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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of Real Estate Assessment Certification under CASBEE

Star Asia Investment Corporation ("SAR") hereby announces that it has obtained real estate assessment certification under the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) for two of its properties as described below.

1. Properties Acquiring Assessment Certification and Assessment Results

Property name	Asset type	Location	Assessment Results	Certified date
KOKO HOTEL Nagoya Sakae	Hotel	Nagoya-shi, Aichi	Rank A	January 30, 2026
Matsubushi Logistics	Logistics	Kitakatsushika-gun, Saitama	Rank B+	January 30, 2026

2. Future initiatives

With the acquisition of assessment certification for the above two properties, the ratio of properties held by SAR that have obtained external certification has reached 52.0%. SAR recognizes the importance of serving its role in society as a listed real estate investment corporation while 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 environmental loads such as taking energy conservation measures etc. as well as to resolve social issues.

3. Overview of CASBEE's Real Estate Assessment and Certification System

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system that comprehensively assesses the quality of buildings, including evaluating features such as interior comfort and consideration towards scenic aesthetics, in addition to consideration towards the environment such as using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE's real estate assessment system was developed with the aim of making use of the results of the environmental assessment of buildings in real estate assessment. It scores buildings under each of the evaluation items in five categories, comprising "1. Energy & Greenhouse Gases," "2. Water," "3. Use of Resources & Safety," "4. Biodiversity & Sustainable Site," and "5. Indoor Environment". Based on the scores of such categories, the assessment results are granted under one of four ranks: Rank S, Rank A, Rank B+, and Rank B.

<Attachments>

- Exhibit 1 Photos and Assessment Results of the Properties
- Exhibit 2 Status of certified properties

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

This is an English translation of the announcement in Japanese dated January 30, 2026. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Exhibit 1 Photos and Assessment Results of the Properties

Property name	Asset type	Assessment Results	Photos
KOKO HOTEL Nagoya Sakae	Hotel	 Rank A	
Matsubushi Logistics	Logistics	 Rank B+	

Exhibit 2 Status of certified properties

The Status of certified properties is as follows. (as of January 30, 2026)

		Property name	Asset type	Total floor area (㎡)	Ratio (Note 2)
BELS	★★★★★	Funabashi Hi-Tech Park Factory I (Note 1)	Logistics	576.00	7.4%
		KOKO HOTEL Sapporo Odori	Hotel	3,854.01	
		Best Western Plus Fukuoka Tenjin-minami	Hotel	7,322.03	
	★★★★	KOKO HOTEL Hiroshima Ekimae	Hotel	5,370.75	
		KOKO HOTEL Kagoshima Tenmonkan	Hotel	4,622.48	
		KOKO HOTEL Tsukiji Ginza	Hotel	6,086.48	
	★★★	Urban Center Hakata	Office	3,566.56	
		Urban Park Mitaka	Residence	1,180.02	
		KOKO HOTEL Residence Asakusa Tawaramachi	Hotel	2,226.57	
	★★	Urban Forum Warabi	Retail	1,489.22	
Urban Park Miyamaedaira		Residence	2,039.17		
CASBEE	Rank S	Urban Center Yokohama West	Office	12,353.83	44.6%
		Higashi-Kobe Center Building	Office	25,740.46	
		Urban Center Shinjuku	Office	7,624.66	
		Urban Center Kanda Tsukasamachi	Office	4,629.27	
		Takadanobaba Access	Office	5,757.14	
		Seiyu Minakuchi	Retail	31,829.71	
	Rank A	Honmachibashi Tower	Office	15,407.83	
		Urban Center Kanda Suda-cho	Office	4,994.70	
		abeno nini (Retail) (Note 1)	Retail	4,866.82	
		Urban Park Daikanyama	Residence	8,261.29	
		Urban Park Tokiwadai Koen	Residence	15,708.08	
		Urban Park Mitsuike Koen	Residence	10,918.37	
		Iwatsuki Logistics	Logistics	29,729.72	
		Baraki Logistics	Logistics	12,471.50	
		KOKO HOTEL Ginza 1-chome	Hotel	7,299.11	
		KOKO HOTEL Residence Asakusa Kappabashi	Hotel	1,608.74	
		KOKO HOTEL Nagoya Sakae	Hotel	5,500.94	
	Rank B+	Matsubushi Logistics	Logistics	19,833.47	
KOKO HOTEL Sapporo Ekimae		Hotel	5,886.67		
Total				268,755.60	52.0%

(Note 1) The gross floor area of only the environment-certified portion is stated.

(Note 2) Calculated by dividing the total floor area of properties that have received environmental certification as of January 30, 2026 (268,755.60 m²) by the total floor area of assets owned by SAR (516,646.78 m²), and rounding to one decimal place.