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For Immediate Release

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

(Code: 3468)

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Notice Concerning Acquisition of "Building-Housing Energy-Efficiency Labeling System (BELS)" Certification with respect to Urban Park Miyamaedaira

Star Asia Investment Corporation ("SAR") announced it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)" Certification for Urban Park Miyamaedaira, a residence property it owns.

1. Overview of BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings ("Building Energy Efficiency Act"), real estate business operators are required to make efforts to display the energy-saving performance of buildings. BELS is a system in which third-party institutions evaluate the energy-saving performance of buildings based on the evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism, and the certification rating is given on a five-star scale (\star to $\star \star \star \star \star$).

For details of BELS, please refer to the following website. Website on BELS: <u>https://www.hyoukakyoukai.or.jp/bels/bels.html</u>

2. Results of Evaluation

| Property name | Asset type | Location | Certification rating |
|-------------------------|------------|----------------------------|----------------------|
| Urban Park Miyamaedaira | Residence | 2-20-13 Kodai, Miyamae-ku, | ** |
| | | Kawasaki-shi, Kanagawa | |

3. Future initiatives

SAR recognizes the importance of serving its role in society as a listed real estate investment corporation, in addition to maximizing unitholders' interests.

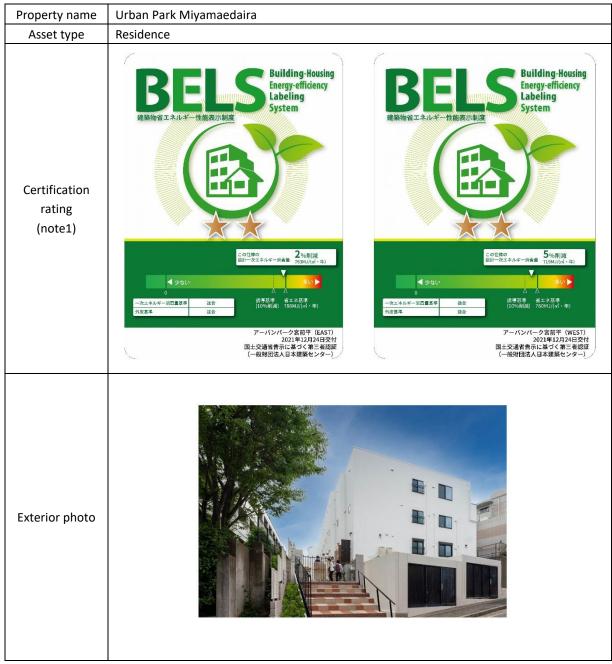
With the aim to pursue long-term sustainability and to increase the corporate value of SAR, based on the "ESG Policy", SAR intends to take initiatives towards reducing the burden on the environment such as taking energy conservation measures etc. as well as to resolve social issues.

*SAR HP URL: <u>http://starasia-reit.com/en/</u>

This is an English translation of the announcement in Japanese dated December 24, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.



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(note1) Since it is a building consisting of two buildings, each building has obtained certification.