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For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
Representative: Atsushi Kato, Executive Director
(Code: 3468)

Asset Management Company
Star Asia Investment Management Co., Ltd.
Representative: Atsushi Kato
President and CEO
Contact: Toru Sugihara
Director and CFO
TEL: +81-3-5425-1340

Notice Concerning Completion of Acquisition of Trust Beneficiary Interest
in Domestic Real Estate

Star Asia Investment Corporation ("SAR") announces today that it has completed the acquisition of the following property, which was described in the "Notice Concerning Acquisition of Real Estate Beneficiary Interests in Trust and Lease Contract with New Tenants" dated January 12, 2018.

1. Acquisition overview

Property name	Asset type	Location	Type of Acquisition	Acquisition price (mn yen) (Note)
Nihonbashi Hamacho Park Building	Office	Chuo-ku, Tokyo	Real Estate Beneficiary Interests in Trust	1,450
Urban Park Ryokuchi Koen	Residence	Suita-shi, Osaka	Real Estate Beneficiary Interests in Trust	1,550
Urban Park Koenji	Residence	Suginami-ku, Tokyo	Real Estate Beneficiary Interests in Trust	1,167
Funabashi Nishiura Logistics I	Logistics	Funabashi-shi, Chiba	Real Estate Beneficiary Interests in Trust	3,000
Funabashi Nishiura Logistics II	Logistics	Funabashi-shi, Chiba	Real Estate Beneficiary Interests in Trust	821
Matsubushi Logistics	Logistics	Kitakatsushika-gun, Saitama	Real Estate Beneficiary Interests in Trust	2,755
Total (6 property)				10,743

(Note) Acquisition price does not include disposition-related costs, adjustment amount of property tax and city planning tax, consumption tax etc.

2. Other

For the details of acquired asset, please refer to "Notice Concerning Acquisition of Real Estate Beneficiary Interests in Trust and Lease Contract with New Tenants" announced on January 12, 2018.