

August 2, 2021

For Immediate Release

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

Asset Management Company
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Notice Concerning Acquisition of Real Estate Beneficiary Interests in Trust
and entering into Lease Contracts

Star Asia Investment Management Co., Ltd. (the “Asset Manager”), to which Star Asia Investment Corporation (“SAR”) entrusts the management of its assets, announces today its decision to acquire and lease real estate beneficiary interests in trust of the following seven real estate properties (the “Assets to be Acquired” and the entire transaction to acquire these beneficiary interests is referred to as the “Acquisitions”

1. Overview of the Assets to be Acquired

Asset type	Property no. (Note 1)	Property name	Location	Planned acquisition price (mm yen) (Note3)
Office	OFC-22	OHA Building	Tachikawa-shi, Tokyo	1,804
Office	OFC-23	Urban Center Hakata (Note 2)	Fukuoka-shi, Fukuoka	2,870
Retail	RTL-05	BAGUS Ikebukuro West	Toshima-ku, Tokyo	2,984
Residence	RSC-18	Urban Park Ryogoku (Note 2)	Sumida-ku, Tokyo	1,115
Residence	RSC-19	Urban Park Mizonokuchi (Note 2)	Kawasaki-shi, Kanagawa	2,019
Residence	RSC-20	Urban Park Miyamaedaira(Note 2) (Note 4)	Kawasaki-shi, Kanagawa	1,060
Residence	RSC-21	Urban Park Tsurumi (Note 2)	Yokohama-shi, Kanagawa	1,113
Total (7properties)				12,965

(Note 1) As for “Property no”, please refer to “Reference Material 5 The terms used in the table of Description of Asset to be Acquired” below.

(Note 2) The current names of the properties are as follows. However, it is planned to change the names of the properties to the above, immediately after acquisition of the Assets to be Acquired.

Property no.	Property name
OFC-23	URBAN CENTER HAKATA
RSC-18	City Heim Kamezawa
RSC-19	Rise

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RSC-20	MIJAS Miyamaedaira EAST • WEST
RSC-21	Village Ushioda

(Note 3) “Planned acquisition price” indicates the planned sale and purchase price stated in the sale and purchase agreement with the seller for the Assets to be Acquired, rounded to the nearest million yen. The planned sale and purchase price does not include consumption tax, local consumption tax and various expenses required for the acquisition.

(Note 4) “Urban Park Miyamaedaira” is comprised of 2 buildings (“Urban Park Miyamaedaira EAST” and “Urban Park Miyamaedaira WEST”), and the amount stated above is the total of the planned acquisition price of 2 buildings. Unless specified otherwise, each of the figures stated for “Urban Park Miyamaedaira” shall be for the total of the 2 buildings.

- (1)Contract date : August 2, 2021
- (2)Planned acquisition date : August 19, 2021 (delivery and settlement date)
- (3)Sellers : Please refer to “4. Seller Profile” below
- (4)Acquisition financing : Proceeds from the issuance of new investment units through public offering (Primary offering) (Note 5) for which resolution was made at the Board of Directors meeting of SAR held on today, planned new borrowings(Note 6) to be planned etc.
- (5)Settlement method : Payment of entire amount on planned acquisition date

(Note 5) For further details, please refer to “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced today.

(Note 6) For further details, please refer to “Notice concerning Debt Finacing”announced today.

2. Reason for the Acquisition and Leasing

The purpose of the Acquisition is to promote the external growth strategy aiming to achieve the goal of “Asset Size of JPY 300 billion by 2026” which was established in SAR’s Mid-term Business Plan (announced in March, 2021), as well as to secure stability of income mainly in the mid- to long-term. The Assets to be Acquired include properties which have potential for earnings growth, and SAR believes that it is possible to incorporate growth as well as to secure stability.

The Assets to be Acquired include a property developed by the Sponsor Group (Note 1) (the first office development project by Star Asia Sogo Kaihatsu Co. Ltd. (hereinafter referred to as “Star Asia Sogo Kaihatsu”)), a property which utilizes the warehousing function (Note 2) of Star Asia Group (Note 1), and properties for which cooperation was obtained to secure the property by sponsor forward commitment (Note 3), and SAR is expecting to realize external growth by receiving these strong sponsor support. Furthermore, the Assets to be Acquired also include properties to be acquired as bilaterally negotiated transactions by leveraging the Asset Manager’s own unique network. Also going forward, SAR will aim to achieve the asset size target included in the Mid-term Business Plan by utilizing sponsor support and the Asset Manager’s own unique network.

The main reasons for deciding on the acquisition and leasing of the Assets to be Acquired are outlined below.

The tenants of the Assets to be Acquired satisfy the tenant selection standards described in the “Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties” dated April 28, 2021.

(Note 1) “Star Asia Group” means group of related entities and invested entities lead by the co-founders Malcolm F. MacLean IV and Taro Masuyama who are the key players of the Group even today (and includes funds at which the two are involved in decision-making, as well as investment destinations of such funds). The “Sponsor Group” means the group of entities within Star Asia

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Group which are closely related to SAR and which assume support functions for SAR based on sponsor support agreements. The same applies below.

- (Note 2) The “warehousing function” refers to cases where the Sponsor Group, based on request received from SAR to temporarily hold real estate properties, acquires real estate properties etc. for the purpose of promoting smooth acquisition of the same properties by SAR in the future. The same applies below.
- (Note 3) The “sponsor forward commitment” refers to execution of a sales and purchase agreement between the Sponsor Group and the seller stating that the sponsor group will acquire certain real estate, etc., on the premise of transferring or selling the status of the property to SAR in the future. The same applies below.

【Office】

(1) OHA Building

OHA Building is a multi-tenant type office building located at an approximate 9-minute walk from “Tachikawa” station on the JR Chuo Line and the JR Nambu Line. In addition to having good access to central Tokyo by taking the JR Chuo Line, the property is located along Midorikawa-dori which is directly connected to Ome-kaido street which is a main highway, and the location has good traffic convenience by both train and cars.

With respect to the property characteristics, the building has a massive external curtain wall, and is located along Midorikawa-dori directly connected to Ome-kaido street which is a main highway as described above. Given that it will allow commercial vehicles to easily go back and forth, the property is highly appealing to places of business which use vehicles.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid- to long-term and will contribute to the improvement of stability of portfolio income. Upon acquiring the OHA Building, preferential negotiation rights obtained from the Sponsor Group, which provided warehousing function to SAR, has been exercised. Also, property information obtained from a unique network of the Asset Manager is utilized in sourcing this transaction.

(2) Urban Center Hakata

Urban Center Hakata is located on the east side of “Hakata” station which is the gateway of Kyushu region and Fukuoka prefecture. It is located at an approximate 9-minute walk from “Higashihiie” station on the Fukuoka City Airport Line and an approximate 11-minute walk from “Hakata” station on the JR Kyushu Lines.

This property is the first office development project undertaken by Star Asia Sogo Kaihatsu which belongs to the Sponsor Group, and is a new multi-tenant type office building whose construction was completed in September 2020. Star Asia Group’s construction management division supervised the specifications from interior and exterior design and facilities to the final finishings, assuming the needs of the tenants entering the property.

The Hakata area where the property is located is the business center of the Kyushu region, and there is high demand for offices, and such trend is believed to continue going forward.

With respect to the property characteristics, the building has massive curtain walls facing two streets at a corner plot, and the rentable area of standard floor exceeding 100 tsubo is highly scarce in the area. The floor area can be split up flexibly, and the property is believed to be highly appealing to tenant firms from a wide range of industries as a place of business of local firms and as a branch office etc. within the Kyushu region.

For a certain period after SAR’s acquisition (expected to be from August 19, 2021 to August 31, 2022), a rent-guarantee type master lease agreement will be signed by Star Asia Sogo Kaihatsu, and stable income is anticipated. During such period, Star Asia Sogo Kaihatsu and the Asset Manager will cooperate and focus on leasing activities, and it is believed that rent upside can be expected after the termination

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of the above-mentioned master lease agreement.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid-to long-term and there is upside potential for revenues. Upon acquiring Urban Center Hakata, preferential negotiation rights obtained from the Sponsor Group has been exercised.

【Retail】

(3) BAGUS Ikebukuro West

BAGUS Ikebukuro West is an urban-commercial facility located at an approximate 2-minute walk from “Ikebukuro” station on the JR Lines and Tokyo Metro Lines.

“Ikebukuro” station is a huge terminal train station with access by 8 railway Lines including Tobu Railway and Seibu Railway, and total number of incoming and outgoing passengers per day of approximately 2.5 million. Ikebukuro station’s west exit (Nishi-guchi) area where the property is located is a very busy downtown district, known as a complex area of business, entertainment, and sightseeing spots etc. Ikebukuro station’s west exit is a high potential area where there are plans for urban development projects, and the area is expected to increase competitiveness going in to the future as well.

Although the property is currently being leased to a single tenant, the structure of the building allows for switching to multiple-tenants. The property is highly visual as it is located at a corner, and it is believed that the property is highly appealing to tenants.

Although the request to stay home given the prolonged COVID-19 pandemic is continuing, if the COVID-19 pandemic converges and consumption activities pick up going forward following higher vaccination ratios etc., it can be expected the ability to attract customers will recover in the Ikebukuro West area and also for the property.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid-to long-term and will contribute to the improvement of stability of portfolio income. Upon acquiring BAGUS Ikebukuro West, preferential negotiation rights obtained from the Sponsor Group has been exercised.

【Residence】

(4) Urban Park Ryogoku

Urban Park Ryogoku is a family-type residence located at an approximate 9-minute walk from “Ryogoku” station on the Toei Oedo Line and an approximate 11-minute walk from “Kinshicho” station on the JR Sobu Line and Chuo Line and the Tokyo Metro Hanzomon Line.

In the Ryogoku area where the property is located, there is the “Sumida Hokusai Museum”, “Edo-Tokyo Museum”, “Kokugikan (sumo arena)”, and the “Kyu-Yasuda Teien (former Yasuda Garden)” etc. and it is an area which is active in transmitting information about Japanese culture and formulating landscapes. Also, as the property has access to multiple train lines, there is good access to various parts of the central Tokyo and it is also a highly convenient area for commuting.

With respect to the property characteristics, the property consists of a total of 32 housing units which all have a 3LDK room layout, and is highly appealing to families who place importance on convenient access to central Tokyo. Also, there are relatively small numbers of family-type residences in the area surrounding the property, and given its scarcity, stable occupancy is anticipated. In addition, as the property has been managed up to now as Sumida-ku’s Specified Excellent Rental Housing (Note 1) and the current rent levels of existing tenants (Note 2) are relatively low, a rent gap (the difference between the rent levels of existing tenants and the assumed rents for new tenants (Note 3)) exists, providing anticipation for revenues upside.

The decision to acquire the property was made as a result of having comprehensively considered the

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above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid-to long-term and there is upside potential for income. Upon acquiring Urban Park Ryogoku, Star Asia Sogo Kaihatsu has cooperated in the acquisition of the property by SAR, by securing the property under a sponsor forward commitment and granting preferential negotiation rights to SAR by using property information obtained from a unique network of the Asset Manager.

(Note 1) “Specified Excellent Rental Housing” means rental housing supplied based on the Act on Promotion of Supply of Specified Excellent Rental Housings, where rental housing with satisfactory living environment is supplied to mid-class income persons.

(Note 2) The “current rent levels of existing tenants” for Urban Park Ryogoku means the rent as described in lease agreements (only residence) of Urban Park Ryogoku with respective tenants as of April 31, 2021.

(Note 3) The “assumed rents for new tenants” for Urban Park Ryogoku means the “market rent(yen/m²)”(only residence) stated in the real estate appraisal report of Urban Park Ryogoku based on the price as of June 1, 2021. It means the contractual rent when a new lessee is recruited in Urban Park Ryogoku, which is assumed by the appraiser who created the appraisal report.

(5) Urban Park Mizonokuchi

Urban Park Mizonokuchi is a residence located at an approximate 8-minute walk from “Takatsu” station on the Tokyu Denentoshi Line, and an approximate 15-minute walk from “Mizonokuchi” station on the Tokyu Denentoshi Line and “Musashi Mizonokuchi” station on the JR Nambu Line.

The property has high living convenience as it is within walking distance from “Mizonokuchi” station which is one of the leading commercial centers within Kawasaki-shi, and by using the Tokyu Denentoshi Line, the property has good access to business centers, as it is an approximately 19 minutes to “Shibuya” station and approximately 35 minutes to “Otemachi” station by the Tokyu Denentoshi Line.

With respect to the property characteristics, large-scale renovation works were conducted in 2007, including for the exclusive owned areas, and it is believed that the property has maintained adequate competitiveness. The property has a total of 76 housing units whose floor plans range from exclusive owned floor areas of 36.55 m² to 91.42 m² (mainly 40-50 m²: 52 housing units) to accommodate various life stages, and it is believed that the property is highly appealing to a wide range of residents from single persons to DINKs (Note) and also families.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid- to long-term and will contribute to the improvement of stability of portfolio income. Urban Park Mizonokuchi is to be acquired as a bilateral negotiated transaction through the Asset Manager’s own unique network.

(Note) “DINKs” means households where both the husband and wife are working and have 2 sources of income (Double Income) and have no children (No Kids). The same applies below.

(6) Urban Park Miyamaedaira

Urban Park Miyamaedaira is a newly built residence (construction completed in June 2021) which is located at an approximate 5-minute walk from “Miyamaedaira” station on the Tokyu Denentoshi Line and an approximate 3-minute walk from the “Kodai” bus stop which is an approximate 7-minute bus ride from “Saginuma” station of the Tokyu Denentoshi Line.

The area where the property is located is a highly convenient area for commuting given good access to central Tokyo, and also, it is a silent residential area with a nice living environment with natural surroundings including many parks and greenery.

With respect to the property characteristics, it is a newly built residence whose construction was completed in June 2021 and has the latest housing facilities and equipments. The floor plans range from single type rooms to 2LDK (duplex type), and are believed to be appealing to a wide range of residents

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from single persons to DINKs and also families.

The current occupancy rate is around 33.0%, however, currently leasing activities are being conducted in cooperation with a PM company, and SAR believes that the occupancy rate will stabilize at an early stage.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid-to long-term and will contribute to the improvement of stability of portfolio income. Upon acquiring Urban Park Miyamaedaira, the property will be secured through a sponsor forward commitment by Star Asia Sogo Kaihatsu, and preferential negotiation rights granted to SAR will be exercised.

(7) Urban Park Tsurumi

Urban Park Tsurumi is a family-type residence located at an approximate 11-minute walk from “Asano” station on the JR Tsurumi Line, and an approximate 19-minute walk from “Tsurumi” station on the Keikyu Main Line, and an approximate 3-minute walk from the “Mukai-cho Sancho” bus stop which is a 6-minute bus ride on the Yokohama municipal bus Line from “Tsurumi” station of the JR Keihin Tohoku Line.

The area where the property is located has excellent traffic access to business centers such as “Yokohama” station, “Kawasaki” station and “Shinagawa” station by the JR Keihin Tohoku Line and Negishi Line. Furthermore, there are multiple leafy parks in the neighborhood, providing a nice living environment.

Regarding property characteristics, the property is a family type residence with a total of 44 housing units, all with 3LDK floor plans (66 m²). The property is currently being leased under a bulk lease agreement to a firm as a company housing, and stable income is anticipated. In January 2016, the property has undergone large-scale repair works, including repair of external wall tiles and waterproofing works.

The decision to acquire the property was made as a result of having comprehensively considered the above stated location features and property characteristics, as it was determined that the property will generate stable profits in the mid-to long-term and will contribute to the improvement of stability of portfolio income. Urban Park Tsurumi is to be acquired as a bilateral negotiated transaction through the Asset Manager’s own unique network.

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3. Summary of Assets to be Acquired

Overview of Assets to be Acquired is shown in the tables (1)-(7) below. For a glossary of the terms used in the tables, please refer to “Reference Material 5, The terms used in the table of Description of Assets to be Acquired” below.

(1) OHA Building

Property No	OFC-22	Property name	OHA Building			Type	Office
Overview of specified asset							
Type of specified asset		Beneficiary interest in trust		Trustee		Mizuho Trust & Banking Co., Ltd.	
Planned acquisition price		1,804 million yen		Planned acquisition date		August 19, 2021	
Appraised value		1,950 million yen		Seller		GK SAPR7	
Location		1-10-2 Akebono-cho, Tachikawa-shi, Tokyo					
Indication of residential address		1-22-17 Akebono-cho, Tachikawa-shi, Tokyo					
Nearest station		Approx. 9-minute walk from “Tachikawa” Station of JR Chuo Line and Nambu Line					
Land	Type of ownership	Proprietary ownership					
	Site area	964.80㎡ (Note 1)		Use district		Commercial district (Note 2)	
	Building coverage ratio	80%		Floor area ratio		500% (Note 2)	
Building	Type of ownership	Proprietary ownership					
	Total floor area	4,659.20㎡		Use		Office / Retail / Parking	
	Construction completion	May 30, 1990		Structure and floors		Reinforced concrete /Steel-framed structure 1 floor below ground 6 floors above ground	
Property management company		Japan Property Solutions Co., Ltd.		Master lease company		SAR	
Type of master lease		Pass-through Security Unsecured		Pass-through Security Unsecured		Pass-through Security Unsecured	
Trust expiration date		August 31, 2031					
Status of leasing (as of end of April 2021)							
Total leasable are		3,346.08㎡		Monthly rent (including common area maintenance fee)		10,304,000 yen	
Total leased area		3,346.08㎡		Security and guarantee deposits		61,824,600 yen	
Total number of tenants		3					
Occupancy rate							
		December 2020	January 2021	February 2021	March 2021	April 2021	
		100.0%	100.0%	100.0%	100.0%	100.0%	
Special notation		Not applicable.					

