition price: 1,020 million yen) described in “Notice Concerning Acquisition of Real Estate Beneficiary Interests in Trust” announced today.

3. Total amount of funds to be procured by the Debt Financing, use of funds and schedule of expenditure

(1) Amount of funds to be procured

700million yen in total

(2) Specific use of funds to be procured and schedule of expenditure

Specific use of funds	Amount	Schedule of Expenditure
To be allocated for a part of the acquisition price and acquisition-related expenses of real estate beneficiary interests in trust (Anticipated acquisition price: 1,020 million yen) stated in Section 2 above.	700 million yen	February 1, 2019

4. Status of Loans etc. after Debt Financing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Change
Short-term borrowings	460	1,160	700
Long-term borrowings	51,880	51,880	—
Total borrowings	52,340	53,040	700
Investment corporation bonds	—	—	—
Total borrowings and Investment corporation bonds	52,340	53,040	700
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	52,340	53,040	700

5. Other matters required for investors to appropriately understand and evaluate the above information.

In conjunction with the risks pertaining to the repayment of the Debt Financing, there are no changes to “Part 1. Fund Information, I. Overview of the Fund, 3. Investment Risks” stated in the semiannual securities report (Japanese only) on October 30, 2018.

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