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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing (Refinancing)

Star Asia Investment Corporation (“SAR”) announces today that it has decided to execute debt financings (the “Debt Financing” or “Refinancing”) as described below.

1. Details of the Debt Financing (Note 1)

Method of Borrowings: Borrowings under individual term loan agreements scheduled to be signed on September 15, 2023 with the lenders described below.

Term (Note 2)	Lenders	Borrowing amounts	Interest Rates (Note 4) (Note 5)		Expected Date of Borrowings	Principal Repayment Date (Note 6)	Repayment Method	Security
Long-term borrowings	A syndicate of lenders with Sumitomo Mitsui Banking Corporation and Mizuho Bank, Ltd. as arrangers (Note 3)	4,840 million yen	Floating	Base interest rate (JPY 3M TIBOR) +0.60 %	September 20, 2023	September 20, 2028	Lump sum repayment on principal repayment date (Note 7)	Unsecured and Unguaranteed

(Note 1) This information is based on the notice on results of consideration regarding the Debt Financing issued by the arrangers. However, it does not guarantee that the actual financing will be conducted as described above, because the lenders should go thorough financing examination.

(Note 2) 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”. The same applies below.

(Note 3) The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, SBI Shinsei Bank, Limited, Aozora Bank, Ltd., Resona Bank, Limited., The Nishi-Nippon City Bank Ltd., THE BANK OF FUKUOKA, LTD. and Mizuho Trust & Banking Co., Ltd.

(Note 4) Financing fees and other charges payable to the lenders are not included.

(Note 5) The first interest payment date is December 29, 2023, and thereafter, interest payment dates are the last day of every 3-months and the principal repayment date. However, if such date is a non-business day, the interest payment date shall be the immediately following business day, or if such date falls in the next month, the interest payment date shall be the immediately preceding business day. For borrowings with floating interest rates, the

base interest rate applicable to the calculation period for payment of interest on any given interest payment date is the Japanese Yen TIBOR for 3 months as announced by JBA TIBOR Administration at 11 a.m. (Tokyo time, the same applies hereinafter) or at the point of time after 11 a.m. and as close to 11 a.m. as possible, on the date which is two business days prior to the immediately preceding interest payment date (or two business days before the drawdown date for the first interest payment date). However, if no interest rates are found for the corresponding interest calculation period, the base interest rate for the relevant period shall be calculated based on the method set forth in the individual term loan agreement. For Japanese Yen TIBOR announced by the JBA TIBOR Administration which is used as the base interest rate, please check with the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/rate/>) Concerning the Debt Financing, SAR may consider fixing the interest payments by entering into interest rate swap agreements, etc.

- (Note 6) If a principal repayment date is not a business day, repayment shall be made on the next business day; however, if such date falls on the next month, repayment shall be made on the immediately preceding business day.
- (Note 7) If certain conditions, such as advance notification in writing by SAR, are satisfied during the period between the date of borrowing and the principal repayment date, SAR may prepay the borrowed amounts either in whole or in part prior to maturity.
- (Note 8) Certain financial covenants, such as stipulating that certain financial figures should be maintained based on assets and liabilities, are expected to be established for the Debt Financing.

2. Reason for the Debt Financing

The proceeds from the Debt Refinancing will be appropriated to the repayment of the 4,840 million long-term borrowing to mature on September 20, 2023. For details, please refer to the press release announced by SAR dated August 21, 2018 entitled “Notice Concerning Debt Financing”.

3. Total amount of funds to be procured by the Debt Financing, use of funds and schedule of expenditures

I. Amount of funds to be procured

Total 4,840 million yen

II. Specific use of funds to be procured and schedule of expenditures

Specific use of funds	Amount million yen	Scheduled date of Expenditure
To be allocated to repayment of the existing loans stated in Section 2 above.	4,840	September 20, 2023

4. Status of Borrowings etc. after the Refinancing

(Unit: million yen)

	Before the Refinancing(note)	After the Refinancing	Increase/Decrease
Short-term borrowings	1,300	1,300	—
Long-term borrowings	117,640	117,640	—
Total borrowings	118,940	118,940	—
Investment corporation bonds	1,000	1,000	—
Total of borrowings and investment corporation bonds	119,940	119,940	—

(Note) In addition to the above, the company plans to borrow 3,200 million yen on December 1, 2023. For details, please refer to the “Notice Concerning Debt Financing (Change to Borrowing Amount)” announced on August 30.

5. Future outlook

The impact of the Refinancing on the forecast of operating results for the fiscal period ending January 31, 2024 (August 1, 2023 to January 31, 2024) and the fiscal period ending July 31, 2024 (February 1, 2024 to July 31, 2024) has already been reflected in the “(REIT) Financial Report for Fiscal Period Ended July 31, 2023” which SAR announced on September 13, 2023.

6. Other matters required for investors to appropriately understand and evaluate the above information

In conjunction with the risks related to the Refinancing, there are no changes to Part II. Reference Information / II. Information Supplementary to Reference Documents / 3. Investment Risks” stated in the Securities Registration Statement (Japanese only) submitted on August 7, 2023.

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

This is an English translation of the announcement in Japanese dated September 13, 2023.

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