(Note 1) Includes a setback area of 29.88㎡.

(Note 2) The land of the property crosses over 2 types of use districts and districts with differing floor-area ratio requirements (commercial district 500% and neighborhood commercial district 300%), and the allowed floor-area ratio based on weighted average calculation is 449.14%.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager

(1) Property Description

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- i) The property located at an approximate 9-minute walk from “Tachikawa” station on the JR Chuo Line and the JR Nambu Line, which is the center of the Tama area.
- ii) The property is competitive in the area as the standard floor area is approximately 170 tsubo.
- iii) The building has a parking lot for 22 cars, which is a facility level satisfactory to branches and sales offices of business which are expected as potential tenants in the area.

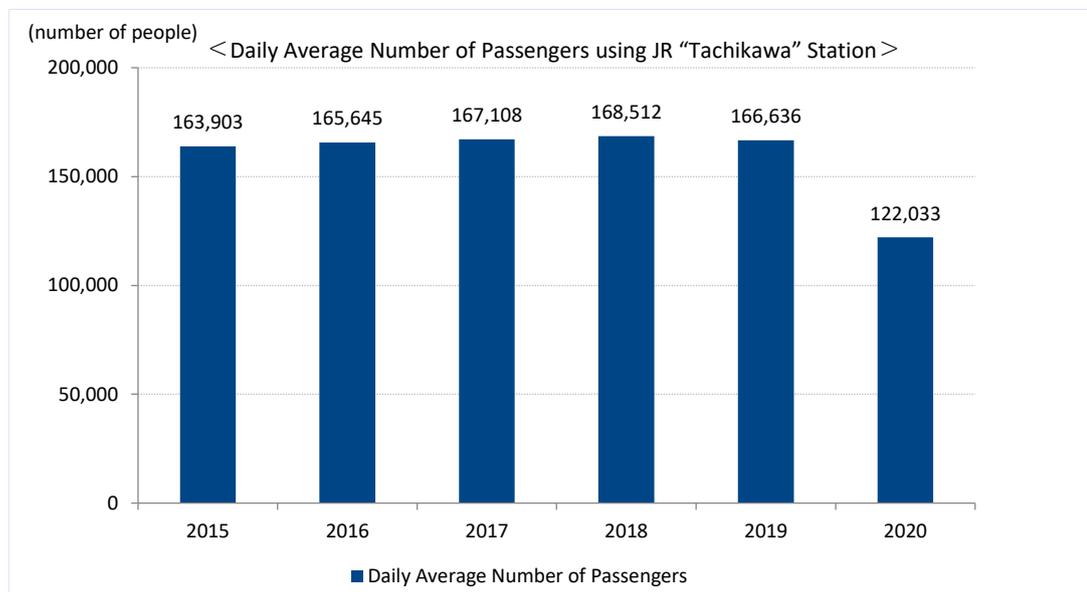
(2) Acquisition Highlight

Information regarding the property has been obtained through the Asset Manager’s own unique network, and the property is expected to be acquired as a bilateral negotiated transaction (the Sponsor Group’s warehousing function will be exercised). (<Warehousing>)

Market analysis and independent analysis by the Asset Manager

(1) Transition of the Daily Average Number of Passengers using JR “Tachikawa” station

Prior to the COVID-19 pandemic, the daily average number of passengers using JR “Tachikawa” station was maintained at over 160 thousand passengers; however, amid COVID-19, in 2020, the number decreased to slightly above 120 thousand passengers. This is due to effects of the request to stay home given the COVID-19 pandemic, however, the Asset Manager believes that the number of passengers will recover as the pandemic converges.

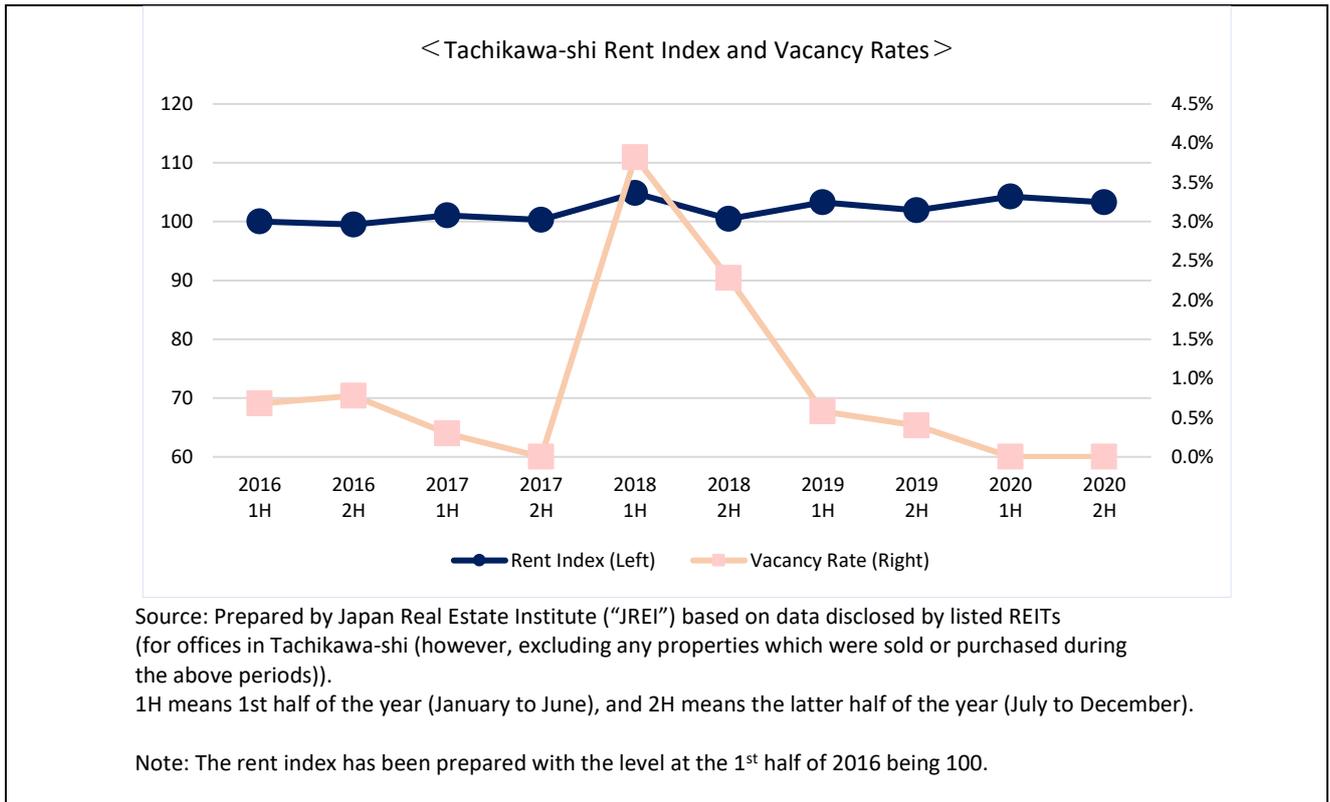


Source: Prepared by the Asset Manager based on East Japan Railway Company’s “Number of Passengers by Station”.

(2) Market Analysis

As stated above, although the number of passengers decreased in the fiscal year 2020, rent levels have remained strong since the first half of 2016 as shown below in the graph of transition of the rent index. Also, regarding vacancy rates, as shown in the graph below on the transition of vacancy rates, although vacancy rates rose to approximately 3.8% in the first half of 2018, in other periods including 2020, the level has remained low at 1% or lower, and the Asset Manager believes that the strong demand for offices in the same area will continue going forward.

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Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid-to long-term.

- (1) JR “Tachikawa” station is a terminal station which has the Chuo Line and Nambu Line riding in, and has direct access to “Shinjuku” station and “Tokyo” station, and good access to Central Tokyo. Furthermore, given the opening of Tama Monorail in the year 2000, traffic connecting the North and South has become convenient, and the Tama district has developed as a business hub by leveraging such convenience.
- (2) Office rent levels of Tachikawa-shi have transitioned strongly since 2016, and vacancy rates have remained low at 1% or lower since 2019, and the area is expected to enjoy stable tenant demand.
- (3) The property is a multi-tenant office building located at an approximate 9-minute walk from “Tachikawa” station on the JR Line, and is believed to be competitive in the area given its standard floor area of approximately 170 tsubo. The exterior view of the building and facilities have been maintained and managed well, and the overall grade of external furnishings etc. is standard within the area. Furthermore, the building has a parking lot for 22 cars, and the facility is expected to satisfy the needs of branches and sales offices which are the assumed tenant category for the area.

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(Unit : Yen)

Summary of Real Estate Appraisal Report		
Property name	OHA Building	
Appraisal value	1,950,000,000	
Appraisal firm	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	1,950,000,000	Preliminary calculation made mainly based on price under the DCF method, and verified using price under the direct capitalization method.
Indicated value of direct capitalization approach	1,960,000,000	
(1)Operating revenue ((a)-(b))	131,786,500	
(a)Gross potential income	138,831,000	
(b) Vacancy loss, etc.	7,044,500	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	38,163,240	
Maintenance and management Fee	7,557,960	Recorded by judging the scheduled agreement fee to be appropriate.
Utilities expenses	13,360,000	Appraised by reference to the level of similar real estate.
Repair expenses	2,387,833	Appraised based on the ER.
Property management fee	2,612,841	Recorded by judging the scheduled agreement fee to be appropriate.
Tenant leasing cost, etc.	984,313	Recorded the amount equivalent to 1 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	9,123,400	Appraised by reference to the actual data.
Insurance premium	314,893	Recorded by judging the estimated amount to be appropriate.
Other expenses	1,822,000	Appraised based on the actual data.
(3) Net operating income (NOI=(1)-(2))	93,623,260	
(4) Financial interests on deposits	576,926	Appraised investment return as 1.0%.
(5) Capital expenditures	6,045,035	Appraised based on the ER.
(6) Net cash flow (NCF=(3)+(4)-(5))	88,155,151	
(7) Capitalization rate	4.5%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value of DCF method	1,940,000,000	
Discount Rate	4.3%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.7%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,710,000,000	Preliminary calculation made by adjusting the replacement cost for value reduction items.
Ratio of land	81.9%	
Ratio of building	18.1%	
Matters considered in reconciliation of indicated values and determination of appraisal values	Determined based on the income approach value, while also referring to the integrated price.	

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(2) Urban Center Hakata

Property no.	OFC-23	Property name	Urban Center Hakata			Type	Office
Overview of specified asset							
Type of specified asset		Beneficiary interest in trust		Trustee		Sumitomo Mitsui Trust Bank, Limited	
Planned acquisition price		2,870 million yen		Planned acquisition date		August 19, 2021	
Appraisal value		3,030 million yen		Seller		Star Asia Sogo Kaihatsu Co. Ltd.	
Location		3-6 Hakataeki Minami, Hakata-ku, Fukuoka-shi, Fukuoka					
Indication of residential address		3-1-10 Hakataeki Minami, Hakata-ku, Fukuoka-shi, Fukuoka					
Nearest station		Approx. 9-minute walk from “Higashihiie” Station of Fukuoka City Subway Airport Line					
Land	Type of ownership	Proprietary ownership					
	Site area	656.72㎡		Use district		Commercial district	
	Building coverage ratio	80%		Floor area ratio		500%	
Building	Type of ownership	Proprietary ownership					
	Total floor area	3,566.56㎡		Use		Office / Retail / Parking	
	Construction completion	August 27, 2020		Structure and floors		Steel-framed structure 8 floors above ground	
Property management company		Jones Lang LaSalle, Inc.		Master lease company		SAR (Note)	
Type of master lease		Pass-through Security Unsecured		Security		Unsecured	
Trust expiration date		August 31, 2031					
Status of leasing (as of end of April 2021) (Note)							
Total leasable area		2,639.18㎡		Monthly rent (including common area maintenance fee)		12,773,000 yen	
Total leased area		2,639.18㎡		Security and guarantee deposits		66,924,000 yen	
Total number of tenants		1					
Occupancy rate							
		December 2020	January 2021	February 2021	March 2021	April 2021	
		13.4%	13.4%	13.4%	26.9%	40.3%	

(Note) For a period of approximately one year from August 19, 2021 to August 31, 2022, SAR will lease the property to Star Asia Sogo Kaihatsu under a rent-guarantee type master lease agreement. After such contract period expires, SAR will succeed to the status of Star Asia Sogo Kaihatsu as the sublessor, and plans to enter into a pass-through type lease agreement.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager

(1) Property Description

- i) The property is located approximately 11 minute walk from “Hakata” station of the JR Line and the Fukuoka City Airport Line, which is the largest terminal station in the Kyushu region, and approximately 9 minute walk from “Higashihiie” station of the Fukuoka City Airport Line and the building has good traffic convenience by facing Chikushi-dori street.
- ii) The property is a rare multi-tenant office building whose construction was completed in September 2020, and its exterior view has a glass curtain wall, a standard floor lease area of over 100 tsubo, and ceiling height of 2,800mm.

(2) Acquisition Highlight

The property is the first office development project of Star Asia Sogo Kaihatsu which belongs to the Sponsor Group, and SAR

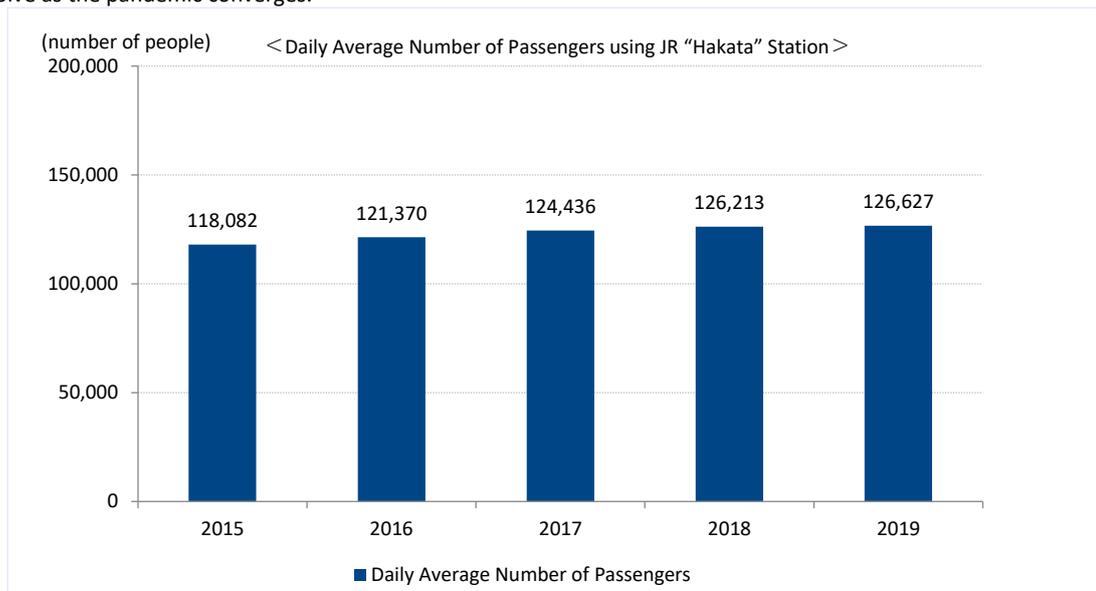
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expects to acquire the property by exercising the preferential negotiation right obtained from Star Asia Sogo Kaihatsu.

Market analysis and independent analysis by the Asset Manager

(1) Transition of the Daily Average Number of Passengers using JR “Hakata” station

The daily average number of passengers of JR “Hakata” station showed an increasing trend since 2015, however, it is conceived that the 2020 level has been significantly affected by the COVID-19 pandemic. However, as “Hakata” station is the entrance to the largest foothold city in the Kyushu region, the Asset Manager believes that the impact of COVID-19 will dissolve as the pandemic converges.



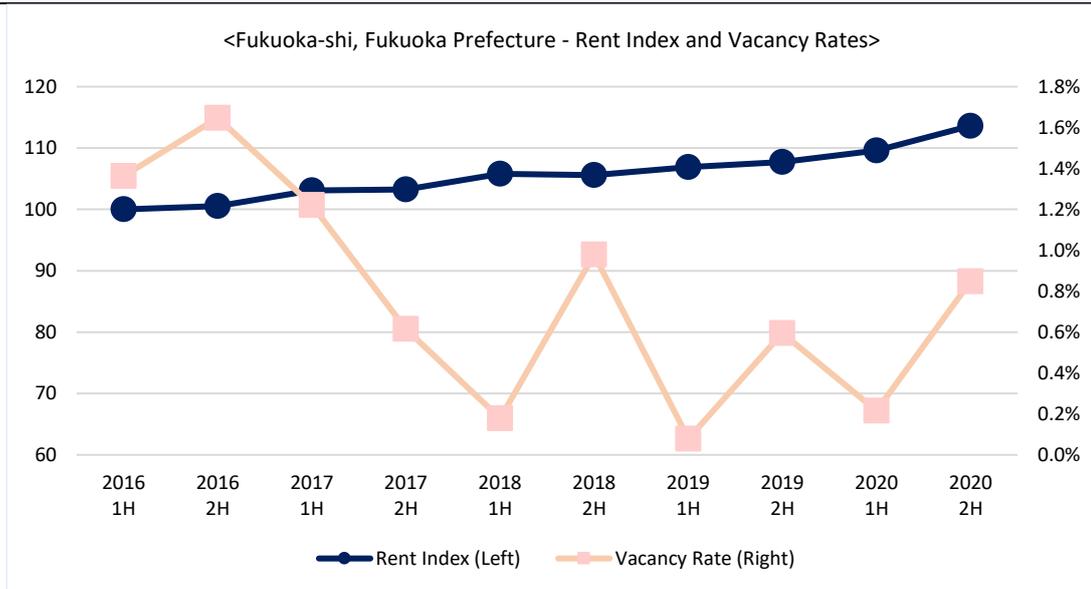
Source: Prepared by the Asset Manager based on Kyushu Railway Company’s “Top 300 Stations by Number of Passengers” and their disclosed materials.

