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For Immediate Release

Real Estate Investment Trust Securities Issuer
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(Correction) Notice Concerning the Additional Acquisition of Trust Beneficial Interest in Domestic Real Estate following Completion of Construction of Building Extensions and Notice of Acquisition of Building-Housing Energy-efficiency Labeling System (BELS) Certificatoin (Funabashi Hi-tech Park Factory I)

Concerning the press release announced by Star Asia Investment Corporation (“SAR”) dated December 20, 2023 entitled “Notice Concerning the Additional Acquisition of Trust Beneficial Interest in Domestic Real Estate following Completion of Construction of Building Extensions and Notice of Acquisition of Building-Housing Energy-efficiency Labeling System (BELS) Certificatoin (Funabashi Hi-tech Park Factory I), SAR announced that certain corrections were made in the contents as described below.

1. Description of and Reason for Corrections

The corrections are being made, as certain errors were found in the following sections:

- “Acquisition Price” under the section “2. General Description of the Additional Acquisition”
- “Site area” under the section “3. General Description of the Acquired Asset (Building Extension)”
- “Appendix 2 Portfolio list after the Additional Acquisition” under the “Reference” section.

2. Details of Corrections

The corrections have been underlined.

<Before Correction>

2. General Description of the Additional Acquisition

Acquisition Price	28 <u>6</u> million yen (Note 1)
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(Note 1) The total amount of construction costs etc. have been rounded down to the stated unit amount stated.

3. General Description of the Acquired Asset (Building Extension)

Land	Site area	13,420.4 <u>7</u> m ²
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<Reference> Appendix 2 Portfolio list after the Additional Acquisition

Property No.	Property Name	Location (Note 1)	Acquisition Price	Real estate appraisal	Investment ratio
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			(million yen) (Note 2)	value (million yen) (Note 3)	(%) (Note 4)
LGC-09	Funabashi Hi-Tech Park Factory I	Funabashi-Shi, Chiba	1,996	2,200	0.8
Logistics facility Subtotal			29,949	34,151	12.4
Total			241,137	265,285	100.0

<After Correction>

2. General Description of the Additional Acquisition

Acquisition Price	287 million yen (Note 1)
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(Note 1) The total amount of construction costs etc. have been rounded down to the stated unit amount stated.

3. General Description of the Acquired Asset (Building Extension)

Land	Site area	13,420.44 m ²
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<Reference> Appendix 2 Portfolio list after the Additional Acquisition

Property No.	Property Name	Location (Note 1)	Acquisition Price (million yen) (Note 2)	Real estate appraisal value (million yen) (Note 3)	Investment ratio (%) (Note 4)
LGC-09	Funabashi Hi-Tech Park Factory I	Funabashi-Shi, Chiba	1,997	2,200	0.8
Logistics facility Subtotal			29,950	34,151	12.4
Total			241,138	265,285	100.0

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

This is an English translation of the announcement in Japanese dated January 24, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.