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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)”
Evaluation Certification with respect to Urban Park Mitaka

Star Asia Investment Corporation (“SAR”) announced it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Evaluation and Certification for Urban Park Mitaka, a residential property it owns. Details are as follows.

1. The BELS Certified Property and Results of the Evaluation

Property name	Asset type	Location	Certification rating
Urban Park Mitaka	Residence	6-12-18 Kamirenjaku, Mitaka-shi, Tokyo	★★★

2. 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.

3. 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.hyoukakyukai.or.jp/bels/bels.html>

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

This is an English translation of the announcement in Japanese dated January 31, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

<Appendix >

Property name	Urban Park Mitaka
Asset type	Residence
Certification rating	 <p>The image shows a BELS certification sticker for 'Urban Park Mitaka'. The sticker features the BELS logo at the top, followed by the text 'Building Housing Energy-efficiency Labeling System'. Below this is a green circular icon with a house and leaves. A green bar at the bottom indicates a rating of 11 out of 15. The sticker also includes Japanese text and a QR code.</p>
Exterior photo	 <p>The image shows the exterior of a modern, multi-story residential building. The building has white walls, dark-framed windows, and a clean, minimalist design. The entrance area is paved with light-colored tiles and features a small garden area with a wooden door. The building is situated in an urban environment with other buildings visible in the background.</p>