(2) Market Analysis

As shown in the graph below of transition of the rate index, rent levels have shown an increasing trend and have remained strong since the first half of 2016 and even during 2020 which was affected by COVID-19 pandemic.

As shown in the transition of vacancy rates in the graph below, vacancy rates have remains at low levels of 2% or less since the first half of 2016. The Asset Manager believes that the strong demand for offices in the area will continue going forward.

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Source: Prepared by Japan Real Estate Institute (“JREI”) based on data disclosed by listed REITs (for offices in Fukuoka-shi (however, excluding any properties which were sold or purchased during the above periods)). 1H means 1st half of the year (January to June), and 2H means the latter half of the year (July to December).

Note: The rent index has been prepared with the level at the 1st half of 2016 being 100.

Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid-to long-term.

- (1) JR “Hakata” station is the largest terminal station in the Kyushu region in terms of size and number of passengers. Also, Fukuoka City Airport Line’s “Hakata” station is the second largest station next to “Tenjin” station in terms of the number of passengers.
- (2) In the area surrounding “Hakata” station, Fukuoka-shi is promoting the “Hakata Connected” project as a public-private initiative which is expected to further develop the area.
- (3) Fukuoka-shi’s rent levels have shown an increasing trend since 2016, and vacancy rates have continued to be low at 2% or lower, and therefore it is believed that the property will have stable tenant demand. The property is an office building whose construction was completed in September 2020, and is located in the business district east of the station centered on Chikushi-dori street running from JR Line and Fukuoka City Airport Line “Hakata” station Chikushi exit. The property is competitive in the area as it has a standard floor area of approximately 107 tsubo and a ceiling height of 2,800mm, and the overall grade of its facilities and exterior and interior design etc. is at a standard level among new office buildings in the area.
- (4) With respect to this property, it is expected that a rent-guarantee type master lease agreement will be signed with Star Asia Sogo Kaihatsu who is a member of the Sponsor group, for a fixed period (from August 19, 2021 to August 31, 2022 (scheduled)), and by utilizing the said agreement, stable income and upside in rents after the leases mature are anticipated.

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(unit: yen)

Summary of real estate appraisal report		
Property name	Urban Center Hakata	
Appraisal value	3,030,000,000	
Appraisal firm	Japan Real Estate Institute	
Date of value	June 1, 2021	
Item	Details	Details
Indicated value by income approach	3,030,000,000	Estimated by correlation of the indicated value by direct capitalization method and the indicated value by DCF method.
Indicated value by direct capitalization method	3,080,000,000	
(1) Operating revenue ((a)-(b))	175,576,000	
(a) Gross potential income	185,014,000	Recorded based on current rent etc.
(b) Vacancy loss, etc.	9,438,000	Appraised based on the level of similar real estate, the situation of tenants, the terms and conditions of lease agreement and determined loss on vacancy, etc
(2) Operating expenses	49,302,000	
Maintenance and management fee	8,040,000	Appraised based on the actual amount and the level of similar real estate.
Utilities expenses	23,160,000	Appraised based on the actual amount and the level of similar real estate.
Repair expenses	621,000	Appraised based on the repair expenses on the ER and the level of similar real estate.
Property management fee	3,056,000	Appraised based on the conditions of agreement and the level of similar real estate
Tenant leasing cost, etc.	1,261,000	Appraised based on the anticipated turnover period of the tenant.
Property taxes	12,865,000	Appraised based on the actual data.
Insurance premium	247,000	Appraised based on the insurance agreement and the level of similar real estate.
Other expenses	52,000	Recorded by the actual data.
(3) Net operating income (NOI=(1)-(2))	126,274,000	
(4) Financial interests on deposits	1,505,000	Appraised investment return as 1.0%.
(5) Capital expenditures	1,510,000	Appraised based on the capital expenditures on the ER and the level of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	126,269,000	
(7) Capitalization rate	4.1%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	2,970,000,000	
Discount rate	3.9%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.3%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	2,880,000,000	Estimated by multiplying the total of the land price and the building price by marketability correction rate.
Ratio of land	55.3%	
Ratio of building	44.7%	
Matters considered in reconciliation of indicated values and determination of appraisal value	Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.	

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(3) BAGUS Ikebukuro West

Property no.	RTL-05	Property name	BAGUS Ikebukuro West			Type	Retail
Status of master leasing							
Type of specified asset	Beneficiary interest in trust		Trustee		Mizuho Trust & Banking Co., Ltd.		
Planned sales price	2,984 million yen		Planned transfer date		August 19, 2021		
Appraisal value	3,240 million yen		Seller		GK Contender		
Location	1-33-7 Nishi Ikebukuro, Toshima-ku, Tokyo and other						
Indication of residential address	1-33-2 Nishi Ikebukuro, Toshima-ku, Tokyo						
Nearest station	Approx. 2-minute walk from "Ikebukuro" station of JR Line						
Land	Type of ownership	Proprietary ownership					
	Site area	264.15 m ²	Use district		Commercial district		
	Building coverage ratio	80%	Floor area ratio		800% (Note 1)		
Building	Type of ownership	Proprietary ownership					
	Total floor area	1,497.45 m ²	Use		Amusement center • Office		
	Construction completion	November 20, 1992	Structure and floors		Steel-framed reinforced concrete structure 2 floors below ground / 8 floors above ground		
Property management company	Marimo Co., Ltd.		Master lease company		SAR		
Type of master lease	Pass-through Security Unsecured		Security		Unsecured		
Trust expiration date	August 31, 2031						
Status of leasing (as of end of April 2021)							
Total leasable area	1,497.45 m ²		Monthly rent (including common area maintenance fee)		Not disclosed (Note 2)		
Total leased area	Not disclosed (Note 2)		Security and guarantee deposits		Not disclosed (Note 2)		
Total number of tenants	1						
Occupancy rate							
		December 2020	January 2021	February 2021	March 2021	April 2021	
		100.0%	100.0%	100.0%	100.0%	100.0%	
Special notation	Not applicable.						

(Note 1) Given the width of the front road, the standard floor-area ratio is 480%; however easing provisions will be applied due to the distance to strategic roadways, and the permitted floor-area ratio will be 607.50%.

(Note 2) Not disclosed because the consent for disclosure has not been obtained from the end tenant.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager
(1) Property Description
i) The property is a commercial building located at an approximate 2-minute walk from "Ikebukuro" station, which is the 2nd largest station next to Shinjuku station within the JR Lines in terms of the number of passenger usage.
ii) Within the west exit area where many small-size roadside shops and food and beverage stores gather, the property is appealing to tenants given its highly visibility (located at a corner plot) and size (standard floor area of 60 tsubo).

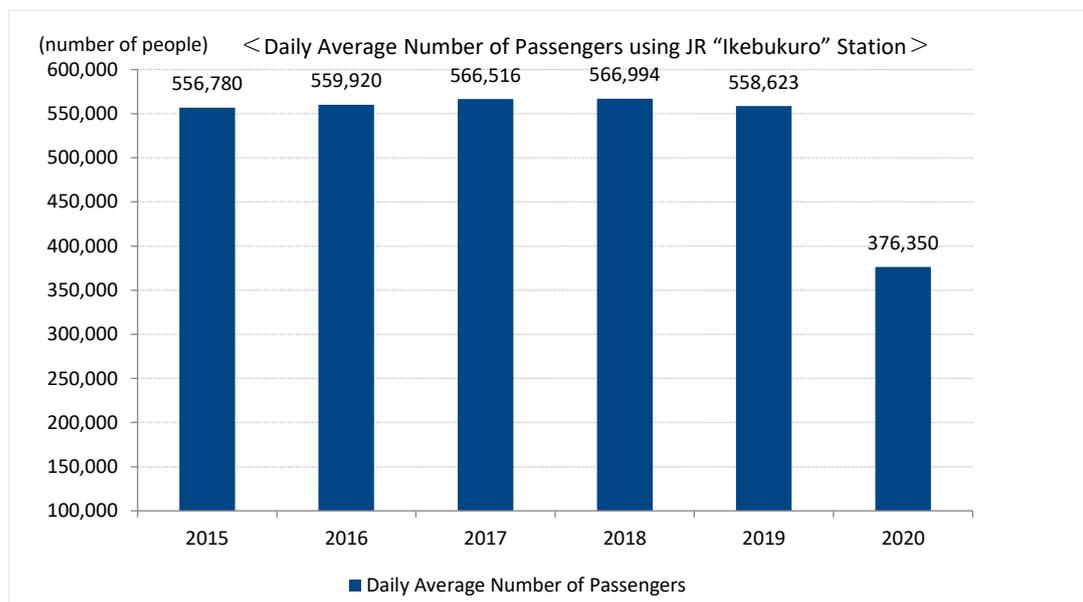
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- iii) The entire building is leased to a single tenant entertainment company, and stable income is anticipated.
- (2) Acquisition Highlight

The property is a bilateral negotiated transaction obtained through the broad relationship of the Sponsor Group, and is expected to be acquired exercising the preferential negotiation right obtained by SAR from the Sponsor Group. (<Sponsor Fund>)

Market analysis and independent analysis by the Asset Manager

- (1) The number of passengers of JR “Ikebukuro” station prior to COVID-19 pandemic was at a high level and the second largest next to “Shinjuku” station at more than 550 thousand passengers; however, in 2020, given the COVID-19 pandemic, the number decreased to slightly over 370 thousand passengers. This is due to the request to stay home due to the COVID-19 pandemic, and given that “Ikebukuro” station is a major terminal station within Tokyo and a strategic point of transportation, the Asset Manager believes that the number of passengers will recover as the COVID-19 pandemic converges.

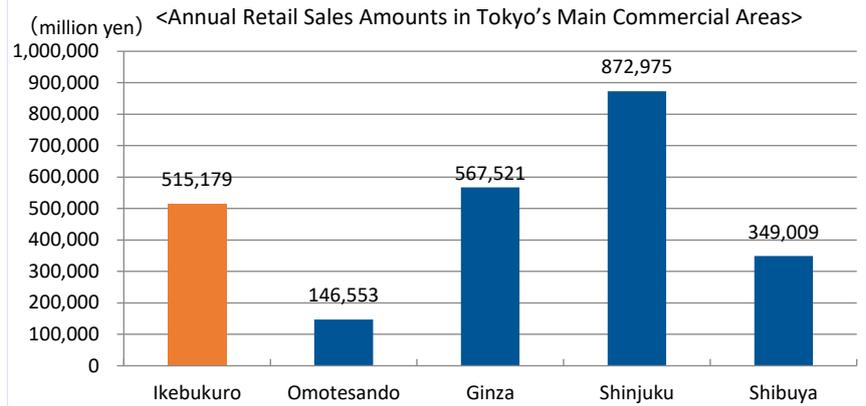


Source: Prepared by the Asset Manager based on East Japan Railway Company’s “Number of Passengers by Station”.

(2) Market Analysis

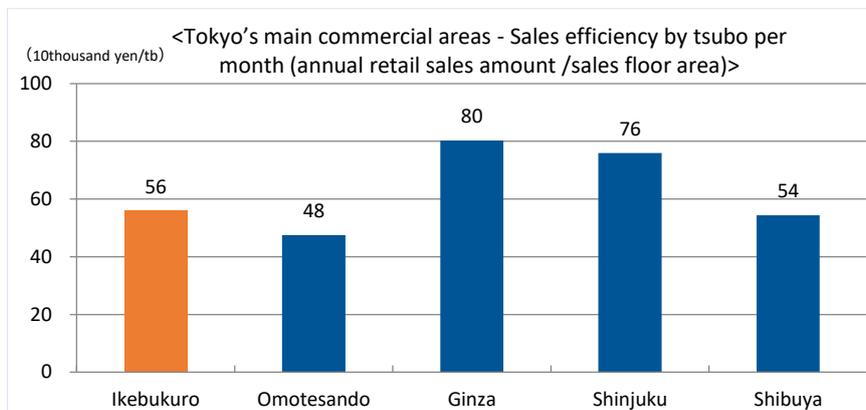
The annual retail sales amount of the Ikebukuro area is in third place following the Shinjuku and Ginza areas. Furthermore, the area’s sales efficiency by tsubo is also in third place, and is higher than in the Shibuya and Omotesando areas, and the Asset Manager believes that the area is expected to enjoy steady tenant demand.

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Source: Ministry of Economy, Trade and Industry "2014 Current Survey of Commerce"

Note: Based on the market report prepared by CBRE K.K. on request of the Asset Manager.



Source: Ministry of Economy, Trade and Industry "2014 Current Survey of Commerce".

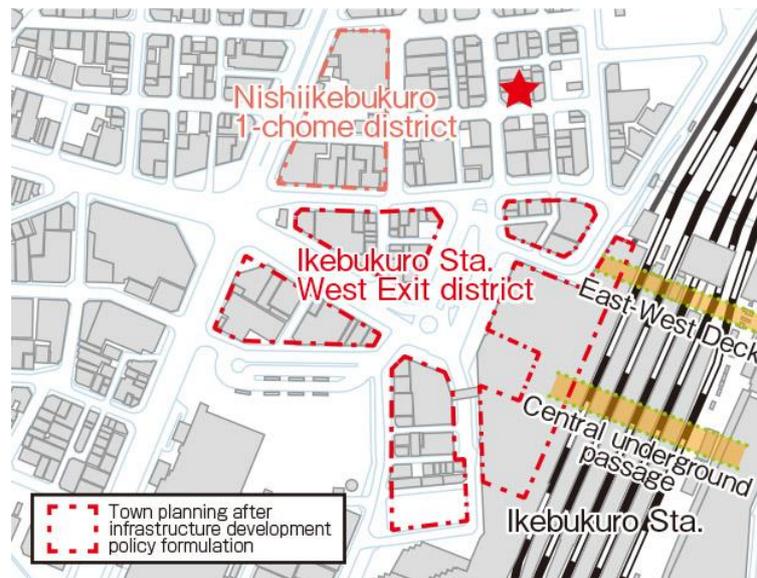
Note: Based on the market report prepared by CBRE K.K. on request of the Asset Manager.

(3) The Asset Manager's Own Analysis

In the Ikebukuro station's west exit area, redevelopment projects for the "Ikebukuro Station West Exit District" and "Nishi-Ikebukuro 1-Chome District" are planned, and it is envisioned that the scenery surrounding Ikebukuro station's west exit area will drastically change going forward. The Asset Manager believes that after such redevelopment projects are completed, the areas ability to attract customers will improve and the value of the entire area will rise, and the migration of visitors will have a positive spillover effect to attract tenants to the property.

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< Ikebukuro West Exit District Redevelopment Project >



Source: Prepared by the Asset Manager based on the Outline of regional revitalization committee around Ikebukuro Station's disclosed materials.

Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid-to long-term.

- (1) The "Ikebukuro" station west exit area where the property is located is a busy downtown area of mainly food and beverage stores, and where many small-size roadside shops stand. Also, given the "Ikebukuro" Station West District Redevelopment Project etc., the redevelopment of the surrounding area will progress and it is expected that the area will further prosper as a commercial district and the value of the property as real estate will increase.
- (2) Ikebukuro area's annual retail sales amount and sales efficiency by tsubo per month ranks at high levels within the Tokyo's main commercial areas next to Shinjuku and Ginza, and it is believed that consumption within the Ikebukuro area will recover after the COVID-19 pandemic converges.
- (3) The property is located very close at an approximate 2-minute walk from the "Ikebukuro" station of the JR Line and the Tokyo Metro Line, which is the huge terminal station and the visibility of the property is high as it is located on a corner plot. The property's standard floor area is approximately 60 tsubo, which is more or less an adequate size compared to general area needs (30 to 50 tsubo), and it is believed to be highly appealing to food and beverage stores and service sector tenants. In addition, if a tenant uses multiple floors, the ability to create a façade is believed to be positively evaluated.

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(unit: yen)

Summary of real estate appraisal report		
Property name	BAGUS Ikebukuro West	
Appraisal value	3,240,000,000	
Appraisal firm	Japan Real Estate Institute	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	3,240,000,000	Estimated by correlation of the indicated value by direct capitalization method and the indicated value by DCF method.
Indicated value by direct capitalization method	3,300,000,000	
(1) Operating revenue ((a)-(b))	Not disclosed (Note)	
(a) Gross potential income	Not disclosed (Note)	
(b) Vacancy loss, etc.	Not disclosed (Note)	
(2) Operating expenses	Not disclosed (Note)	
Not disclosed (Note)	Not disclosed (Note)	
Utilities expenses	Not disclosed (Note)	
Repair expenses	Not disclosed (Note)	
Property management fee	Not disclosed (Note)	
Tenant leasing cost, etc.	Not disclosed (Note)	
Property taxes	Not disclosed (Note)	
Insurance premium	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
(3) Net operating income (NOI=(1)-(2))	121,496,000	
(4) Financial interests on deposits	Not disclosed (Note)	
(5) Capital expenditures	Not disclosed (Note)	
(6) Net cash flow (NCF=(3)+(4)-(5))	118,926,000	
(7) Capitalization rate	3.6%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	3,170,000,000	
Discount rate	3.4%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	3.8%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	2,460,000,000	Estimated by multiplying the total of the land price and the building price by marketability correction rate.
Ratio of land	94.6%	
Ratio of building	5.4%	
Matters considered in reconciliation of indicated values and determination of appraisal value	Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.	

