

September 16, 2021

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: Akiko Kanno  
Director and CFO  
TEL: +81-3-5425-1340

Notice Concerning Issuance of Investment Corporation Bonds

Star Asia Investment Corporation (“SAR”) announced today that it has decided to issue investment corporation bonds as described below (the “Investment Corporation Bonds”), based on the comprehensive resolution concerning the issuance of investment corporation bonds passed at the board of directors’ meeting held on August 27, 2021.

1. General Summary of Investment Corporation Bonds

(1)	Name	Star Asia Investment Corporation First Series Unsecured Investment Corporation Bonds (Ranking pari passu among specified investment corporation bonds)
(2)	Total issue amount	1,000 million yen
(3)	Form of bond certificate	As the Investment Corporation Bonds are subject to the provisions of the Act on Book-Entry Transfer of Corporate Bonds and Shares, no bond certificates will be issued
(4)	Issue price	100 yen per 100 yen of each bond
(5)	Redemption price	100 yen per 100 yen of each bond
(6)	Interest rate	0.700 % per annum
(7)	Denomination price	100 million yen
(8)	Offering method	Public Offering
(9)	Subscription date	September 16, 2021
(10)	Payment date	September 24, 2021
(11)	Collateral and guarantee	Neither collateral nor guarantee is provided for the Investment Corporation Bonds, and no asset has been particularly reserved for the Investment Corporation Bonds.
(12)	Redemption method and date	The total amount of the principal of the Investment Corporation Bonds will be redeemed on September 21, 2028. The Investment Corporation Bonds may be retired by purchase at any time on or after the day following the payment date, unless otherwise stipulated by the Book-Entry Transfer Institution.
(13)	Interest payment date	March 24 and September 24 of each year
(14)	Financial covenants	A Negative pledge has been established.
(15)	Bond credit rating	A (Japan Credit Rating Agency, Ltd.)
(16)	Fiscal agent, issuing agent	Sumitomo Mitsui Trust Bank, Limited

	and payment agent	
(17)	Underwriter	SMBC Nikko Securities Inc.

## 2. Reason for the Issuance

SAR has decided to issue the Investment Corporation Bonds for the purpose of diversifying funding methods and prolonging the repayment dates of its interest-bearing debts, and also to promote fixing of interest rates.

## 3.Amount of Funds to be Raised, Use of Proceeds and Scheduled Timing of Expenditure

### (1) Amount of funds to be raised (estimated net proceeds)

985million yen

### (2) Specific use of proceeds and scheduled timing of expenditure

The proceeds are expected to be appropriated to a part of the repayment for the debt to fall due on October 20, 2021, the repayment for the debt to fall due on the on October 29, 2021, and working capital. Any remaining amounts may be kept as cash on hand and appropriated to a portion of the funds for future acquisition of Specified Assets (as defined in Article 2 Paragraph 1 of the Act on Investment Trusts and Investment Corporations). The funds procured through the Investment Corporation Bonds will be managed as cash or cash equivalents until such time of appropriation for the above-mentioned purpose.

## 4.Status of Borrowings and Investment Corporation Bonds after the Issuance of the Investment Corporation Bonds (as of September 24, 2021)

(Unit: million yen)

	Before the Issuance	After the Issuance	Change
Short-term borrowings	—	0	
Long-term borrowings	89,440	89,440	
Total borrowings	89,440	89,440	—
Investment corporation bonds	—	1,000	1,000
Total borrowings and Investment corporation bonds	89,440	90,440	1,000

(Note 1) Borrowings with a repayment period of 1 year or less are classified as “short-term” and borrowings with repayment periods exceeding 1 year are classified as “long-term”.

## 5.Other Matters Required for Investors to Understand and Evaluate the Above Information Appropriately

Concerning the risks related to the issuance etc. of the Investment Corporation Bonds, there are no material changes to the “Investment Risks” stated in the Securities Report submitted on April 28, 2021.

Regarding the issuance and redemption etc. of the Investment Corporation Bonds, SAR has today submitted shelf registration supplements to the Director-General of the Kanto Finance Bureau.

\*Star Asia Investment Corporation website address: <http://starasia-reit.com/en/>

This is an English translation of the announcement in Japanese dated September 16, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.