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For Immediate Release

Real Estate Investment Trust Securities Issuer

Star Asia Investment Corporation

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Executive Director

(Code: 3468)

Asset Management Company

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Notice Concerning First-Time Participation in the CDP Rating

Star Asia Investment Corporation (hereinafter "SAR") announces that it participated for the first time in the CDP Rating, hosted by CDP, a non-profit organization that conducts global environmental research and information disclosure, and received a "B" rating for climate change and a "B" rating for water security in the 2025 assessment.

1. Results of the CDP Assessment

SAR participated in the CDP Rating in 2025 and received a "B" rating for climate change and a "B" rating for water security.

2. About CDP

The CDP is an international environmental non-profit organization established in the U.K. in 2000 that administers a global environmental disclosure system for corporations and municipalities. Its annual disclosure of environmental information and its evaluation process are widely recognized as the global standard in corporate environmental disclosure. CDP assessments are awarded on an eight-level scale: Leadership Level (A, A-), Management Level (B, B-), Awareness Level (C, C-), and Disclosure Level (D, D-).

Please refer to the link below to see details concerning the CDP Climate Change Program,

<https://www.cdp.net/en>



3. Future measures

SAR and Star Asia Investment Management Co. Ltd. (the "Asset Manager") to which SAR entrusts the management of its assets recognize the importance of serving its role in society as a listed real estate investment corporation, as well as maximizing unitholders' interests. Under this recognition, upon conducting our real estate

investment and management business, in order to increase corporate value by pursuing longterm sustainability and to exert comprehensive competitiveness, we are giving maximum consideration towards the Environment, Society, and Governance. SAR and the Asset Manager intend to further promote initiatives towards the Environment (E), Society (S), and Governance (G).

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

This is an English translation of the announcement in Japanese dated January 9, 2026. However, no assurance or warranties are given for the completeness or accuracy of this English translation.