(Note) Not disclosed, as consent has not been obtained from the end tenant.

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(4) Urban Park Ryogoku

Property No.	RSC-18	Property name	Urban Park Ryogoku			Type	Residence
Overview of specified asset							
Type of specified asset	Beneficiary interest in trust		Trustee		Sumitomo Mitsui Trust Bank, Limited		
Planned acquisition price	1,115 million yen		Planned acquisition date		August 19, 2021		
Appraised value	1,190 million yen		Seller		SHIMIZU COMPREHENSIVE DEVELOPMENT		
Location	3-8-2 Kamezawa, Sumida-ku, Tokyo and other						
Indication of residential address	3-12-5 Kamezawa, Sumida-ku, Tokyo						
Nearest station	Approx. 9-minute walk from "Ryogoku" station of Toei Oedo Line						
Land	Type of ownership	Proprietary ownership					
	Site area	669.98m ²	Use district		Neighborhood commercial zone		
	Building coverage ratio	80%	Floor area ratio		400% (Note)		
Building	Type of ownership	Proprietary ownership					
	Total floor area	2,351.42m ²	Use		Store • Apartment		
	Construction completion	October 31, 1997	Structure and floors		Steel-framed reinforced concrete Structure 9 floors above ground		
Property management company	SHIMIZU COMPREHENSIVE DEVELOPMENT		Master lease company		SHIMIZU COMPREHENSIVE DEVELOPMENT		
Type of master lease	Pass-through Security Unsecured		Security		Unsecured		
Trust expiration date	August 31, 2031						
Status of leasing (as of end of April 2021)							
Total leasable are	2,304.23m ²		Monthly rent (including common area maintenance fee)		5,406,000 yen		
Total leased area	2,304.23m ²		Security and guarantee deposits		7,715,200 yen		
Total number of tenants	33						
Occupancy rate							
	December 2020	January 2021	February 2021	March 2021	April 2021		
	100.0%	97.1%	100.0%	100.0%	100.0%		
Special notation	Not applicable.						

(Note) The land of the property is situated crossing over two different use districts and districts with differing floor-area ratio requirements (neighborhood commercial zone 400% and semi-industrial zone 300%), however, given the Kamezawa District Planning, the permitted floor-area ratio will be 454.59%.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager	
(1) Property Description	
i) The property is located in a highly convenient area within 20-minute access from "Ryogoku" station and "Kinshicho" station using the JR Lines, Toei subway Lines, and Tokyo Metro Line to major business districts (Tokyo, Otemachi, Shinjuku, and Shinagawa).	
ii) The property has a total of 32 housing units of 60-70m ² with 3LDK room layouts and is highly appealing to families, also given that there are supermarkets, commercial facilities, and medical facilities in the neighborhood as well as childcare support services provided by Sumida-ku to its residents.	

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iii) The current rent level of existing tenants is lower than the surrounding market due to being operated as Sumida-ku's Specified Excellent Rental Housing (Note) , but future rent upside can be expected.

(2) Acquisition Highlight

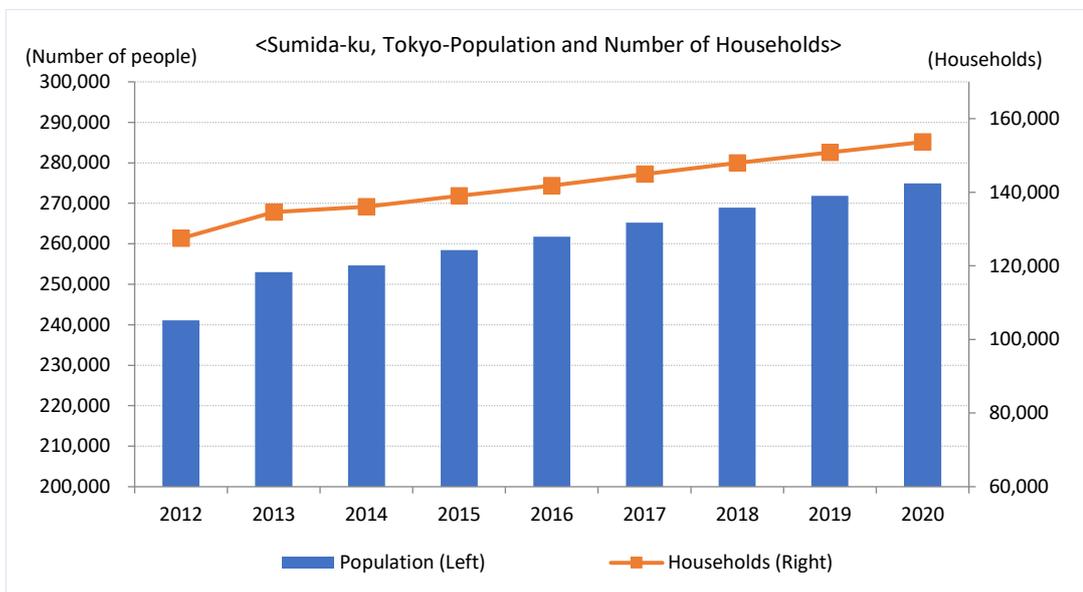
The property information was obtained through the Asset Manager's own unique network, and is expected to be acquired through a bilateral negotiated transaction (the property will be secured though a sponsor forward commitment by Star Asia Sogo Kaihatsu of the Sponsor Group) (<Outside acquisition> <Bilateral negotiated transaction>)

(Note) "Specified Excellent Rental Housing" means rental housing supplied based on the Act on Promotion of Supply of Specified Excellent Rental Housings, where rental housing with satisfactory living environment is supplied to mid-class income persons.

Demographic analysis etc., market analysis and independent analysis by the Asset Manager

(1) Demographic analysis etc.

As the population and number of households of Sumida-ku of Tokyo is showing an increasing trend, the Asset Manager believes that the population and number of households of the area will continue to increase stably in the future as well.



Note: For the years 2012 and 2013, the figures stated are as of the end of each fiscal year (March 31), and for the years from 2014 to 2020, the figures stated are as of January 1 of each year.

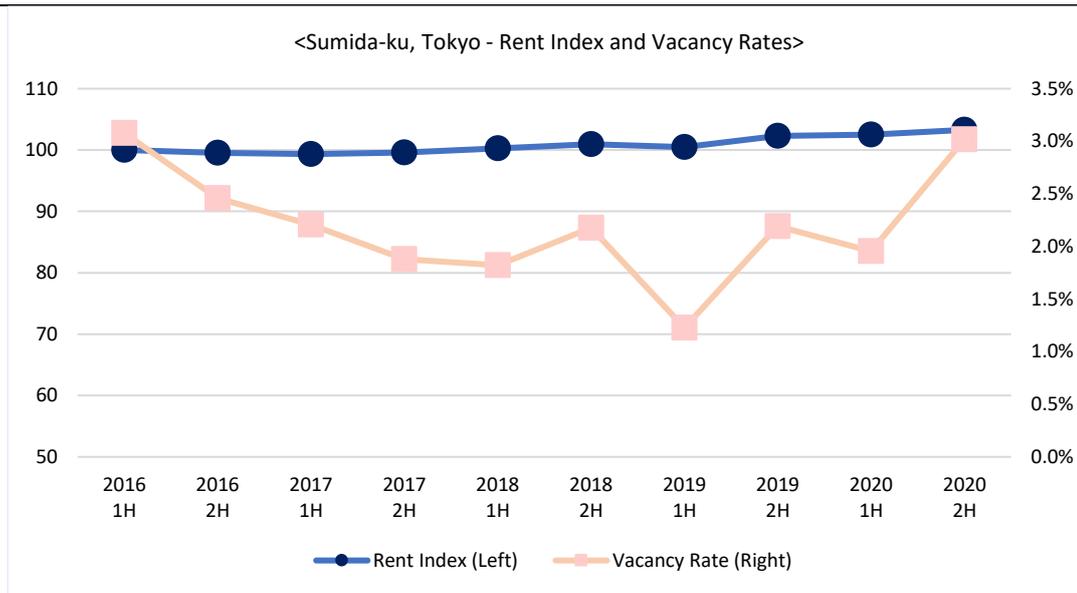
Source: Prepared by the Asset Manager based on the "Survey on Population, Demography and Number of Households based on the Basic Resident Registration Cards" published by the Ministry of Internal Affairs and Communications Statistics Bureau.

(2) Market Analysis

As shown in the transition of the rent index in the graph below, rent levels in Sumida-ku of Tokyo since the first half of 2016 have been more or less flat and have remained stable.

As shown in the transition of vacancy rates in the graph below, vacancy rates have remained at low levels of roughly 3% or less since the first half of 2016. Given past trends of the area, the Asset Manager believes that rent levels and vacancy rates will remain stable going forward.

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Source: Prepared by Japan Real Estate Institute ("JREI") based on data disclosed by listed REITs (for residences in Sumida-ku of Tokyo Prefecture (however, excluding any properties which were sold or purchased during the above periods)).

1H means 1st half of the year (January to June), and 2H means the latter half of the year (July to December).

Note: The rent index has been prepared with the level at the 1st half of 2016 being 100.

Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid- to long-term.

- (1) Sumida-ku is an area with convenient commuting access to the main business districts in the Central Tokyo (Tokyo, Otemachi, Shinjuku, Shinagawa) by using the train, and as both the population and number of households in the area have continued to grow since 2012, the area is expected to enjoy a stable increase in population and number of households in the future as well. In particular, Ryogoku and Kinshicho area where the property is located is highly convenient as it has good access to the main business districts (Tokyo, Otemachi, Shinjuku, and Shinagawa) within 20 minutes by taking the JR Lines, Toei subway Lines or Tokyo Metro Line from "Ryogoku" station and "Kinshicho" station.
- (2) The Sumida-ku area is expected to enjoy stable increase in population and number of households in the future as well. Furthermore, in the rental housing market in Sumida-ku, rent levels are stable and vacancy rates continue to be low.
- (3) The property consists of 32 housing units sized from 60-70 m² with 3LDK room layouts, as well as 1 compartment for stores. The property is believed to be highly appealing to families, and there are supermarkets, commercial retail facilities, and medical facilities in the neighborhood, and residents may also use childcare support services provided by Sumida-ku for its residents.

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(Unit : Yen)

Summary of Real Estate Appraisal Report		
Property name	Urban Park Ryogoku	
Appraisal value	1,190,000,000	
Appraisal firm	The Tanizawa Sogo Appraisal Co., Ltd.	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	1,190,000,000	Estimated by using the indicated value by DCF method as standard and verifying with the indicated value by direct capitalization method.
Indicated value of direct capitalization approach	1,220,000,000	
(1) Operating revenue ((a)-(b))	68,845,678	Appraised by reference to the actual data, etc.
(a) Gross potential income	73,059,335	
(b) Vacancy loss, etc.	4,213,657	
(2) Operating expenses	17,445,593	
Maintenance and management Fee	3,180,251	Recorded based on property management contract.
Utilities expenses	1,106,174	Appraised based on income of similar cases.
Repair expenses	2,410,948	Appraised based on the ER and similar cases
Property management fee	1,999,934	Recorded based on property management contract.
Tenant leasing cost, etc.	3,170,017	
Property taxes	3,655,300	Appraised by reference to the actual data.
Insurance premium	201,827	Estimated based on standard rate
Other expenses	1,721,142	Recorded based on income of similar cases
(3) Net operating income (NOI=(1)-(2))	51,400,085	
(4) Financial interests on deposits	75,979	Appraised investment return as 1.0%
(5) Capital expenditures	2,555,000	Appraised based on the ER and similar cases.
(6) Net cash flow (NCF=(3)+(4)-(5))	48,921,064	
(7) Capitalization rate	4.0%	Appraised by comparing with cap rate of similar real estate and by reference to forecasted fluctuation of future net profit.
Indicated value of DCF method	1,180,000,000	
Discount Rate	4.1%	Appraised by comprehensively taking into account risks of the subject real estate.
Terminal capitalization rate	4.2%	Appraised by reflecting the capitalization rate and uncertainty of future prediction.
Indicated value by cost approach	1,220,000,000	Estimated by making depreciation adjustment to replacement cost of the subject real estate.
Ratio of land	82.5%	
Ratio of building	17.5%	
Matters considered in reconciliation of indicated values and determination of appraisal values		Determined based on the income approach value, and verified using the integrated price.

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(5) Urban Park Mizonokuchi

Property No.	RSC-19	Property name	Urban Park Mizonokuchi		Type	Residence
Overview of specified asset						
Type of specified asset	Beneficiary interest in trust		Trustee	Sumitomo Mitsui Trust Bank, Limited		
Planned acquisition price	2,019 million yen		Planned acquisition date	August 19, 2021		
Appraised value	2,100 million yen		Seller	Not disclosed(Note 1)		
Location	6-726-2 Futako, Takatsu-ku, Kawasaki-shi, Kanagawa					
Indication of residential address	6-13-1 Futako, Takatsu-ku, Kawasaki-shi, Kanagawa					
Nearest station	Approx. 8-minute walk from "Takatsu" station of Tokyu Den-en-toshi Line					
Land	Type of ownership	Proprietary ownership				
	Site area	2,624.51 m ²	Use district	Quasi-industrial zone		
	Building coverage ratio	60%	Floor area ratio	200%		
Building	Type of ownership	Proprietary ownership				
	Total floor area	5,029.52 m ²	Use	Apartment		
	Construction completion	August 23, 1988	Structure and floors	Steel-framed reinforced concrete structure roofing 1 floors below ground / 5 floors above ground		
Property management company	HASEKO LIVENET, Inc.		Master lease company	HASEKO LIVENET, Inc.		
Type of master lease	Pass-through Security Unsecured		Security	Unsecured		
Trust expiration date	August 31, 2031					
Status of leasing (as of end of April 2021) (Note 2)						
Total leasable are	4,160.00 m ²		Monthly rent (including common area maintenance fee)	10,045,000 yen		
Total leased area	3,931.74 m ²		Security and guarantee deposits	3,933,000 yen		
Total number of tenants	71					
Occupancy rate						
	December 2020	January 2021	February 2021	March 2021	April 2021	
	94.8%	96.7%	97.1%	97.8%	94.5%	
Special notation	Not applicable.					

(Note 1) Not disclosed, because consent for disclosure has not been obtained from the Seller.

(Note 2) The above states the terms and conditions under a lease agreement between the sub-leasing company and the end tenant as of the end of April 2021. As of the same date, the sub-leasing company concluded a rent guarantee type sub-lease agreement with the tenant which has already concluded pass-through type lease agreement with the trustee, and had sub-leased to the end tenant based on such sub-lease agreement. However, the sub-lease agreement was terminated on June 30, 2021.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager					
(1) Property Description					
i) The property is located within walking distance from "Takatsu" station and "Mizonokuchi" station on the Tokyu Denentoshi Line, and has good access to business centers such as "Shibuya" station and "Otemachi" station.					
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- ii) In the surrounding areas, there are convenience stores and supermarkets etc. Also given that “Mizonokuchi” station is one of the representative commercial centers in Kawasaki-shi, the property has high living convenience.
- iii) In 2007, large-scale renovation works were conducted including for the exclusive owned areas. It has a total of 76 housing units, and is highly appealing to a wide range of residents from singles to DINKs and families as the floor area ranges from 36.55m² to 91.42m² (mainly 40m² to 49m²: 52 housing units).

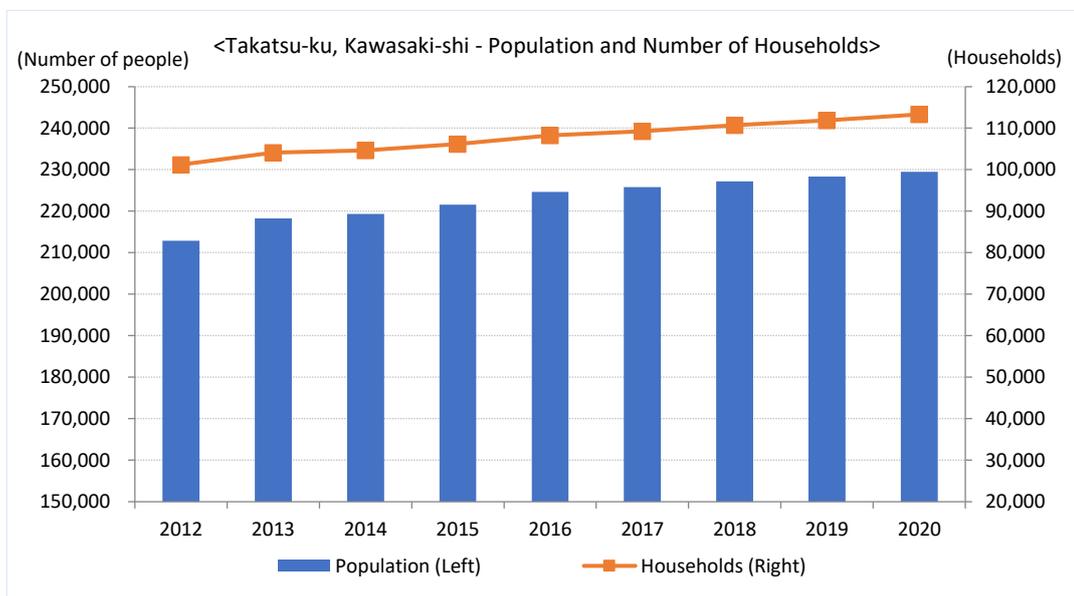
(2) Acquisition Highlight

The property information was obtained through the Asset Manager’s own unique network, and is expected to be acquired as a bilateral negotiated transaction by exercising the preferential negotiation right obtained by SAR from the current owner. (<Outside acquisition><Bilateral negotiated transaction>)

Demographic analysis etc., market analysis and independent analysis by the Asset Manager

(1) Demographic analysis etc.

