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For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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Notice Concerning Change in Rating Outlook

Star Asia Investment Corporation ("SAR") hereby announces that Rating and Investment Information, Inc. ("R&I") announced today that it has changed the outlook on SAR's long-term issuer rating. Details are as follows.

1. Details of the Change

Rating Agency	Type	Credit Rating (Outlook)	
Rating and Investment Information, Inc. ("R&I")	Issuer Rating	Before Change	After Change
		A (Stable)	A (Positive)

For details concerning the above credit rating, please refer to R&I 's website (https://www.r-i.co.jp/en/index.html).

2. Future Outlook

SAR is of the view that the above change in the rating outlook will contribute to the improvement of credit assessments of SAR by its lending financial institutions, the expansion of its investor base, and diversification of its financing methods.

SAR intends to continue to aim for maximization of unitholders' interests through stable and sound financial management.

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

This is an English translation of the announcement in Japanese dated November 16, 2026.However, no assurance or warranties are given for the completeness or accuracy of this English translation.