

June 12, 2024

For Immediate Release

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

Asset Management Company  
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 Early Repayment of Borrowings

Star Asia Investment Corporation (SAR) announces today that it has decided on early repayment of borrowings (the “Early Repayment”), as described below.

#### 1. Details of Early Repayment

- (1) Early Repayment amount: 1,300 million yen
- (2) Early Repayment date: June 28, 2024
- (3) Source for Early Repayment: Refund of consumption tax and local consumption tax arising from property acquisition and payment of various related expenses by SAR.

#### 2. Summary of Borrowings for which Early Repayment will be Executed

Short-term borrowings to mature on August 30, 2024(Note 1).

For details, please refer to the press release disclosed by SAR dated August 7, 2023 entitled “Notice Concerning Debt Financing” and the press release dated August 30, 2023 entitled “Notice Concerning Debt Financing (Change to Borrowing Amount)”

Term (Note 1)	Lender	Borrowing amount (million yen)	Interest Rates		Date of Borrowings	Principal Repayment Date	Repayment Method	Security
Short-term borrowings	Sumitomo Mitsui Banking Corporation and Mizuho Bank, Ltd.	1,300	Floating	Base interest rate (JPY 3M TIBOR) +0.20 %	September 1, 2023	August 30, 2024	Lump sum repayment on principal repayment date	Unsecured and Unguaranteed

(Note 1) Borrowings with a repayment period of 1 year or less are classified as “short-term” and borrowings with

repayment periods exceeding 1 year are classified as “long-term”. The same applies below.

### 3. Status of Borrowings, etc. after the Early Repayment

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase/Decrease
Short-term borrowings	2,300	1,000	-1,300
Long-term borrowings	119,840	119,840	—
Total borrowings	122,140	120,840	-1,300
Investment corporation bonds	1,000	1,000	—
Total of borrowings and investment corporation bonds	123,140	121,840	-1,300

### 4. Future outlook

The impact of the Early Repayment on SAR’s operating results is immaterial, and there are no changes to the forecasts of operating results for the fiscal period ending July 31, 2024 (February 1, 2024 to July 31, 2024) and ending January 31, 2025 (August 1, 2024 to January 31, 2025) which were announced by SAR in the “Financial Report for Fiscal Period Ended January 31, 2024” on March 15, 2024.

5. Other matters required for investors to appropriately understand the relevant information and make decisions  
Concerning the risks related to Early Repayment, there are no changes to the contents described in “Part I: Fund Information / Section 1 - Status of the Fund / 3. Investment Risks” of the Securities Report submitted on April 25, 2024.

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

*This is an English translation of the announcement in Japanese dated June 12, 2024.*

*However, no assurance or warranties are given for the completeness or accuracy of this English translation.*