As the population and number of households of Takatsu-ku, Kawasaki-shi is showing an increasing trend, the Asset Manager believes that the population and number of households of the area will continue to increase stably in the future as well.



Note: For the years 2012 and 2013, the figures stated are as of the end of each fiscal year (March 31), and for the years from 2014 to 2020, the figures stated are as of January 1 of each year.

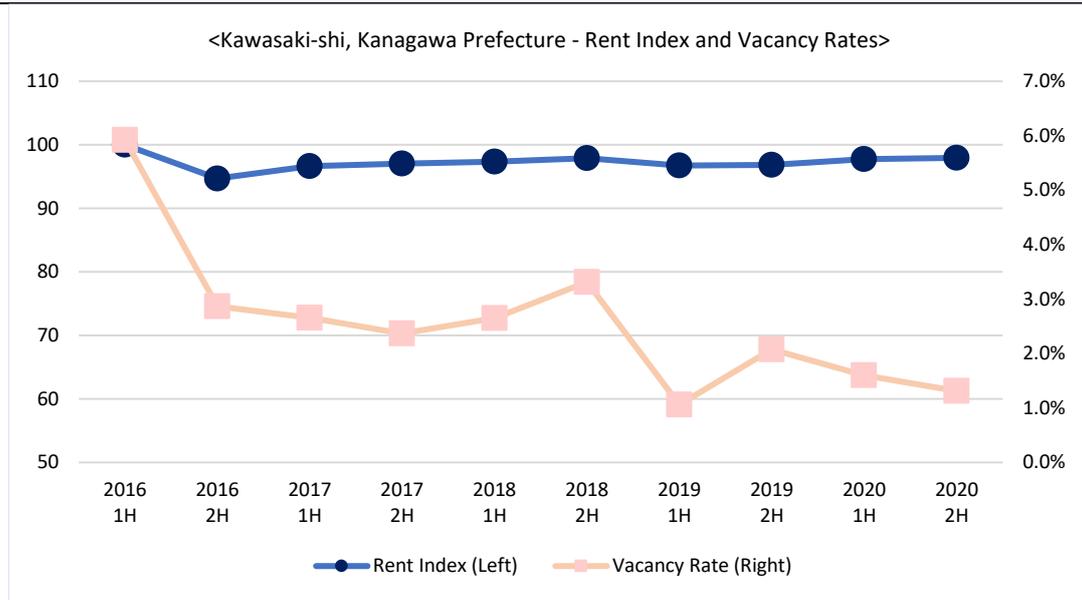
Source: Prepared by the Asset Manager based on the “Survey on Population, Demography and Number of Households based on the Basic Resident Registration Cards” published by the Ministry of Internal Affairs and Communications Statistics Bureau.

(2) Market Analysis

As shown in the transition of the rent index in the graph below, rent levels in Kawasaki-shi since the first half of 2016 have been more or less flat and have remained stable.

As shown in the transition of vacancy rates in the graph below, vacancy rates are showing a decreasing trend and remains stable at low levels of roughly 3% or less since the first half of 2016. Given the historical trend of the area, the Asset Manager believes that rent levels and vacancy rates will remain stable going forward.

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Source: Prepared by Japan Real Estate Institute (“JREI”) based on data disclosed by listed REITs (for residences in Kawasaki-shi of Tokyo Prefecture (however, excluding any properties which were sold or purchased during the above periods)).

1H means 1st half of the year (January to June), and 2H means the latter half of the year (July to December).

Note: The rent index has been prepared with the level at the 1st half of 2016 being 100.

Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid- to long-term.

- (1) Takatsu-ku of Kawasaki-shi is an area with convenient commuting access to the Central Tokyo as well as Kawasaki and Yokohama business districts by using the train. Both the population and number of households in the area have continued to grow since 2012, and it is believed to be an area where stable increase in population and number of households can be expected in the future as well.
- (2) By using the Tokyu Denentoshi Line, the property has good access to business centers, located approximately 19 minutes by train to “Shibuya” station and approximately 35 minutes by train to “Otemachi” station. Furthermore, surrounding “Takatsu” station, there are convenient living facilities such as convenience stores and supermarkets etc. Also, the area has high living convenience given that “Mizonokuchi” station is one of the representative commercial centers in Kawasaki-shi.
- (3) The property has undergone large-scale repair works including the exclusively owned areas in 2007, and has a total of 76 housing units. The property location has good access and living convenience, and offers a variety of floor plans to meet the needs of various life stages, ranging in sizes from 36.55 m² to 91.42 m² (main size is 40 m² to 49 m²: 52 units), and is a property with high appeal to a wide range of residents from single persons to DINKs and families. Furthermore, in the rental housing market in Kawasaki-shi, rent levels are stable and vacancy rates continue to be low, and therefore the property is also expected to have stable income.

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(Unit : Yen)

Summary of Real Estate Appraisal Report		
Property name	Urban Park Mizonokuchi	
Appraisal value	2,100,000,000	
Appraisal firm	The Tanizawa Sogo Appraisal Co., Ltd.	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	2,100,000,000	Estimated by using the indicated value by DCF method as standard and verifying with the indicated value by direct capitalization method.
Indicated value of direct capitalization approach	2,130,000,000	
(1) Operating revenue ((a)-(b))	129,186,419	Appraised by reference to the actual data, etc.
(a) Gross potential income	136,335,386	
(b) Vacancy loss, etc.	7,148,967	
(2) Operating expenses	31,009,333	
Maintenance and management Fee	5,491,200	Recorded based on property management contract.
Utilities expenses	2,046,720	Appraised based on income of actual data.
Repair expenses	4,389,560	Appraised based on the ER and similar cases
Property management fee	2,489,807	Recorded based on property management contract.
Tenant leasing cost, etc.	7,004,465	
Property taxes	6,719,700	Appraised by reference to the actual data.
Insurance premium	413,339	Estimated based on standard rate
Other expenses	2,454,542	Recorded based on income of similar cases
(3) Net operating income (NOI=(1)-(2))	98,177,086	
(4) Financial interests on deposits	50,601	Appraised investment return as 1.0%
(5) Capital expenditures	4,500,000	Appraised based on the ER and similar cases.
(6) Net cash flow (NCF=(3)+(4)-(5))	93,727,687	
(7) Capitalization rate	4.4%	Appraised by comparing with cap rate of similar real estate and by reference to forecasted fluctuation of future net profit
Indicated value of DCF method	2,090,000,000	
Discount Rate	4.5%	Appraised by comprehensively taking into account risks of the subject real estate.
Terminal capitalization rate	4.6%	Appraised by reflecting the capitalization rate and uncertainty of future prediction.
Indicated value by cost approach	2,240,000,000	Estimated by making depreciation adjustment to replacement cost of the subject real estate.
Ratio of land	82.3%	
Ratio of building	17.7%	
Matters considered in reconciliation of indicated values and determination of appraisal values	Determined based on the income approach value, and verified using the integrated price.	

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(6) Urban Park Miyamaedaira

Property No.	RSC-20	Property name	Urban Park Miyamaedaira		Type	Residence
Overview of specified asset						
Type of specified asset	Beneficiary interest in trust		Trustee		Sumitomo Mitsui Trust Bank, Limited	
Planned sales price	1,060 million yen		Planned transfer date		August 19, 2021	
Appraisal value	1,150 million yen		Seller		Star Asia Sogo Kaihatsu Co. Ltd.	
Location	2-20-3 Kodai, Miyamae-ku, Kawasaki-shi, Kanagawa and other					
Indication of residential address	2-20-13 Kodai, Miyamae-ku, Kawasaki-shi, Kanagawa					
Nearest station	Approx. 5-minute walk from "Miyamae daira" station Tokyu Den-en-toshi Line					
Land	Type of ownership	Proprietary ownership				
	Site area	1,239.53m ²	Use district		Category I mid/high-rise oriented residential zone	
	Building coverage ratio	60%	Floor area ratio		150%	
Building	Type of ownership	Proprietary ownership				
	Total floor area	2,039.17m ² (including the attached building)		Use	Apartment	
	Construction completion	June 10, 2021		Structure and floors	3 floors above ground, steel framed with alloy plated steel single roof	
Property management company	HASEKO LIVENET, Inc.		Master lease company		HASEKO LIVENET, Inc.	
Status of master leasing	Pass-through		Security		Unsecured	
Trust expiration date	August 31, 2031					
Status of leasing (as of end of April 2021) (Note)						
Total leasable area	1,957.97m ²		Monthly rent (including common area maintenance fee)		0 yen	
Total leased area	0.0m ²		Security and guarantee deposits		0 yen	
Total number of tenants	0					
Occupancy rate(Note)						
	December 2020	January 2021	February 2021	March 2021	April 2021	
	-	-	-	-	-	
Special notation	Not applicable.					

(Note) Since the property's construction was completed on June 10, 2021, the property was not yet occupied as of the end of April 2021.

Property Description and Acquisition Highlight based on the investigation by the Asset Manager						
(1) Property Description						
i) Good access to the business centers of "Shibuya" station and "Otemachi" station by taking the Tokyu Denentoshi Line from "Miyamaedaira" station.						
ii) The property is a residence whose construction was completed in June 2021, and consists of a total of 49 housing units: 8 housing units targeting single persons with floor areas of 22-25m ² and 1K/1DK floor plans, 41 housing units targeting DINKS and families with floor areas of 33-55m ² and 1LDK/2LDK floor plans.						
iii) In the surrounding areas, there are convenient living facilities such as convenience stores and supermarkets etc. as well						

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as medical facilities, cram schools, childcare facilities, education facilities, and parks, and provides high living convenience to a wide range of residents from single persons to DINKs and families.

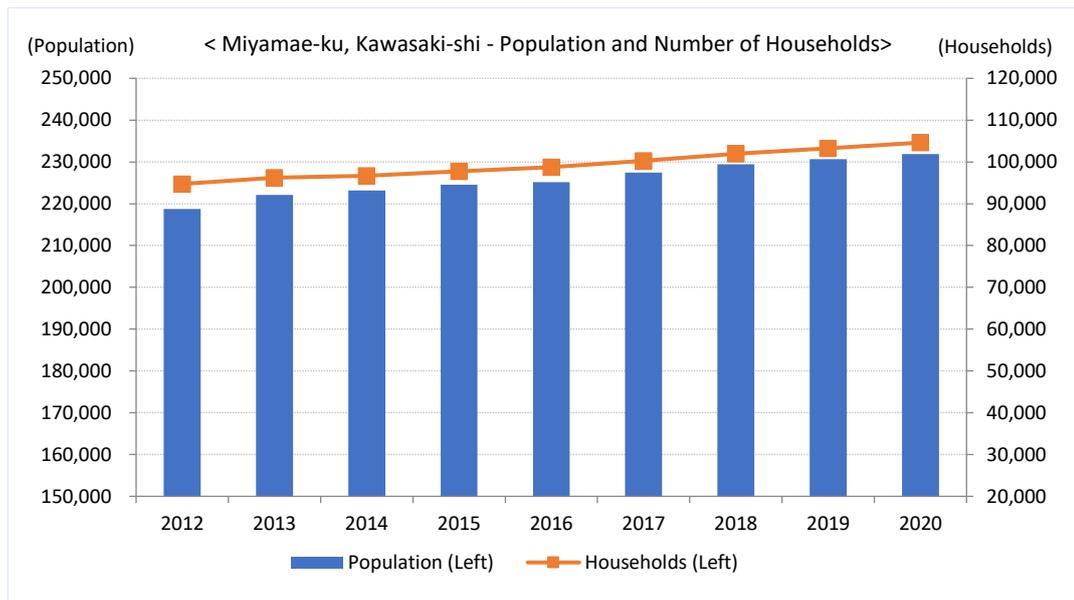
(2) Acquisition Highlight

The property is expected to be acquired exercising preferential negotiation rights obtained by SAR from Star Asia Sogo Kaihatsu of the Sponsor Group, after Star Asia Sogo Kaihatsu secures the property by sponsor forward commitment at an early stage of the redevelopment.

Demographic analysis etc., market analysis and independent analysis by the Asset Manager

(1) Demographic analysis etc.

As the population and number of households of Miyamae-ku, Kawasaki-shi is showing an increasing trend, the Asset Manager believes that the population and number of households of the area will continue to increase stably in the future as well.



Note: For the years 2012 and 2013, the figures stated are as of the end of each fiscal year (March 31), and for the years from 2014 to 2020, the figures stated are as of January 1 of each year.

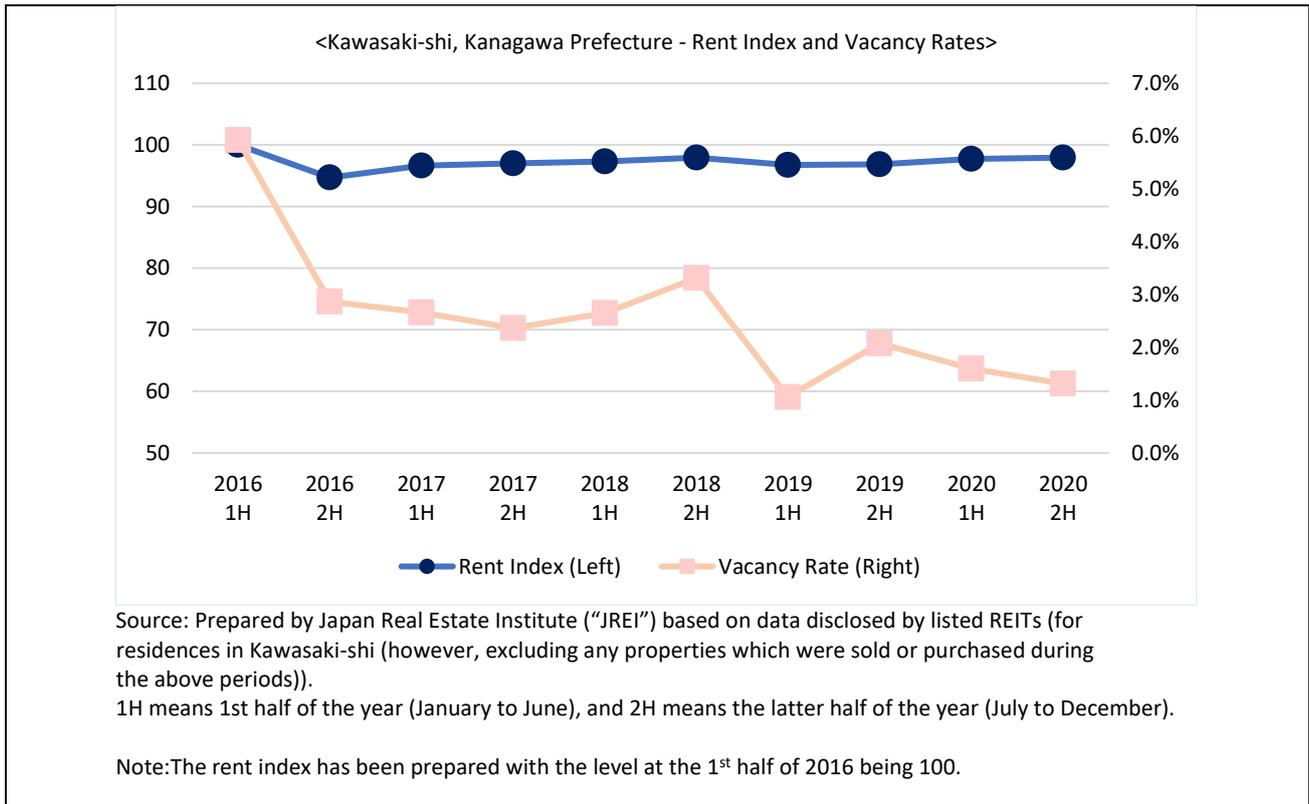
Source: Prepared by the Asset Manager based on the “Survey on Population, Demography and Number of Households based on the Basic Resident Registration Cards” published by the Ministry of Internal Affairs and Communications Statistics Bureau.

(2) Market Analysis

As shown in the transition of the rent index in the graph below, rent levels in Kawasaki-shi since the first half of 2016 have been more or less flat and have remained stable.

As shown in the transition of vacancy rates in the graph below, vacancy rates are showing a decreasing trend and remains stable at low levels of roughly 3% or less since the first half of 2016. Given the historical trend of the area, the Asset Manager believes that levels of rent and vacancy rates will remain stable going forward.

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Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to obtain stable income in the mid-to long-term.

- (1) Miyamae-ku of Kawasaki-shi offers extensive public facilities and education facilities, and the population and number of households has continued to show an increasing trend since 2012, and therefore, the area is expected to enjoy a stable increase in population and number of households in the future as well.
- (2) The property has good access to business centers, as it can access “Shibuya” station in approximately 25 minutes and “Otemachi” station in approximately 36 minutes by taking the Tokyu Denentoshi Line.
- (3) The property is a residence whose construction was completed in June 2021 with a total of 49 housing units, which has appeal to a wide range of people: housing units targeting single persons with floor areas of 22-25 m² and 1K/1DK floor plans (8 housing units) and housing units targeting DINKs/ families with floor areas of 33-55 m² and 1LDK/2LDK floor plans (41 housing units). Surrounding “Miyamaedaira” station, there are convenient living facilities such as convenience stores and supermarkets etc., medical facilities, and cram schools, as well as childcare facilities, education facilities, and parks, and is recognized to provide high living convenience to a large range of residents from single persons to DINKs and families. Furthermore, in the rental housing market in Kawasaki-shi, rent levels are stable and vacancy rates continue to be low, and therefore the property is also expected to have stable income.

