

August 7, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer  
Star Asia Investment Corporation  
Representative: Atsushi Kato, Executive Officer  
(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 the Decision on the Transfer Date  
of Urban Park Gokokuji (the Asset)

Star Asia Investment Management Co., Ltd. to which Star Asia Investment Corporation (“SAR”) entrusts the management of its assets, announced that it has today decided on the planned transfer date with respect to the transfer of “Urban Park Gokokuji” (hereinafter referred to as the “Asset”) announced in the press release dated March 16, 2023 entitled “Notice Concerning the Transfer of Trust Beneficial Interests of Domestic Real Estate (Urban Park Gokokuji)”, as described below.

1. Decision of the planned transfer date of the Asset

At the time of the March 16, 2023 announcement:

August 31, 2023 or such other date to be separately agreed between SAR and the purchaser

The transfer date decided today: August 31, 2023.

2. Reason for the Decision

The planned transfer date of the Asset was set forth in the trust beneficial interest sale and purchase agreement signed between SAR and the purchaser on March 16, 2023 as “August 31, 2023 or such other date to be separately agreed between SAR and the purchaser”. Today, SAR signed an agreement relating to the execution of the transfer with the purchaser, and it was decided and agreed that the planned transfer date would be August 31, 2023. For details regarding the transfer of the Asset, please refer to the press release announced on March 16, 2023 “Notice Concerning the Transfer of Trust Beneficial Interests of Domestic Real Estate (Urban Park Gokokuji)”.

3. Future Outlook

The transfer of the Asset is included in the assumptions underlying forecasts for operating results for the 16th fiscal period ending January 2024 (August 1, 2023 to January 31, 2024) announced in the “(REIT) Financial Report for the Fiscal Period Ended January 31, 2023” dated March 16, 2023. However, today a

Note : This press release does not in any way constitute any part of an offering of securities for investment. This press release has been prepared for the purpose of announcing to the public certain matters relating to the decision of Decision on the Transfer Date of Urban Park Gokokuji of SAR, and not for the purpose of soliciting any investment, within or outside of Japan.  
Additionally, this press release is not an offer of securities for sale in the United States. SAR’s securities have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”) and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. No offering or sale of securities in the United States will be made in connection with the above-mentioned transactions. This press release is not for publication, distribution, or release, directly or indirectly in or into the United States of America.

new announcement entitled “Notice Concerning Revision to Forecasts for Operating Results and Distribution for the 16th Fiscal Period Ending January 31, 2024 and Forecasts for Operating Results and Distribution for the 17th Fiscal Period Ending July 31, 2024” has been made by SAR.

<Reference>

Other press releases announced today

- Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units
- Notice Concerning Acquisition and Lease Contract with New Tenants, and Transfer, of Real Estate Beneficiary Interests in Trust
- Notice Concerning Revision to Forecasts for Operating Results and Distribution for the 16th Fiscal Period Ending January 31, 2024 and Forecasts for Operating Results and Distribution for the 17th Fiscal Period Ending July 31, 2024
- Notice Concerning Debt Financing
- Notice Concerning Signing of Preferential Negotiation Rights Agreement for the Acquisition of Assets

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

*This is an English translation of the announcement in Japanese dated August 7, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.*

Note : This press release does not in any way constitute any part of an offering of securities for investment. This press release has been prepared for the purpose of announcing to the public certain matters relating to the decision of Decision on the Transfer Date of Urban Park Gokokuji of SAR, and not for the purpose of soliciting any investment, within or outside of Japan.  
Additionally, this press release is not an offer of securities for sale in the United States. SAR’s securities have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”) and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. No offering or sale of securities in the United States will be made in connection with the above-mentioned transactions. This press release is not for publication, distribution, or release, directly or indirectly in or into the United States of America.