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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 Park Miyamaedaira

Star Asia Investment Corporation (“SAR”) announced it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Certification for Urban Park Miyamaedaira, a residence 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 Park Miyamaedaira	Residence	2-20-13 Kodai, Miyamae-ku, Kawasaki-shi, Kanagawa	★★

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 24, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

< Attachment >

Property name	Urban Park Miyamaedaira	
Asset type	Residence	
Certification rating (note1)	 <p style="text-align: center;"> アーバンパーク宮前平 (EAST) 2021年12月24日交付 国土交通省告示に基づく第三者認証 (一般財団法人日本建築センター) </p>	 <p style="text-align: center;"> アーバンパーク宮前平 (WEST) 2021年12月24日交付 国土交通省告示に基づく第三者認証 (一般財団法人日本建築センター) </p>
Exterior photo		

(note1) Since it is a building consisting of two buildings, each building has obtained certification.