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(unit: yen)

Summary of real estate appraisal report		
Property name	Urban Park Miyamaedaira	
Appraisal value	1,150,000,000	
Appraisal firm	Daiwa Real Estate Appraisal Co., Ltd.	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	1,150,000,000	Estimated by emphasizing the indicated value by DCF method and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	1,180,000,000	
(1) Operating revenue ((a)-(b))	63,390,403	
(a) Gross potential income	66,695,523	
(b) Vacancy loss, etc.	3,305,120	Recorded taking into consideration the average vacancy rate in the area, competitiveness of the subject real estate, etc.
(2) Operating expenses	12,231,210	
Maintenance and management fee	1,421,448	Appraised by reference to the level of similar real estate.
Utilities expenses	355,362	Appraised by reference to the level of similar real estate.
Repair expenses	1,358,843	Appraised by reference to the level of similar real estate.
Property management fee	1,255,946	Appraised by reference to the level of similar real estate.
Tenant leasing cost, etc.	2,145,448	Recorded the amount equivalent to 1.5 month rent to be paid by newly occupying tenant by reference to the level of similar real estate.
Property taxes	4,620,700	Recorded based on estimated tax
Insurance premium	115,663	Recorded by judging the estimated amount to be appropriate
Other expenses	957,800	Recorded based on the scheduled agreement fee
(3) Net operating income (NOI=(1)-(2))	51,159,193	
(4) Financial interests on deposits	52,331	Appraised investment return as 1.0%
(5) Capital expenditures	1,450,364	Appraised by reference to the level of similar real estate.
(6) Net cash flow (NCF=(3)+(4)-(5))	49,761,160	
(7) Capitalization rate	4.2%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Indicated value by DCF method	1,130,000,000	
Discount rate	4.0%	Appraised by comprehensively taking into account the competitiveness of the subject real estate, etc.
Terminal capitalization rate	4.4%	Appraised by reflecting aging risk, market trend risk, etc.
Indicated value by cost approach	1,850,000,000	Estimated by making depreciation adjustment to replacement cost.
Ratio of land	69.1%	
Ratio of building	30.9%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Determined using the indicated value by income approach as standard and by reference to the indicated value by cost approach.

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(7) Urban Park Tsurumi

Property no.	RSC-21	Property name	Urban Park Tsurumi			Type	Residence
Overview of specified asset							
Type of specified asset	Beneficiary interest in trust		Trustee		Mizuho Trust & Banking Co., Ltd.		
Planned acquisition price	1,113 million yen		Planned acquisition date		August 19, 2021		
Appraisal value	1,190 million yen		Seller		A.D.Works corporation		
Location	4-90-14 Mukai-cho, Tsurumi-ku, Yokohama-shi, Kanagawa						
Indication of residential address	4-90-1 Mukai-cho, Tsurumi-ku, Yokohama-shi, Kanagawa						
Nearest station	Approx. 19-minute walk from "Tsurumi" station of Keikyu Line						
Land	Type of ownership	Proprietary ownership					
	Site area	2,172.70m ²	Use district		Category I residential zone		
	Building coverage ratio	60%	Floor area ratio		200%		
Building	Type of ownership	Proprietary ownership					
	Total floor area	3,169.13m ² (including the attached building)		Use		Apartment	
	Construction completion	February 17, 1994		Structure and floors		Reinforced concrete structure slate roofing 6 floors above ground	
Property management company	HASEKO LIVENET, Inc.		Master lease company		HASEKO LIVENET, Inc.		
Type of master lease	Pass-through Security Unsecured		Security		Unsecured		
Trust expiration date	August 31, 2031						
Status of leasing (as of the end of April 2021)							
Total leasable area	3,145.41m ²		Monthly rent (including common area maintenance fee)		Not disclosed (Note)		
Total leased area	Not disclosed (Note)		Security and guarantee deposits		Not disclosed (Note)		
Total number of tenants	1						
Occupancy rate							
	December 2020	January 2021	February 2021	March 2021	April 2021		
	100.0%	100.0%	100.0%	100.0%	100.0%		
Special notation	Not applicable						

(Note) The information is undisclosed as consent to disclosure has not been obtained from end tenants..

Property Description and Acquisition Highlight based on the investigation by the Asset Manager							
(1) Property Description							
i) From the nearest "Tsurumi" station, by using the JR Lines and the Keihin Kyuko Line, "Yokohama" station can be accessed in approximately 11 minutes, "Shinagawa" station in approximately 13 minutes, and Haneda Airport in approximately 18 minutes.							
ii) All housing units are 66m ² (3LDK), and is highly appealing to families given that Tsurumi ward has few children on the waiting list for childcare services, and in the surrounding area there are convenient living facilities such as convenience stores and supermarkets etc.							
iii) In 2016, large-scale renovation works were conducted including for the exclusive owned areas.							
iv) A property that is expected to have stable occupancy under a lease agreement with a company as a company housing.							

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(2) Acquisition Highlight

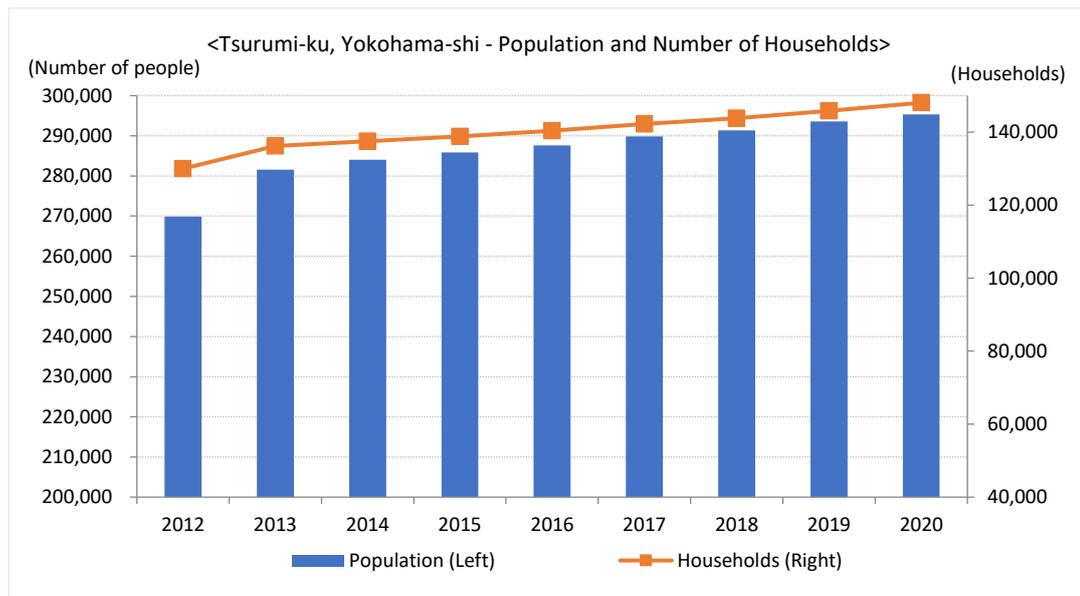
The property information was obtained through the Asset Manager’s own unique network, and it is expected to be acquired as a bilateral negotiated transaction.

<Outside acquisition> <Bilateral negotiated transaction>

Demographic analysis etc., market analysis and independent analysis by the Asset Manager

(1) Demographic analysis etc.

As the population and number of households of Yokohama-shi, Tsurumi-ku is showing an increasing trend, the Asset Manager believes that the population and number of households of the area will continue to increase stably in the future as well.



Note: For the years 2012 and 2013, the figures stated are as of the end of each fiscal year (March 31), and for the years from 2014 to 2020, the figures stated are as of January 1 of each year.

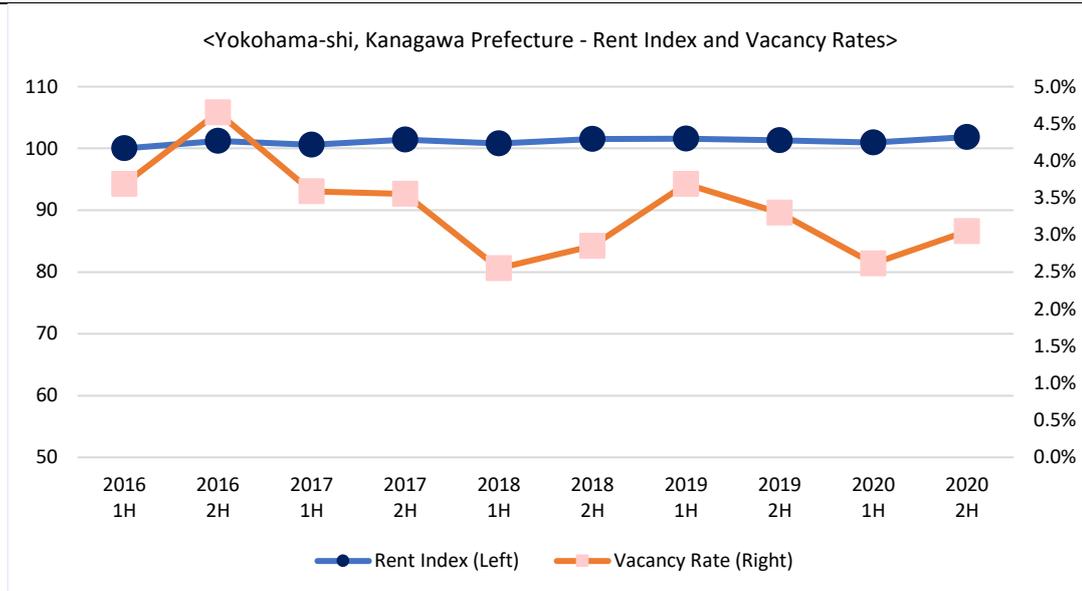
Source: Prepared by the Asset Manager based on the “Survey on Population, Demography and Number of Households based on the Basic Resident Registration Cards” published by the Ministry of Internal Affairs and Communications Statistics Bureau.

(2) Market Analysis

As shown in the transition of the rent index in the graph below, rent levels in Yokohama-shi since the first half of 2016 have been more or less flat and have remained stable.

Vacancy rates, as shown in the transition of vacancy rates in the graph below, are showing a decreasing trend and remains stable at low levels of roughly 2.5% to 4% or less since the first half of 2017. Given the historical trend in the area, the Asset Manager believes that levels of rent and vacancy rates will continue to be stable going forward.

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Source: Prepared by Japan Real Estate Institute (“JREI”) based on data disclosed by listed REITs (for residences in Yokohama-shi of Kanagawa Prefecture (however, excluding any properties which were sold or purchased during the above periods)).

1H means 1st half of the year (January to June), and 2H means the latter half of the year (July to December).

Note: The rent index has been prepared with the level at the 1st half of 2016 being 100.

Comprehensive Evaluation by SAR: High Prospect for Stability of Income

Due to the reasons stated below, SAR believes that the property will be able to have stable income in the mid-to long-term.

- (1) The Tsurumi area where the property is located enjoys direct access by train to main business areas such as Kawasaki, Yokohama, and Shinagawa from its nearest “Tsurumi” station, and also enjoys convenient commuting access to the Central Tokyo, and can access “Yokohama” station in approximately 11 minutes, “Shinagawa” station in approximately 13 minutes, and Haneda Airport in approximately 18 minutes by taking the JR Lines and the Keihin Kyuko Line.
- (2) Furthermore, the area has many business establishments and high schools and universities etc., and as both the population and number of households in the area have continued to grow since 2012, the area is expected to enjoy a stable increase in population and number of households in the future as well.
 In 2016, large-scale renovation works were conducted on the property including for the exclusive owned areas, and the property has maintained adequate competitiveness. The property is highly appealing to families, given that Tsurumi-ku has few children on the waiting list for childcare services, there are convenient living facilities such as convenience stores and supermarkets etc. in the surrounding areas, and as all of the housing units are 66 m² (3LDK). Furthermore, the rental housing market in Yokohama-shi is expected to enjoy stable demand, given that rent levels are stable and vacancy rates continue to be low.
- (3) A property that is expected to have stable occupancy under a lease agreement with a company as a company housing.

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(unit: yen)

Summary of real estate appraisal report		
Property name	Urban Park Tsurumi	
Appraisal value	1,190,000,000	
Appraisal firm	The Tanizawa Sogo Appraisal Co., Ltd.	
Date of value	June 1, 2021	
Item	Details	Description, etc.
Indicated value by income approach	1,190,000,000	Estimated by using the indicated value by DCF method as standard and verifying with the indicated value by direct capitalization method.
Indicated value by direct capitalization method	1,200,000,000	
(1) Operating revenue ((a)-(b))	76,463,776	Appraised by reference to the actual data, etc.
(a) Gross potential income	80,312,788	
(b) Vacancy loss, etc.	3,849,012	
(2) Operating expenses	19,093,440	
Maintenance and management fee	3,564,000	Recorded based on property management contract.
Utilities expenses	1,069,200	Appraised based on income of similar cases.
Repair expenses	3,456,850	Appraised based on the ER and similar cases
Property management fee	1,464,625	Recorded based on property management contract.
Tenant leasing cost, etc.	3,232,548	
Property taxes	5,007,600	Appraised by reference to the actual data.
Insurance premium	228,124	Estimated based on standard rate
Other expenses	1,070,493	Recorded based on income of similar cases
(3) Net operating income (NOI=(1)-(2))	57,370,336	
(4) Financial interests on deposits	51,182	Appraised investment return as 1.0%
(5) Capital expenditures	3,320,000	Appraised based on the ER and similar cases.
(6) Net cash flow (NCF=(3)+(4)-(5))	54,101,518	
(7) Capitalization rate	4.5%	Appraised by comparing with cap rate of similar real estate and by reference to forecasted fluctuation of future net profit.
Indicated value by DCF method	1,180,000,000	
Discount rate	4.9%	Appraised by comprehensively taking into account risks of the subject real estate.
Terminal capitalization rate	4.7%	Appraised by reflecting the capitalization rate and uncertainty of future prediction.
Indicated value by cost approach	1,180,000,000	Estimated by making depreciation adjustment to replacement cost of the subject real estate.
Ratio of land	82.0%	
Ratio of building	18.0%	
Matters considered in reconciliation of indicated values and determination of appraisal value		Determined by using the indicated value by income approach as standard and by verifying with the indicated value by cost approach.

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4. Seller Profile

(1) OHA Building

Name	GK SAPR7
Location	5-1-4 Toranomon, Minato-ku, Tokyo
Representative	Representative partner: Ippanshadanhoujin SAPR Holding7 Operational executor: Takaaki Fukunaga
Main business description	<ol style="list-style-type: none"> 1. Acquisition, ownership and disposition of beneficiary interest in trust of real estate 2. Acquisition, ownership and disposition of loan claims 3. Acquisition, ownership and disposition of corporate bonds, silent partnership interest and other securities 4. Sales, leasing, management, acquisition, ownership, disposition and use of real estate 5. All business incidental to the above
Capital	300,000 yen
Established	October 5, 2018
Net asset	The information is undisclosed as consent to disclosure has not been obtained from the company.
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	
Capital relationship	SAR holds 69 million yen (book value as of the end of January 2021) of Tokumei Kumiai (silent partnership) equity investments where the seller company is the proprietor and the managed assets are trust beneficial interests where OHA Building is the underlying trust asset.
Personnel relationship	There is no personnel relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The seller does not fall under the category of interested person, etc. as provided in Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended, hereinafter referred to as the "Investment Trust Act"), but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties", which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR's assets. Upon conducting the acquisition of the assets, the Asset Manager has performed deliberation and resolution in accordance with laws and regulations and the relevant rules.

(2) Urban Center Hakata、Urban Park Miyamaedaira

Name	Star Asia Sogo Kaihatsu Co., Ltd.
Location	Atago Green Hills Mori Tower 18F, 2-5-1, Atago, Minato-ku, Tokyo
Representative	Atsuo Umeki, Chief Executive Officer
Main business description	<ol style="list-style-type: none"> 1. Development, sale and purchase, exchange, holding, operating, brokerage, management, and disposal of real estate. 2. Holding, sale and purchase, management, and disposal of bonds, trust beneficial interests, Tokumei Kumiai (silent partnership) investment equity, and other securities and monetary claims. 3. Design and supervision of construction. 4. Contract and execution of civil engineering construction work. 5. General consulting services 6. – 9. Omitted 10. All business incidental to the above
Capital	100,000,000 yen
Established	October 19, 2017
Net asset	The information is undisclosed as consent to disclosure has not been obtained from the seller.
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	

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Capital relationship	There is no capital tie to be noted between SAR / the Asset Manager and the abovementioned company, however the aforementioned company falls under the category of interested person, etc. as provided in the Investment Trusts Act, and falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon determination of retainance as seller, the Asset Manager has performed deliberation and approval in accordance with laws and regulations and the relevant rules.
Personnel relationship	There is no personnel relationship to report.
Business relationship	In the fiscal period ended January 31, 2021 (10th fiscal period), SAR entered in to a preferential negotiation rights agreement with the aforementioned company.
Related party or no	The aforementioned company falls under the category of interested person, etc. as provided in the Investment Trusts Act, and falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon determination of retainance as seller, the Asset Manager has performed deliberation and approval in accordance with the voluntary rules.

