

August 2, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units

Star Asia Investment Corporation (“SAR”) announces that it resolved at the Board of Directors meeting held on August 2, 2021 concerning issuance of new investment units and secondary offering of investment units as described below.

1. Issuance of new investment units through public offering (primary offering)

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| (1) | Total number of investment units to be offered: | 115,000 units |
| (2) | Paid-in amount (issue amount): | To be determined
The paid-in amount shall be determined at a future Board of Directors meeting. |
| (3) | Total paid-in amount (total issue amount): | To be determined |
| (4) | Issue price (offer price): | To be determined
The issue price (offer price) shall be determined considering the demand for new investment units and other circumstances. |
| (5) | Total issue price (total offer price): | To be determined |
| (6) | Offering method: | The offering of investment units shall be through a primary offering and underwritten in full by an underwriting syndicate. |
| (7) | Payment date: | Four business days after the Pricing Date (a business day from August 11, 2021 (Wednesday) to August 16, 2021 (Monday)), which will be one of the business days from August 17, 2021 (Tuesday) to August 20, 2021 (Friday). |
| (8) | Delivery date: | The business day immediately following the payment date described in (7) above |

Note: This press release does not in any way constitute any part of an offering of securities for investment. This press release has been prepared for the purpose of announcing to the public certain matters relating to the issuance of new investment units and secondary offering of investment units, and not for the purpose of soliciting any investment, within or outside of Japan. Additionally, this press release is not an offer of securities for sale in the United States. The securities referred to herein have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”) and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. No offering or sale of securities in the United States will be made in connection with the above-mentioned transactions. This press release is not for publication, distribution or release, directly or indirectly in or into the United States of America.

- (9) Payment period for deposit in securities: From the business day immediately following the Pricing Date to the second business day following the Pricing Date.
- (10) The paid-in amount (issue amount), issue price (offer price) and other items necessary for the issuance of the new investment units shall be determined at a future Board of Directors meeting.
- (11) Each of the aforementioned items shall be subject to the securities registration statement taking effect in accordance with the Financial Instruments and Exchange Act of Japan.
2. Secondary offering of investment units (over-allotment) (please refer to <Reference> 1. below.)
- (1) Total number of investment units to be offered: 16,743 units
The above-mentioned number indicates the maximum number of investment units to be offered through secondary offering through over-allotment. There may be cases where this number is reduced or the secondary offering through over-allotment itself may not take place at all, depending on the demand and other circumstances concerning the primary offering. The number of investment units to be offered through the secondary offering shall be determined at a future Board of Directors meeting taking into account the demand for the primary offering and other circumstances.
- (2) Seller: A bookrunner of the primary offering
- (3) Offer price: To be determined
The offer price shall be same as the offer price for the primary offering.
- (4) Total offer price: To be determined
- (5) Offering method: Upon the primary offering, in consideration of the demand and other circumstances of the primary offering, a bookrunner of the primary offering, shall offer the investment units (up to 16,743 units) to be borrowed from Lion Partners Godo Kaisha (“Lion Partners”).
- (6) Delivery date: Same as the delivery date for the primary offering.
- (7) Payment period for deposit in securities: Same as the payment period for deposit in securities for the primary offering.
- (8) The offer price and other items necessary for the secondary offering through over-allotment shall be determined at a future Board of Directors meeting.
- (9) Each of the aforementioned items shall be subject to the securities registration statement taking effect in accordance with the Financial Instruments and Exchange Act of Japan.

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<Reference>

1. Details of the secondary offering through over-allotment

Secondary offering through over-allotment is the offering through which a bookrunner of the primary offering shall offer the investment units (up to 16,743 units) borrowed from Lion Partners, upon the primary offering after taking into account the demand and other circumstances concerning it. The number of investment units to be offered in the secondary offering through over-allotment is scheduled to be 16,743 units, but the number is the maximum amount. The number may be reduced or the secondary offering through over-allotment itself may not take place at all, depending on the demand and other circumstances.

If the secondary offering through over-allotment is conducted, Lion Partners will grant such bookrunner a right to acquire additional investment units (the "Greenshoe Option"), up to the maximum number of investment units offered in the secondary offering through over-allotment, separate from the investment units for the primary offering. The Greenshoe Option shall be exercised between the delivery date of the primary offering and secondary offering through over-allotment and September 10, 2021 (Friday).

In addition, such bookrunner may, within a specified period, purchase investment units up to the maximum number of investment units offered in the secondary offering through over-allotment on the Tokyo Stock Exchange, Inc. (the "Syndicate Cover Transaction") with the aim of returning the investments units borrowed from Lion Partners (the Borrowed Investment Units). Investment units purchased by such bookrunner through the Syndicate Cover Transaction shall be appropriated in full for returning the Borrowed Investment Units. Such bookrunner, at its discretion, may choose not to enter into any Syndicate Cover Transaction, or to terminate the Syndicate Cover Transaction prior to reaching the maximum number of investment units to be offered in the secondary offering through over-allotment during the Syndicate Cover Transaction Period.

Further, such bookrunner may conduct stabilizing transactions in connection with the primary offering and secondary offering through over-allotment, and appropriate all or part of the investment units that are purchased through such stabilizing transactions to return the Borrowed Investment Units.

Any Borrowed Investment Units remaining after allocation of investments units acquired through Syndicate Covering Transaction and stabilizing transaction shall be returned by such bookrunner exercising the Greenshoe Option.

2. Specific use of the funds to be procured and scheduled expenditure date

Net proceeds from the primary offering will be appropriated to a portion of the acquisition of the property described in "Notice Concerning Acquisition of Real Estate Beneficiary Interests in Trust and entering into Lease Contracts", which was released today. The remainder will be treated as cash on hand and will be appropriated to a portion of the funds to acquire specified assets in the future.

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

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