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To All Concerned Parties

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Sakura Sogo REIT Issues Fresh Rebuttal to Star Asia Merger Proposal

Sakura Sogo REIT ("Sakura") today issued a fresh rebuttal to the merger proposal from Star Asia highlighting several areas of concern which demonstrate the proposal is contrary to the best interests of Sakura unitholders and the wider J-REIT sector.

Sakura believes that the hostile approach taken by Star Asia creates a dangerous precedent that threatens the value of Sakura unitholders' investment and the stability of the entire J-REIT sector.

Moreover, Sakura can demonstrate that the current management team have achieved superior performance and built a higher quality portfolio relative to Star Asia. Consequently, there are no legitimate reasons to replace the Executive Director or Asset Manager of Sakura REIT as proposed by Star Asia.

"We urge our valued unitholders and their financial advisors to closely study the materials we have prepared which clearly demonstrate Star Asia's proposal does not serve their best interests by any measure," commented Sakura Representative Director and President Makoto Muranaka.

Please refer to the appended document titled, "Supplementary Material – Rebuttal to Star Asia" for more detail.

Sakura Sogo REIT Investment Corporation website address: <http://sakurasogoreit.com/en/>