

August 30, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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(Code: 3468)

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Notice Concerning Partial Assignment of Loans Receivables related to Existing Borrowings

Star Asia Investment Corporation (“SAR”) announces today that it has received a notice from Aozora Bank, Ltd., one of SAR’s lenders, that it will assign a portion of the loan receivables related to our existing borrowings to The Kumamoto Bank, Ltd. (hereinafter referred to as the “Loan Receivables Assignment”). Details are described below.

1. Details of the Loan Receivables Assignment

- (1) Assignor Financial Institution : Aozora Bank, Ltd.
- (2) Assignee Financial Institution : The Kumamoto Bank, Ltd.
- (3) Assigned Loan Receivables : JPY 500 million, of the total amount of JPY 7,200 million long-term borrowing repayable on August 31, 2027, which was announced in the press release dated August 1, 2022 entitled “Notice Concerning Debt Financing (Green Loan)” and the press release dated August 16, 2022 entitled “Notice Concerning Debt Financing (Change to Borrowing Amount) and Establishment of Interest Rate Swap”.
- (4) Assignment Agreement Date : August 30, 2024
- (5) Assignment Date : August 30, 2024

There are no changes to the terms and conditions etc. of the relevant loan agreement, as the original terms and conditions will be succeeded by the assignee financial institution from the assignor financial institution.

2. Outlook

There is no impact of the Loan Receivables Assignment on the operational performance of SAR.

3. Other matters required for investors to appropriately understand the relevant information and make decisions

Concerning the risks related to the Loan Receivables Assignment, there are no changes to the contents described in “Part II: Reference Information/ Section 2 - Supplementary Information of Reference Documents/ 3. Investment Risks” of the Securities Report submitted on August 19, 2024.

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

This is an English translation of the announcement in Japanese dated August 30, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.