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For Immediate Release

Real Estate Investment Trust Securities Issuer
Star Asia Investment Corporation
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Notice Concerning Acquisition of Real Estate Assessment Certification under CASBEE for 2 Properties

Star Asia Investment Corporation ("SAR") announced that It received real estate assessment certification under the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) for two of its properties today. Details are as follows.

1. Assessed and Certified Properties and Assessment Results

Property name	Asset type	Location	Assessment Result
La Park Kishiwada	Retail	Kishiwada-shi, Osaka	Rank A ★★★★★
Seiyu Minakuchi	Retail	Koka-shi, Shiga	Rank S ★★★★★

2. 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.

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, the assessment results are granted under one of four ranks: Rank S, Rank A, Rank B+, and Rank B.

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

This is an English translation of the announcement in Japanese dated December 11, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

<Attachment>

Property name	La Park Kishiwada	Seiyu Minakuchi
Asset type	Retail	Retail
Assessment Result		
Property photograph		