

March 24, 2025

For Immediate Release

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

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(Corrections) (REIT) Financial Report for Fiscal Period Ended January 31, 2025

Star Asia Investment Corporation corrects the following part of the “(REIT) Financial Report for Fiscal Period Ended January 31, 2025” dated March 17, 2025. Details are provided as follows and the change is indicated by the underline.

1. Correction Point

P.8 2. Financial Statements (2) Statement of Income and Retained Earnings / Non-operating expenses

2. Correction Details

The corrections are underlined.

P.8 2. Financial Statements (2) Statement of Income and Retained Earnings / Non-operating expenses

<Before correction>

	17th fiscal period From: February 1, 2024 To: July 31, 2024	18th fiscal period From: August 1, 2024 To: January 31, 2025
Non-operating expenses		
Interest expenses	504,833	642,337
Interest expenses on investment corporation bonds	3,500	6,213
Borrowing related expenses	141,244	<u>1,631</u>
Amortization of investment corporation bond issuance costs	1,020	<u>279,294</u>
Amortization of investment unit issuance costs	20,812	21,988
Total non-operating expenses	671,409	951,465

<After correction>

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

This is an English translation of the announcement in Japanese dated March 24, 2025. However, no assurance or warranties are given for the completeness or accuracy of this English translation.