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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of “Building-Housing Energy-Efficiency Labeling System (BELS)”
Certification (4 Hotels)

Star Asia Investment Corporation (“SAR”) announced it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Certification for 4 hotel properties which it owns (KOKO HOTEL Hiroshima Ekimae / KOKO HOTEL Kagoshima Tenmonkan / Fino Hotel Sapporo Odori / Best Western Plus Fukuoka Tenjin-minami).

1. Overview of BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”), real estate business operators are required to make efforts to display the energy-saving performance of buildings. BELS is a system in which third-party institutions evaluate the energy-saving performance of buildings based on the evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism, and the certification rating is given on a five-star scale (★ to ★★★★★).

For details of BELS, please refer to the following website.

Website on BELS: <https://www.hyoukakyukai.or.jp/bels/bels.html>

2. Properties which have obtained BELS certification and their rankings

Property name	Asset type	Location	Certification rating
KOKO HOTEL Hiroshima Ekimae	Hotel	10-3 Kyobashi-cho, Minami-ku, Hiroshima-shi, Hiroshima	★★★★★
KOKO HOTEL Kagoshima Tenmonkan	Hotel	4-24 Higashi Sengoku-cho, Kagoshima-shi, Kagoshima	★★★★★
Fino Hotel Sapporo Odori	Hotel	6-8-1, Minami 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	★★★★★
Best Western Plus Fukuoka Tenjin-minami	Hotel	3-13-19 Haruyoshi, Chuo-ku, Fukuoka-shi, Fukuoka	★★★★★

3. Future initiatives

SAR recognizes the importance of serving its role in society as a listed real estate investment corporation, in addition to 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 the burden on the environment such as taking energy conservation measures etc. as well as to resolve social issues.

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

<Attachment>

Property name	Certification rating	Property photographs
<p>KOKO HOTEL Hiroshima Ekimae</p>		
<p>KOKO HOTEL Kagoshima Tenmonkan</p>		
<p>Fino Hotel Sapporo Odori</p>		
<p>Best Western Plus Fukuoka Tenjin-minami</p>		

This is an English translation of the announcement in Japanese dated October 25, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.