(3) BAGUS Ikebukuro West

Name	GK Contender
Location	5-1-4 Toranomom, Minato-ku, Tokyo
Representative	Representative partner: Ippanshadanhoujin Koshigoe Operational executor: Takaaki Fukunaga
Main business description	1. Acquisition, ownership, and disposition of beneficiary interest in trust of real estate 2. Acquisition, ownership and disposition of loan claims 3. Acquisition, ownership and disposition of corporate bonds, silent partnership interest and other securities 4. Sales, leasing, management, acquisition, ownership, disposition and use of real estate 5. All business incidental to the above
Capital	100,000 yen
Established	October 1, 2015
Net asset	The information is undisclosed as consent to disclosure has not been obtained from the seller.
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personnel relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The seller does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, however, it falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon determination of the retainance as seller, the Asset Manager has performed deliberation and approval in accordance with laws and regulations and the relevant rules.

(4) Urban Park Ryogoku

Name	SHIMIZU COMPREHENSIVE DEVEROPMENT
Location	2-13-11 Kyobashi, Chuo-ku, Tokyo
Representative	Konari Yotsumoto Chief Executive Officer
Main business description	1. The sale and purchase, leasing, brokerage, management, and appraisal of real estate. 2. Construction, sale, leasing, and management of buildings such as residences, and reclamation

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	and sale of land. 3. Development projects related to urban development and regional development, related environmental improvement, and surveys, planning, design, supervision, and management related thereto. 4. Credit guarantees related to real estate transactions. 5. Consult for real estate. 6. Design, supervision and contract of construction and civil engineering works. 7. - 9. Omitted 10. All business incidental to the above
Capital	3,000,000,000 yen
Established	November 9, 2000
Net asset	The information is undisclosed as consent to disclosure has not been obtained from the seller.
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personnel relationship to report.
Business relationship	SAR and the Asset Manager entrust property management services to the relevant company (the seller). Also, there are no business relationship to note between interested parties or affiliate companies of SAR and the Asset Manager and interested parties or affiliate companies of the relevant company.
Related party or no	The seller does not fall under the category of interested person, etc. as provided in the Investment Trust Act.

(5) Urban Park Mizonokuchi

Name	Domestic operating company
Location	The information is undisclosed as consent to disclosure has not been obtained from the seller.
Representative	
Main business description	
Capital	
Established	
Net asset	
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	
Capital relationship	
Personnel relationship	There is no personnel relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The seller does not fall under the category of interested person, etc. as provided in the Investment Trust Act.

(6) Urban Park Tsurumi

Name	A.D.Works corporation
Location	2-2-3Uchisaiwai-cho, Chiyoda-ku, Tokyo
Representative	Chief Executive Officer Hideo Tanaka
Main business description	1. Sale of real estate and brokerage service. 2. Leasing, supervision, holding and management services of real estate. 3. Real estate appraisal service. 4. Consulting work related to real estate.

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	5. Consulting work related to personal property. 6. Civil engineering, measurement, and design services. 7. Civil engineering and construction works. 8. Management of a registered architect office. 9. ~30. Omitted 31. All business incidental to the above
Capital	100,000,000 yen
Established	May 5, 1936
Net asset	The information is undisclosed as consent to disclosure has not been obtained from the seller.
Total asset	
Major shareholders and shareholding ratio	
Relationship with SAR or the Asset Manager	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personnel relationship to report.
Business relationship	There is no business relationship to report.
Related party or no	The seller does not fall under the category of interested person, etc. as provided in the Investment Trust Act.

5. Status of Parties Related to the Acquisition of the Property

(1) OHA Building

	Current owner, current trustee	Previous owner, previous trustee
Company name	GK SAPR7	Other than the one in a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trusts Act, but falls under the category of interested party prescribed in the "Rules on Transactions with Interested Parties" set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	February 28, 2019	—

(Note) Omitted as the current owner has owned the property for over one year.

(2) Urban Center Hakata

	Current owner, current trustee	Previous owner, previous trustee
Company name	Star Asia Sogo Kaihatsu Co., Ltd.	Other than the one in a relationship of special interest
Relationship with parties who have special interests	The company fall under the category of interested person, etc. as provided in the Investment Trusts Act	—
Acquisition background and reason, etc.	Acquired for investment development purpose	—
Acquisition price	(Note)	—
Acquisition period	(Land) November 30, 2018 (Building) September 30, 2020	—

(Note) Land: Omitted as the current owner has owned the property for over one year.

Building: Omitted as development deal.

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(3) BAGUS Ikebukuro West

	Current owner, current trustee	Previous owner, previous trustee
Company name	GK Contender	Other than the one in a relationship of special interest
Relationship with parties who have special interests	The company does not fall under the category of interested person, etc. as provided in the Investment Trust Act, but falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties” set forth by the Asset Manager.	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	(Note)	—
Acquisition period	May 30, 2017	—

(Note)Omitted as the current owner has owned the property for over one year.

(4) Urban Park Ryogoku、Urban Park Mizonokuchi、Urban Park Tsurumi

No acquisition from persons with special interest relationships with SAR or the Asset Manager.

(5) Urban Park Miyamaedaira

	Current owner, current trustee	Previous owner, previous trustee
Company name	Star Asia Sogo Kaihatsu Co., Ltd.	Other than the one in a relationship of special interest
Relationship with parties who have special interests	The company falls under the category of interested person, etc. as provided in the Investment Trust Act	—
Acquisition background and reason, etc.	Acquired for investment management purpose	—
Acquisition price	943,000,000 yen	—
Acquisition period	June 30, 2021	—

6. Overview of broker

(1) OHA Building、Urban Center Hakata、BAGUS Ikebukuro West、Urban Park Ryogoku、Urban Park Mizonokuchi、Urban Park Miyamaedaira、Urban Park Tsurumi

① Overview of broker

Name	Star Asia Asset Advisors Co., Ltd.
Location	Atago Green Hills MORI Tower, 18 th Floor, 2-5-1 Atago, Minato-ku, Tokyo
Representative	CEO Keiji Watanabe
Main business description	<ol style="list-style-type: none"> 1. Investment management business prescribed in the Financial Instruments and Exchange Act. 2. Type II financial instruments business prescribed in the Financial Instruments and Exchange Act. 3. Investment advisory and agency business prescribed in the Financial Instruments and Exchange Act. 4. Comprehensive real estate investment advisory business. 5. Business based on the Real Estate Specified Joint Enterprise Act. 6. Building lots and buildings transaction business. 7. The business of leasing, management, and operation of real estate. 8. -11. Omitted 12. All business incidental to the above
Capital	50 million yen
Established	May 2, 2008

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 acquisition of real estate beneficiary interests in trust and entering into lease contracts, 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 acquisitions. This press release is not for publication, distribution or release, directly or indirectly in or into the United States of America.

Relationship with SAR or the Asset Manager	
Capital relationship	There is no capital tie to be noted between SAR / the Asset Manager and the abovementioned company, however the aforementioned company falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon determination of retainance as broker, the Asset Manager has performed deliberation and approval in accordance with laws and regulations and the relevant rules.
Personnel relationship	There is no personnel relationship to report.
Business relationship	In the fiscal period ended January 31, 2021 (10th fiscal period), SAR engaged in asset acquisition with the aforementioned company, which acted as an intermediary.
Related party or no	The aforementioned company falls under the category of interested person, etc. as provided in the Investment Trusts Act, and falls under the category of interested party prescribed in the “Rules on Transactions with Interested Parties”, which is the voluntary rules set forth by the Asset Manager for preventing conflict of interests regarding its management of SAR’s assets. Upon determination of the retainance as broker, the Asset Manager has performed deliberation and approval in accordance with laws and regulations and the relevant rules.

② Breakdown and value of the brokerage commission

Breakdown of Brokerage Fee	Brokerage fee for transfer of Trust Beneficiary Interest	
Amount of Brokerage Fee (excluding consumption tax and local consumption tax.)	OHABuilding	1,000,000 yen
	Urban Center Hakata	2,000,000 yen
	BAGUS Ikebukuro West	3,000,000 yen
	Urban Park Ryogoku	3,000,000 yen
	Urban Park Mizonokuchi	2,000,000 yen
	Urban Park Miyamaedaira	2,000,000 yen
	Urban Park Tsurumi	3,000,000 yen
	Total	16,000,000 yen

7. Interested-Party Transactions

The sellers of Urban Center Hakata and Urban Park Miyamaedaira and brokers in the Acquisitions are Interested Persons as defined in Article 201 of the Investment Trust Act and Article 123 of the Enforcement Order of the Investment Trust Act.

In addition, the sellers of the OHA Building and BAGUS Ikebukuro West fall under category of interested persons prescribed under “Rules on Transactions with Interested Parties” which are the voluntary rules set forth by the Asset Manager for preventing conflict-of-interests regarding its management of SAR’s assets.

Upon making decisions for the acquisition or brokerage of assets, the Asset Manager has performed the process of deliberation and resolutions in accordance with the relevant rules.

Furthermore, with respect to “Urban Center Hakata”, SAR will sign a master lease agreement with Star Asia Sogo Kaihatsu to be dated August 2, 2021 (contract parties will include the Asset Manager and the trustee). Star Asia Sogo Kaihatsu falls under Interested Party as defined in Article 201 of the Investment Trust Act and Article 123 of the Enforcement Order of the Investment Trust Act. Upon deciding on the lease, the Asset Manager has performed deliberations and resolutions in accordance with relevant rules.

< Principal agreement terms and conditions >

- Agreement term : From August 19, 2021 through August 31, 2022 (Fixed term lease agreement)
(planned)

-Type of master lease : Fixed rent

-Lent fee : 12,772,640 yen/month (16,000 yen/tsubo)

8. Schedule for the Acquisition

August 2, 2021

Acquisition decided

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August 19, 2021
(planned)

Sign the Trust Beneficial Interest Sale and Purchase Agreement
Acquisition of beneficiary interest in trust (planned)
Payment of acquisition price (planned)
Conclusion of a property management agreement (planned)

9. Settlement method

The settlement for the Asset to be Acquired is expected to take place by making lump-sum payment of the acquisition price on the scheduled acquisition date.

10. Future outlook

As a result of the Acquisition of Real Estate Beneficiary Interests in Trust and entering into Lease Contracts, there will be certain changes made to the assumptions for the forecasts for operating results described in “(REIT) Financial Report for Fiscal Period Ended January 31, 2021” announced on March 16, 2021. For further details, please refer to “Notice Concerning Revision to Forecasts for Operating Results for the 12th Fiscal Period Ending January 31, 2022 and Forecasts for Operating Results and Distribution for the 13th Fiscal Period Ending July 31, 2022” announced today.

以上

<Appendix>

- Reference Material 1 Summary of portfolio after the Acquisition
- Reference Material 2 Portfolio list after the Acquisition
- Reference Material 3 Summary of earthquake risk analysis
- Reference Material 4 Location maps / photos of exterior of Assets to be Acquired
- Reference Material 5 The terms used in the table of Description of Assets to be Acquired

<Reference>

Other press releases announced today

- Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units
- Notice Concerning Revision to Forecasts for Operating Results for the 12th Fiscal Period Ending January 31, 2022 and Forecasts for Operating Results and Distribution for the 13th Fiscal Period Ending July 31, 2022
- Notice Concerning Debt Financing

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

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Reference Material 1 Summary of portfolio after the Acquisition

< Asset type (use) >

Asset type (use)	Number of Property	(Planned) Acquisition Price (million yen)	Investment ratio (%) (Note1)
Office	20	72,733	40.5
Retail	4	18,254	10.2
Residence	19	37,779	21.0
Logistics	9	30,365	16.9
Hotel	8	20,544	11.4
Total	60	179,675	100.0

< Investment Areas >

Area		(Planned) Acquisition Price (million yen)	Investment ratio (%) (Note1)	
Tokyo Area (Note 2)	Five central wards of Tokyo (Note 3)	56,248	31.3	72.3
	Other areas in Greater Tokyo	73,720	41.0	
Outside the Tokyo Area		49,707	27.7	
Total		179,675	100.0	

(Note 1) Ratios have been calculated based on the total acquisition price, and stated by rounding to the 2nd decimal place. Therefore, ratios may not add up to 100%.

(Note 2) "Tokyo area" refers to Tokyo's 23 wards, Kawasaki City and Yokohama City, where SAR considers to have high demand for office and retail properties, and includes all of Tokyo, Kanagawa, Saitama and Chiba prefecture for residence, logistics facilities, hotels and student residences, due to expected demand in these areas.

(Note 3) The five central wards of Tokyo are Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku.

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Reference Material 2 Portfolio list after the Acquisition

Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Price (million yen) (Note 2)	Real estate appraisal value (million yen) (Note 3)	Investment ratio (%) (Note 4)
OFC-01	Minami-Azabu Shibuya Building	Minato-ku, Tokyo	2,973	3,020	1.7
OFC-03	Honmachibashi Tower	Chuo-ku, Osaka-Shi, Osaka	6,065	6,760	3.4
OFC-04	Nishi-Shinjuku Matsuya Building	Shibuya-ku, Tokyo	1,763	2,500	1.0
OFC-06	Shibuya MK Building	Shibuya-ku, Tokyo	2,042	3,220	1.1
OFC-08	Asahi Building	Kanagawa-ku, Yokohama-Shi, Kanagawa	6,320	7,790	3.5
OFC-09	Hakata-eki East Place	Hakata-ku, Fukuoka-Shi, Fukuoka	2,286	2,630	1.3
OFC-10	Nihonbashi Hamacho Park Building	Chuo-ku, Tokyo	1,450	1,540	0.8
OFC-11	Amusement Media Gakuin Honkan	Shibuya-ku, Tokyo	2,580	2,690	1.4
OFC-12	Higashi Kobe Center Building	Higashinada-ku, Kobe-Shi, Hyogo	7,440	7,390	4.1
OFC-13	Amusement Media Gakuin Shinkan	Shibuya-ku, Tokyo	1,020	1,160	0.6
OFC-14	Seishin BLDG.	Shinjuku-ku, Tokyo	11,200	11,200	6.2
OFC-15	NK BLDG.	Chiyoda-ku, Tokyo	5,350	5,360	3.0
OFC-16	Tsukasamachi BLDG.	Chiyoda-ku, Tokyo	4,590	4,590	2.6
OFC-17	Takadanobaba Access	Shinjuku-ku, Tokyo	3,990	3,970	2.2
OFC-18	Azabu Amerex BLDG.	Minato-ku, Tokyo	2,780	2,790	1.5
OFC-19	Hiei-Kudan BLDG.	Chiyoda-ku, Tokyo	2,400	2,370	1.3
OFC-20	Shin-Yokohama Nara BLDG.	Yokohama-Shi, Kanagawa	2,300	2,310	1.3
OFC-21	The Portal Akihabara	Chiyoda-ku, Tokyo	1,510	1,510	0.8
OFC-22	OHA Building	Tachikawa-Shi, Tokyo	1,804	1,950	1.0
OFC-23	Urban Center Hakata	Hakata-ku, Fukuoka-shi, Fukuoka	2,870	3,030	1.6
Office Subtotal			72,733	77,780	40.5
RTL-01	La Park Kishiwada	Kishiwada-Shi, Osaka	5,400	5,210	3.0
RTL-02	Suroy Mall Chikushino	Chikushino-Shi, Fukuoka	6,550	6,540	3.6
RTL-03	Seiyu Minakuchi	Koka- hi, Shiga	3,320	3,310	1.8
RTL-05	BAGUS Ikebukuro West	Toshima-ku, Tokyo	2,984	3,240	1.7
Retail Subtotal			18,254	18,300	10.2
RSC-01	Urban Park Azabujuban	Minato-ku, Tokyo	2,045	2,500	1.1
RSC-02	Urban Park Daikanyama	Shibuya-ku, Tokyo	6,315	8,450	3.5
RSC-05	Urban Park Namba	Naniwa-ku, Osaka-Shi, Osaka	1,490	1,630	0.8
RSC-06	Urban Park Gokokuji	Toshima-ku, Tokyo	1,460	1,510	0.8
RSC-07	Urban Park Kashiwa	Kashiwa-Shi, Chiba	1,186	1,190	0.7
RSC-08	Urban Park Ryokuchi Koen	Suita-Shi, Osaka	1,550	1,640	0.9
RSC-09	Urban Park Koenji	Suginami-ku, Tokyo	1,167	1,180	0.6
RSC-10	Urban Park Ichigao	Aoba-ku, Yokohama-Shi, Kanagawa	1,810	1,890	1.0
RSC-11	Urban Park Gyotoku	Ichikawa-Shi, Chiba	1,430	1,530	0.8

