

November 5, 2025

For Immediate Release

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

(Code: 3468)

Asset Management Company
Star Asia Investment Management Co., Ltd.
Representative: Atsushi Kato
President and CEO
Contact: Akiko Kanno
Director and CFO
TEL: +81-3-5425-1340

(Corrections) “Notice Concerning Hotel Operation Performance (for January 2025)”
and “Notice Concerning Hotel Operation Performance (for June 2025)”

Star Asia Investment Corporation corrects the following part of the “Notice Concerning Hotel Operation Performance (for January 2025)” dated February 25, 2025 and the “Notice Concerning Hotel Operation Performance (for June 2025)” dated July 25, 2025. Details are provided as follows.

1. Description of and Reason for Corrections

The corrections are being made, as certain errors were found in the numbers of individual hotel monthly KPI provided in “1. Operation performance”.

2. Details of Corrections

The corrections are underlined.

a) Notice Concerning Hotel Operation Performance (for January 2025)” dated February 25, 2025

< Before correction >

No.	Name of Property	Item	January 2025	FP18 (Aug. 1, 2024 to Jan. 31, 2025) Actual Cumulative Total / Average (Aug. 1, 2024 to Jan. 31, 2025)
HTL-11	KOKO HOTEL Sapporo Ekimae	Occupancy rate (%)	96.4	96.5
		ADR (yen)	<u>10,772</u>	10,553
		Rev PAR (yen)	10,335	10,183
		GOR (mn yen)	80	474

< After correction >

No.	Name of Property	Item	January 2025	FP18 (Aug. 1, 2024 to Jan. 31, 2025) Actual Cumulative Total / Average (Aug. 1, 2024 to Jan. 31, 2025)
HTL-11	KOKO HOTEL Sapporo Ekimae	Occupancy rate (%)	96.4	96.5
		ADR (yen)	<u>10,722</u>	10,553
		Rev PAR (yen)	10,335	10,183
		GOR (mn yen)	80	474

b) Notice Concerning Hotel Operation Performance (for June 2025)” dated July 25, 2025

< Before correction >

No.	Name of Property	Item	June 2025	FP19 (Feb. 1, 2025 to Jul. 31, 2025) Actual Cumulative Total / Average (Feb. 1, 2025 to June 30, 2025)
HTL-14	KOKO HOTEL Kagoshima Tenmonkan	Occupancy rate (%)	74.4	74.4
		ADR (yen)	4,770	5,335
		Rev PAR (yen)	<u>3,579</u>	3,967
		GOR (mn yen)	33	186

< After correction >

No.	Name of Property	Item	June 2025	FP19 (Feb. 1, 2025 to Jul. 31, 2025) Actual Cumulative Total / Average (Feb. 1, 2025 to June 30, 2025)
HTL-14	KOKO HOTEL Kagoshima Tenmonkan	Occupancy rate (%)	74.4	74.4
		ADR (yen)	4,770	5,335
		Rev PAR (yen)	<u>3,549</u>	3,967
		GOR (mn yen)	33	186

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

This is an English translation of the announcement in Japanese dated November 5, 2025. However, no assurance or warranties are given for the completeness or accuracy of this English translation.