

September 14, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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Notice Concerning Difference Between Forecast Distribution and Actual Distribution
for the Fiscal Period Ended July 31, 2026

Star Asia Investment Corporation ("SAR") hereby announces that a difference has arisen between the forecast distribution for the fiscal period ended July 31, 2026 (February 1, 2026 to July 31, 2026) announced in the "(REIT) Financial Report for the Fiscal Period Ended January 31, 2026" dated March 18, 2026, and the actual distribution announced today, as described below.

1. Details of Difference

Distribution record date: July 31, 2026

	Cash distribution per unit (including cash distribution in excess of earnings)	Cash distribution per unit (not including cash distribution in excess of earnings)	Cash distribution in excess of earnings per unit	Total cash distribution
Forecast (A)	1,650 yen	1,650 yen	0 yen	4,433 million yen
Actual (B)	1,737 yen	1,737 yen	0 yen	4,667 million yen
Difference (B-A)	87 yen	87 yen	0 yen	233 million yen
Percentage change	5.3%	5.3%	-	5.3%

2. Reasons for the Difference

This difference was mainly due to variable rent collected from hotels owned by SAR exceeding expectations, gains on redemption of preferred investment securities redeemed during the period exceeding expectations, and interest expenses falling below expectations. As a result, the distribution per unit increased by 87 yen, or 5.3%, compared with the forecast.

For details, please refer to the "(REIT) Financial Report for the Fiscal Period Ended July 31, 2026" announced today.

(End)

< Other press releases announced today >

- Notice Concerning Revision to Forecasts for Operating Results and Distribution for the Fiscal Period Ending January 31, 2027 (upward revision)
- (REIT) Financial Report for Fiscal Period Ended July 31, 2026
- Notice Concerning Acquisition of Domestic Real Estate Beneficiary Interests in Trust and Silent Partnership Interests, and Transfer of Domestic Real Estate Beneficiary Interests in Trust (13th Asset Replacement)
- Notice Concerning Debt Financing

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

This is an English translation of the announcement in Japanese dated September 14, 2026. However, no assurance or warranties are given for the completeness or accuracy of this English translation.