

August 2, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of Real Estate Assessment Certification under CASBEE

Star Asia Investment Corporation (“SAR”) announces today that it has received real estate assessment certification under the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) for six of its properties as described below.

1. Assessed and Certified Properties and Assessment Results

Property name	Asset type	Location	Assessment Results	Certified date
Iwatsuki Logistics	Logistics	Saitama-shi, Saitama	Rank A ★★★★★	August 1, 2024
Baraki Logistics	Logistics	Ichikawa-shi, Chiba	Rank A ★★★★★	July 31, 2024
Honmachibashi Tower	Office	Osaka-shi, Osaka	Rank A ★★★★★	August 1, 2024
Urban Center Shinjuku	Office	Shinjuku-ku, Tokyo	Rank S ★★★★★★	August 1, 2024
Urban Park Tokiwadai Koen	Residence	Yokohama-shi, Kanagawa	Rank A ★★★★★	July 31, 2024
Urban Park Mitsuike Koen	Residence	Yokohama-shi, Kanagawa	Rank A ★★★★★	July 31, 2024

2. Future initiatives

SAR recognizes the importance of serving its role in society as a listed real estate investment corporation while maximizing unitholders’ interests.

With the aim to pursue long-term sustainability and to increase the corporate value of SAR, based on the “ESG Policy”, SAR intends to take initiatives towards reducing environmental loads such as taking energy conservation measures etc. as well as to resolve social issues.

3. Overview of CASBEE's Real Estate Assessment and Certification System

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system that comprehensively assesses the quality of a buildings, including evaluating features such as interior comfort and consideration towards scenic aesthetics, in addition to consideration towards the environment such as using materials and equipment that save energy or achieve smaller environmental loads. CASBEE's real estate assessment system was developed with the aim of making use of the results of the environmental assessment of buildings in real estate assessment. It scores buildings under each of the evaluation items in five categories, comprising "1. Energy & Greenhouse Gases," "2. Water," "3. Use of Resources & Safety," "4. Biodiversity & Sustainable Site," and "5. Indoor Environment". Based on the scores of such categories, the assessment results are granted under one of four ranks: Rank S, Rank A, Rank B+, and Rank B.

<Exhibits>

- Exhibit 1 Photo and Assessment Results of the Properties
- Exhibit 2 Planned status of Certified properties

<References>

Other press release announced today

- Notice Concerning Acquisition of Real Estate Beneficiary Interest in Trust and Mezzanine Loan Debt, and Transfer of Real Estate Beneficiary Interests in Trust (11th Asset Replacement)

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

This is an English translation of the announcement in Japanese dated August 2, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Exhibit 1 Photo and Assessment Results of the Properties

Property name	Asset type	Assessment Results	Photo
Iwatsuki Logistics	Logistics	Rank A ★★★★★	
Baraki Logistics	Logistics	Rank A ★★★★★	
Honmachibashi Tower	Office	Rank A ★★★★★	
Urban Center Shinjuku	Office	Rank S ★★★★★	
Urban Park Tokiwadai Koen	Residence	Rank A ★★★★★	
Urban Park Mitsuike Koen	Residence	Rank A ★★★★★	

Exhibit 2 Planned status of Certified properties

Planned status of Certified properties after the acquisition of the Asset to be Acquired (Real Estate Properties etc.) as described in “Notice Concerning Acquisition of Real Estate Beneficiary Interest in Trust and Mezzanine Loan Debt, and Transfer of Real Estate Beneficiary Interests in Trust (11th Asset Replacement)” announced today is as follows.

		Property name	Asset type	Total floor area (m ²)	Ratio
BELS	★★★★★	Funabashi Hi-Tech Park Factory I *	Logistics	576.00	5.0%
		KOKO HOTEL Sapporo Odori	Hotel	3,854.01	
		Best Western Plus Fukuoka Tenjin-minami	Hotel	7,322.03	
		KOKO HOTEL Hiroshima Ekimae	Hotel	5,370.75	
		KOKO HOTEL Kagoshima Tenmonkan	Hotel	4,622.48	
	★★★	Urban Center Hakata	Office	3,566.56	
		Urban Park Mitaka	Residence	1,180.02	
	★★	Urban Park Miyamaedaira	Residence	2,039.17	
		Urban Forum Warabi (to be acquired on August 16, 2024)	Retail	1,489.22	
CASBEE	Rank S	Higashi-Kobe Center Building	Office	25,740.46	38.0%
		Urban Center Shinjuku	Office	7,624.66	
		Seiyu Minakuchi	Retail	31,829.71	
	Rank A	Honmachibashi Tower	Office	15,407.83	
		La Park Kishiwada	Retail	65,663.02	
		abeno nini (Retail)	Retail	4,866.82	
		Urban Park Daikanyama	Residence	8,261.29	
		Urban Park Tokiwadai Koen	Residence	15,708.08	
		Urban Park Mitsuike Koen	Residence	10,918.37	
		Baraki Logistics	Logistics	12,471.50	
Iwatsuki Logistics	Logistics	29,729.72			
Total				258,241.70	43.0%

*The certification is limited to the expanded building.