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For Immediate Release





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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, Urban Park Tokiwadai Koen and Urban Park Mitsuike Koen, from Japan Real Estate Institute (“JREI”).

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

Property Name	Location	Certification Rank
<p>Urban Park Tokiwadai Koen (Residence)</p> 	<p>40-1 tokiwadai, Hodogaya-ku, Yokohama-shi, Kanagawa</p>	 <p>The property was certified by the Development Bank of Japan Inc. as a building which excels in having “consideration for the environment and society” under the “DBJ Green Building Certification” program which certifies such properties.</p>
<p>Urban Park Mitsuike Koen (Residence)</p> 	<p>6-10-5 Shimosueyoshi, Tsurumi-ku, Yokohama-shi, Kanagawa</p>	 <p>The property was certified by the Development Bank of Japan Inc. as a building which excels in having “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.

<Urban Park Tokiwadai Koen • Urban Park Mitsuike Koen>

- Consideration towards energy-saving building attributes, such as installation of water-saving faucets and water-saving toilets and LED lights for more than half of the lights in the exclusive-use areas.
- Consideration towards the comfort of residents, by securing thick walls among residential units for noise insulation capacity, and adopting warm water toilet seats, 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 May 14, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.