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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 with respect to Urban Center Hakata

Star Asia Investment Corporation (“SAR”) announced it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Certification for Urban Center Hakata, an office property it owns.

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.hyoukakyokai.or.jp/bels/bels.html>

2. Results of Evaluation

Property name	Asset type	Location	Certification rating
Urban Center Hakata	Office	3-1-10 Hakataeki Minami, Hakata-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: <http://starasia-reit.com/en/>

This is an English translation of the announcement in Japanese dated December 17, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

< Attachment >

Property name	Urban Center Hakata								
Asset type	Office								
Certification rating	 <p style="text-align: center;"> この建物の 設計一次エネルギー消費量 21%削減 </p> <p style="text-align: center;"> 0 ← 少ない → 多い → </p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>一次エネルギー消費量基準</td> <td>適合</td> <td>誘導基準 (20%削減)</td> <td>省エネ基準</td> </tr> <tr> <td>外皮基準</td> <td>適合</td> <td></td> <td></td> </tr> </table> <p style="text-align: center; font-size: small;"> アーバンセンター博多 2021年12月17日交付 国土交通省告示に基づく第三者認証 (ビューローベリタスジャパン株式会社) </p>	一次エネルギー消費量基準	適合	誘導基準 (20%削減)	省エネ基準	外皮基準	適合		
一次エネルギー消費量基準	適合	誘導基準 (20%削減)	省エネ基準						
外皮基準	適合								
Exterior photo									