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RSC-12	Shiroi Logiman	Shiroi-Shi , Chiba	2,470	2,460	1.4
RSC-13	Urban Park Sekime	Osaka-Shi, Osaka	2,150	2,210	1.2
RSC-14	Urban Park Imazato	Osaka-Shi, Osaka	993	990	0.6
RSC-15	Urban Park Yoyogi	Shibuya-ku, Tokyo	1,740	1,760	1.0
RSC-16	Urban Park Tokiwadai Koen	Hodogaya-ku, Yokohama-Shi, Kanagawa	3,506	3,770	2.0
RSC-17	Urban Park Mitsuike Koen	Tsurumi-ku, Yokohama-Shi, Kanagawa	3,160	3,330	1.8
RSC-18	Urban Park Ryogoku	Sumida-ku, Tokyo	1,115	1,190	0.6
RSC-19	Urban Park Mizonokuchi	Takatsu-ku, Kawasaki-Shi Kanagawa	2,019	2,100	1.1
RSC-20	Urban Park Miyamaedaira	Miyamae-ku, Kawasaki-Shi Kanagawa	1,060	1,150	0.6
RSC-21	Urban Park Tsurumi	Tsurumi-ku, Yokohama-Shi Kanagawa	1,113	1,190	0.6
Residence Subtotal			37,779	41,670	21.0
LGC-01	Iwatsuki Logistics	Iwatsuki-ku, Saitama-Shi, Saitama	6,942	7,310	3.9
LGC-02	Yokohama Logistics	Kanagawa-ku, Yokohama-Shi, Kanagawa	3,560	4,120	2.0
LGC-03	Funabashi Logistics	Funabashi-Shi, Chiba	7,875	8,660	4.4
LGC-04	Baraki Logistics	Ichikawa-Shi, Chiba	4,700	4,880	2.6
LGC-05	Tokorozawa Logistics	Tokorozawa-Shi, Saitama	1,300	1,380	0.7
LGC-07	Funabashi Nishiura Logistics II	Funabashi-Shi, Chiba	821	850	0.5
LGC-08	Matsubushi Logistics	Kitakatsushika, Saitama	2,755	2,910	1.5
LGC-09	Funabashi Hi-Tech Park Factory I	Funabashi-Shi, Chiba	1,710	1,710	1.0
LGC-10	Funabashi Hi-Tech Park Factory II	Funabashi-Shi, Chiba	702	701	0.4
Logistics facility Subtotal			30,365	32,521	16.9
HTL-01	R&B Hotel Umeda East	Kita-ku, Osaka-Shi, Osaka	2,069	2,250	1.2
HTL-02	Smile Hotel Namba	Naniwa-ku, Osaka-Shi, Osaka	1,750	1,400	1.0
HTL-03	BEST WESTERN Tokyo Nishikasai	Edogawa-ku, Tokyo	3,827	3,610	2.1
HTL-04	BEST WESTERN Yokohama	Tsurumi-ku, Yokohama-Shi, Kanagawa	3,248	3,190	1.8
HTL-05	Hotel WBF Fukuoka Tenjin Minami	Chuo-ku, Fukuoka-Shi , Fukuoka	1,970	1,930	1.1
HTL-06	GLANSIT AKIHABARA	Chiyoda-ku, Tokyo	2,500	2,440	1.4
HTL-07	BEST WESTERN Tokyo Nishikasai Grande	Edogawa-ku, Tokyo	3,180	3,130	1.8
HTL-08	KOKO HOTEL Osaka Namba	Naniwa-ku, Osaka-Shi, Osaka	2,000	1,450	1.1
Hotel Subtotal			20,544	19,400	11.4
Total			179,675	189,671	100.0

(Note 1) "Location" states the minimum individual administrative division in the region where the assets held by SAR as of today (hereinafter "Already Acquired Assets (Real Estate Etc.)") and the Asset to be Acquired are located.

(Note 2) "Acquisition price" means the sale and purchase proceeds described in the sale and purchase agreement related to each acquired asset (real estate properties etc.), and "Planned Acquisition Price" means the planned sale and purchase proceeds as stated in the agreement signed with the Seller in relation to the Asset to be Acquired, and each price is stated by rounding the amounts of less than 1 million yen to the nearest 1 million yen. The Acquisition Price and the Planned Acquisition Price do not include consumption tax, local

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consumption tax, or expenses required for acquisition. However, with respect to “Minami-Azabu Shibuya Building”, as it is based on a sale and purchase agreement for multiple properties where no price is established for each individual property, the amount derived by prorating the total sales price of the multiple properties based on the ratio of the appraisal values of each individual property as of the time of their acquisition is stated as the “Acquisition Price”.

(Note 3) “Real estate appraisal value” states the appraisal values stated in the real estate appraisal reports based on the price which is rounded to the nearest 1 million yen as the end of January, 2021, for already acquired properties, and the appraisal value stated in the real estate appraisal report based on the price which is rounded to the nearest 1 million yen as of June 1, 2021 with respect to the Asset to be Acquired.

(Note 4) “Investment ratio” shows the ratio of the (planned) acquisition price of each of acquired assets or Asset to be Acquired against the sum of the (planned) acquisition price for acquired assets and Asset to be Acquired rounded to the first decimal place.

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Reference Material 3 Summary of earthquake risk analysis

Type	Property no.	Property name	PML (%)	
Office	OFC-01	Minami-Azabu Shibuya Building	11.6	
	OFC-03	Honmachibashi Tower	5.5	
	OFC-04	Nishi-Shinjuku Matsuya Building	5.5	
	OFC-06	Shibuya MK Building	7.2	
	OFC-08	Asahi Building	6.2	
	OFC-09	Hakata-eki East Place	4.7	
	OFC-10	Nihonbashi Hamacho Park Building	7.4	
	OFC-11	Amusement Media Gakuin Honkan	7.6	
	OFC-12	Higashi-Kobe Center Building	8.6	
	OFC-13	Amusement Media Gakuin Shinkan	9.6	
	OFC-14	Seishin BLDG.	5.5	
	OFC-15	NK BLDG.	8.4	
	OFC-16	Tsukasamachi BLDG.	9.4	
	OFC-17	Takadanobaba Access	3.5	
	OFC-18	Azabu Amerex BLDG.	10.2	
	OFC-19	Hiei-Kudan BLDG.	3.6	
	OFC-20	Shin-Yokohama Nara BLDG.	4.4	
	OFC-21	The Portal Akihabara	8.2	
	OFC-22	OHA Building	4.5	
	OFC-23	Urban Center Hakata	3.6	
	Retail	RTL-01	La Park Kishiwada	14.8
		RTL-02	Suroy Mall Chikushino	2.2
		RTL-03	Seiyu Minakuchi	4.2
RTL-05		BAGUS Ikebukuro West	4.6	
Residence	RSC-01	Urban Park Azabujuban	7.5	
	RSC-02	Urban Park Daikanyama	8.1	
	RSC-05	Urban Park Namba	8.1	
	RSC-06	Urban Park Gokokuji	5.1	
	RSC-07	Urban Park Kashiwa	4.9	
	RSC-08	Urban Park Ryokuchi Koen	6.4	
	RSC-09	Urban Park Koenji	10.4	
	RSC-10	Urban Park Ichigao	9.8	
	RSC-11	Urban Park Gyotoku	5.1	
	RSC-12	Shiroi Logiman	3.5	

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	RSC-13	Urban Park Sekime	11.5
	RSC-14	Urban Park Imazato	12.0
	RSC-15	Urban Park Yoyogi	7.7
	RSC-16	Urban Park Tokiwadai Koen	9.6
	RSC-17	Urban Park Mitsuike Koen	9.7
	RSC-18	Urban Park Ryogoku	6.0
	RSC-19	Urban Park Mizonokuchi	10.4
	RSC-20	Urban Park Miyamaedairai	4.5
	RSC-21	Urban Park Tsurumi	9.9
Logistics	LGC-01	Iwatsuki Logistics	3.9
	LGC-02	Yokohama Logistics	13.0
	LGC-03	Funabashi Logistics	5.7
	LGC-04	Baraki Logistics	3.8
	LGC-05	Tokorozawa Logistics	9.5
	LGC-07	Funabashi Nishiura Logistics II	2.9
	LGC-08	Matsubushi Logistics	2.2
	LGC-09	Funabashi Hi-Tech Park Factory I	5.7
	LGC-10	Funabashi Hi-Tech Park Factory II	5.6
	Hotel	HTL-01	R&B Hotel Umeda East
HTL-02		Smile Hotel Namba	9.2
HTL-03		BEST WESTERN Tokyo Nishikasai	9.0
HTL-04		BEST WESTERN Yokohama	11.1
HTL-05		Hotel WBF Fukuoka Tenjin Minami	5.0
HTL-06		GLANSIT AKIHABARA	3.7
HTL-07		Best Western Tokyo Nishikasai Grande	6.1
HTL-08		KOKO HOTEL Osaka Namba	6.7
Entire portfolio (60 properties) ^(Note)			2.5

(Note)The figure in the entire portfolio column is the PML for the entire portfolio of the Existing Assets (real estate, etc.) / Assets to be Acquired (portfolio PML) based on “portfolio earthquake risk evaluation report” prepared by Tokio Marine dR Co., Ltd. dated July 2021.

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Reference Material 4 Location maps / photos of exterior of Assets to be Acquired

FC-22 OHA Building



OFC-23 Urban Center Hakata



RTL-06 BAGUS Ikebukuro West



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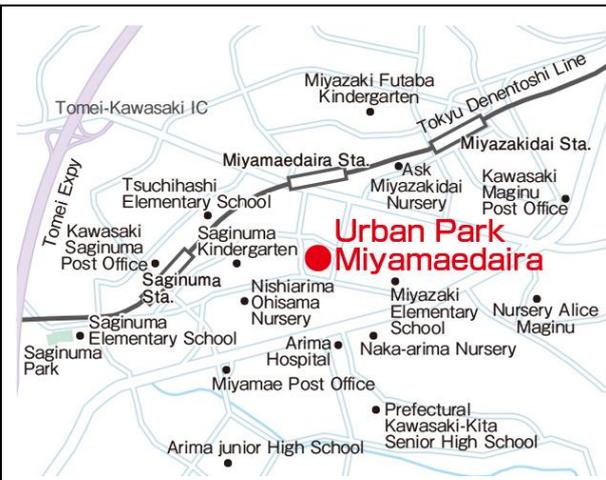
RSC-18 Urban Park Ryogoku



RSC-19 Urban Park Mizonokuchi



RSC-20 Urban Park Miyamaedaira



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RSC-21 Urban Park Tsurumi



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Reference Material 5 The terms used in the table of Description of Assets to be Acquired

(a) Explanation on “Property no.” and “Type”

Property Number column and Type column: Each of Assets to be Acquired by SAR is categorized by use of OFC (office), RTL (commercial / retail), RSC (residence), LGC (logistics), or HTL (hotel). Then, for each category, serial numbers are given to the assets in the category. In case of a property which could straddle two or more categories, it shall fall under the category from which the property generates the largest sum of assumed rent income.

(b) Explanation on “Overview of specified asset”

a. “Planned Acquisition price” column: Herein is shown the planned acquisition price of the Assets to be Acquired as described in the purchase agreement of the Assets to be Acquired (excluding consumption taxes, local consumption taxes, and expenses necessary for the acquisition), after rounded to the nearest million yen.

b. “Planned Acquisition Date” column: Herein is shown the planned MMDDYY of acquisition by SAR.

c. “Location” column: Herein is shown the certified address in registry. “Indication of residential address” column: Herein is shown the postal address. If postal address is not available, registered address of the property (if there are two or more of them, one is selected) is shown.

d. “Land” column:

- i. “Type of ownership” column: Herein is shown the type of right(s) held by respective trustee of the Assets to be Acquired .
- ii. “Site area” column: Herein is shown the land area as recorded in registry, unless otherwise noted. For this reason, it possibly might not be equal to the actual.
- iii. “Use district” column: Herein is shown the type of use in accordance with Article 8, Paragraph 1 and Item 1 of the Urban Planning Act (Act No.100 of 1968; including its amendments) (“Urban Planning Act”).
- iv. “Building coverage ratio” column and “Floor area ratio” column: Herein is shown the pertinent figure in each column in accordance with the relevant laws and regulations (the Building Standards Act, the Urban Planning Act, etc.)

e. “Building” column:

- i. “Type of ownership” column: Herein is shown the type of right(s) held by respective trustee of the Assets to be Acquired.
- ii. “Total floor area” column: Herein is shown the sum total of floor areas as recorded in registry, unless otherwise noted. For this reason, it possibly might not be equal to the actual figure.
- iii. “Use” column: Herein is shown the registered use or, if multiple uses are registered the representative use from what are recorded in registry, it possibly might not be equal to the actual representative use. As for the building with compartmentalized ownership, the type of use for the exclusively owned space by SAR is shown.
- iv. “Construction completion” column: Herein is shown MMDDYY of the representative building first built as recorded in registry.
- v. “Structure and floors” column: Herein is shown the structure of the representative building, etc. as recorded in registry. It possibly might not be equal to the actual structure. As for the building with compartmentalized ownership, the structure and the number of floors for the entire building are shown.

f. “Property management company” column: Herein is shown the name of property management company (“PM Company”), to which property management operation is (planned to be) entrusted as of today

g. “Master lease company” column: Herein is shown the name of the master lease company, to which master lease operation is (planned to be) entrusted, as of today.

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(c) Explanation on “Status of leasing”

a. “Total leasable area” column: Herein is shown the sum total of leasable floor areas of buildings of the Assets to be Acquired (in case common space is also leased, area of that space is included in the total). The figure does not include the area of the land lots leasable for parking and other purposes. Leasable area is counted not from registry data but from area data as described in lease agreements or from area data as calculated by using the architectural drawings of the buildings, so it possibly might not be equal to the total floor area as recorded in registry. Please note that, unless noted otherwise, the source data for the column represent what were provided by the current owner(s) of the Assets to be Acquired as of April 30, 2021.

b. “Total leased area” column: Herein is shown the sum total of the floor areas to be leased as described in lease agreement for each of the Assets to be Acquired as of April 30, 2021 out of the leasable area. The figure does not include the area of the land lots to be leased for parking and other purposes. Please note that the source data for the column represent what were provided by the current owner(s) of the Assets to be Acquired as of April 30, 2021.

c. “Occupancy rate” column: Herein is shown the percentage of total leased floor area over the total leasable floor area of the Assets to be Acquired, after rounded to the first decimal place. Please note that the source data for the column represent what were provided by the current owner(s) of the Assets to be Acquired as of April 30, 2021.

d. “Total number of tenants” column: Herein is shown the total number of tenants as confirmed with the lease agreements effective as of April 30, 2021 of the Asset to be Acquired. In case a specific tenant uses two or more rooms in one of the Assets to be Acquired, such tenant is counted only once for the asset. Also, in case a specific tenant signs lease agreements for rooms in two or more assets, the tenant shall be counted for each of the assets separately. In case a pass-through type of master lease agreement (a lease agreement in which the master lessee receives rent from end tenants and pay the same amount to the lessor) is executed for any of the Assets to be Acquired, total number of the actual (end) tenants under the master lease agreement for the asset is shown herein.

e. “Monthly rent (including common area maintenance fee)” column: Herein is shown the total of rent amounts as described in lease agreements with respective tenants as of April 30, 2021 (confined to room rents; excluding the charges for warehouses, sign boards and parking lots; but including the common service expenses; and free rent cases as of the same date are not considered), after rounded to the nearest thousand yen.

f. “Security and guarantee deposits” column: Herein is shown the sum total of refundable deposits as required in lease agreements effective as of April 30, 2021 (only for the tenants who actually were in respective rooms at the time) of the Assets to be Acquired. In case master lease agreement is executed for any of the Assets to be Acquired, sum total of refundable deposits as described in the individual lease agreements with respective (end) tenants is calculated to be shown in the column.

(d) Explanation on “Special notations”

Special notation column: Herein is shown a description not only on the items considered material in relation to the involved rights and assumed uses but also on the appraisal value of, profitability of, and the other items considered material in relation to the disposability of the Assets to be Acquired.

(e) Explanation on “Summary of real estate appraisal report”

a. “Summary of real estate appraisal report” column: Herein is shown a summary of respective appraisal report, which was prepared either by Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd. and The Tanizawa Sogo Appraisal Co., Ltd. for the Assets to be Acquired. If there are multiple discount rate, the discount rate the appraiser adopted taking the current operating status into consideration is stated.

b. “Appraisal value” column: Herein is shown only the opinions on the value of respective property as of the date of appraisal, expressed by the appraiser who did the appraisal of the property, in accordance with the Act on Real Estate Appraisal (Act No.152 of 1963; including its

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amendments) and commonly accepted appraisal standards for real estate properties, etc.

c. In case appraisal is once again undertaken for the same property, its result could be different from the previous result because appraiser and/ or appraisal method and/ or appraisal timing is different. Also, it is requested to note that any appraisal result for any property is not what guarantees or promises the actual tradability of the property at the appraised value whether for right now or for any moment in the future.

d. None of Japan Real Estate Institute, DAIWA REAL ESTATE APPRAISAL CO.,LTD. and The Tanizawa Sogo Appraisal Co., Ltd. who conducted appraisal is an interested party of neither SAR nor the Asset Manager.

(f) Explanation of the Section entitled “Property Description and Acquisition Highlight based on the investigation by the Asset Manager”

The Asset Manager has described, by making reference to real estate appraisal reports and market reports etc. and by taking into account the results of individual investigations made on its own, the basic attributes and characteristics of the relevant properties, and has also described the background leading to acquisition of the relevant properties (i.e. for those properties acquired from sponsor groups, the name of the sponsor group, and with respect to properties acquired based on sale information obtained by the Asset Manager individually and on its own, the background to such acquisition). The “<Sponsor Fund>” means it has been acquired from a sponsor group, “<Outside Acquisition>” means it has been obtained from a third party, “<Bilateral Negotiated Transaction>” means it has been acquired based on bilateral negotiations from a third party, and “<Warehousing>” means that it has been obtained by using the warehousing function of a sponsor group.

(g) Explanation regarding the Section “Demographic Analysis etc., Market Analysis, and the Asset Manager’s Individual Analysis”

The Asset Manager has described its own individual market analysis made based on information from various real estate information specialized firms and disclosed materials.

(h) Explanation regarding the Section “Comprehensive Evaluation by SAR”

SAR’s own individual assessments are stated taking into account paragraphs f. and g. above.

This is an English translation of the announcement in Japanese dated August 2, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

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