Financial Results for the 19th Fiscal Period Ended July 2025

STARASIA

Star Asia Investment Corporation

Star Asia Investment Corporation
(Securities CODE 3468)
Star Asia Investment Management

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Characteristics of Star Asia Investment Corporation (SAR)

1. Diversified REIT

Portfolio developed with diversified assets located mainly in the Tokyo Area*

2. Steady growth

Pursuit of internal growth by the Asset Manager with abundant experience and know-how as well as external growth based on asset managed by the Star Asia Group

3. Initiatives focusing on unitholder value

Continuous implementation of "out-of-the-box" dynamic asset allocation

Investment policy

Prioritized, focused investment in the Tokyo Area*

Investment ratio 70%±10% or higher in the Tokyo Area

Achieving income stability and growth through diversification of asset type

Investment primarily in middle-size assets**

Unless otherwise stated within this document, references to all monetary amounts have been rounded down to the nearest monetary unit described, and ratios have been rounded to the decimal point described.
In this document, Star Asia Investment Corporation may be referred to as "SAR"
* "Tokyo area": "Tokyo area" refers to Tokyo and the three prefectures of Kanagawa, Saitama and Chiba.
** "Middle-size assets" are properties with acquisition prices of less than JPY10bn.

1. Executive Summary

1. Executive Summary

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FP19 (July 2025) Actual

◆ Actual result of DPU

Initial forecast	1,625 yen (33 yen)
Revised forecast	1,790 yen (33 yen)
Actual result	**1,803** yen (4 yen)

※ Initial forecast was announced on Mar. 2025, while Revised forecast was announced on Apr. 2025
※ The figure in brackets ( ) for DPU is the amount for which internal reserves have been utilized.

◆ Actual result of FP19

- DPU 1,803 yen
  increased by 11.0% compared with initial forecast / **increased by 0.7%** compared with revised forecast
- Gain on sale of Urban Park Imazato (442 mn yen) contributed / 164 yen per unit.
- Rental income from 12 Polaris-operated (*) hotels was 6.6% higher than the initial forecast.
- Rent increases were achieved in both offices and residences. Office rent gap closing ratio: 111%.
- Rent increases were also achieved in logistics facilities.8.1% increase compared to before (+2.46 mn yen per month).

FP20 and FP21 Forecast

◆ Forecasted DPU

FP20	**1,745** yen (33 yen)

- 272 mn of gain on sales from asset replacement included

FP21	**1,650** yen (33 yen)

- considered stabilized DPU after asset replacement

◆ Assumptions for FP20 and FP21

- In FP20, gain on sale from asset replacement decided in September 2025 is expected to contribute to DPU (100 yen per unit).
- In offices and residences, internal growth contribution is expected through rent increases (no rent increases exceeding existing contracted amounts are assumed in forecasts).
  Total office rent gap: 5.6 mn yen per month.
- Rental income from hotels is conservatively assumed. RevPAR of the 12 Polaris-operated hotels that are comparable is forecasted to increase by 2.6% per annum.
- Stable operation is expected for asset types other than the above.

New Mid-Term Plan (Target year 2030)

◆ DPU target

based on 1,650 yen (FP21 forecast)

3.0% per annum or more

by 2030 **1,913** yen or more

※ Based on the dividend level for the FP21, which is the cruising period after asset replacement

◆ Asset size target

End of FP19 275.7 bn yen

+230 bn yen

by 2030 **500** bn yen

◆ Toward Achieving the Target

- Focus on rent increases of offices and residences.
  ⇨ Total office rent gap in FP20 and FP21: 12.41 mn yen per month.
- In retail and logistics facilities, pursue rent increases through tenant replacement or negotiations at the time of re-contracting upon expiration of fixed-term building lease agreements.
- In hotels, implement profitability enhancement initiatives in collaboration with Polaris; upon expiration of fixed-term building lease agreements, operator change will also be considered (for non-Polaris-operated hotels).
- For external growth, build up the acquisition pipeline in collaboration with the Star Asia Group and explore opportunities for inorganic growth.

Asset replacement aiming for maximizing unitholders' value (decided in Sep. 2025)

■ Assets to be acquired
total of planned acquisition price 7,777 mn yen
1. KOKO HOTEL Nagoya Sakae
2. KOKO HOTEL Sendai Station West
3. Star Asia Mezzanine Loan Debt Investment Series 12

■ Assets to be transferred
total of planned transfer price 8,286 mn yen
1. La Park Kishiwada
2. Shiroi Logiman

- Total planned acquisition price of the 2 hotels: **23.1% below appraisal value.**
- Expansion of exposure to hotels, regarded as inflation-hedging assets. (**37.5% → 40.3%**)
- Acquisition of hotels outside the Tokyo metropolitan area, anticipating the trend of regional dispersion in travel demand.
- Sale of suburban retail facilities designated for disposal and residential properties with liquidity concerns due to sectional ownership.

(*) : Polaris Holdings Co., Ltd. (Securities Code: 3010), a hotel operator belonging to the Star Asia Group, and its affiliated companies (hereinafter, Polaris Holdings Co., Ltd. and its affiliated companies are referred to individually or collectively as "Polaris")

2. Actual distribution and forecasts for operating results

2. Actual distribution and forecasts for operating results (1)

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Actual distributions for FP19 ended July 2025 and forecasted distributions for FP20 and 21

- In FP19, distribution per unit **increased by 11.0%** compared to the initial forecast, **mainly due to the gain on sale of Urban Park Imazato** and **higher rental income from hotels**.
- In FP20, distribution is expected to increase, driven by property sales associated with asset replacement.
- Under the New Mid-Term Plan which targets **DPU of 1,913 yen or more**, we will continue to aim for an **annual growth rate of 3% or more**, focusing on internal growth.

FP19
(ended July 2025)
—Actual—
1,803 yen
+178yen (+11.0%)
vs initial forecast

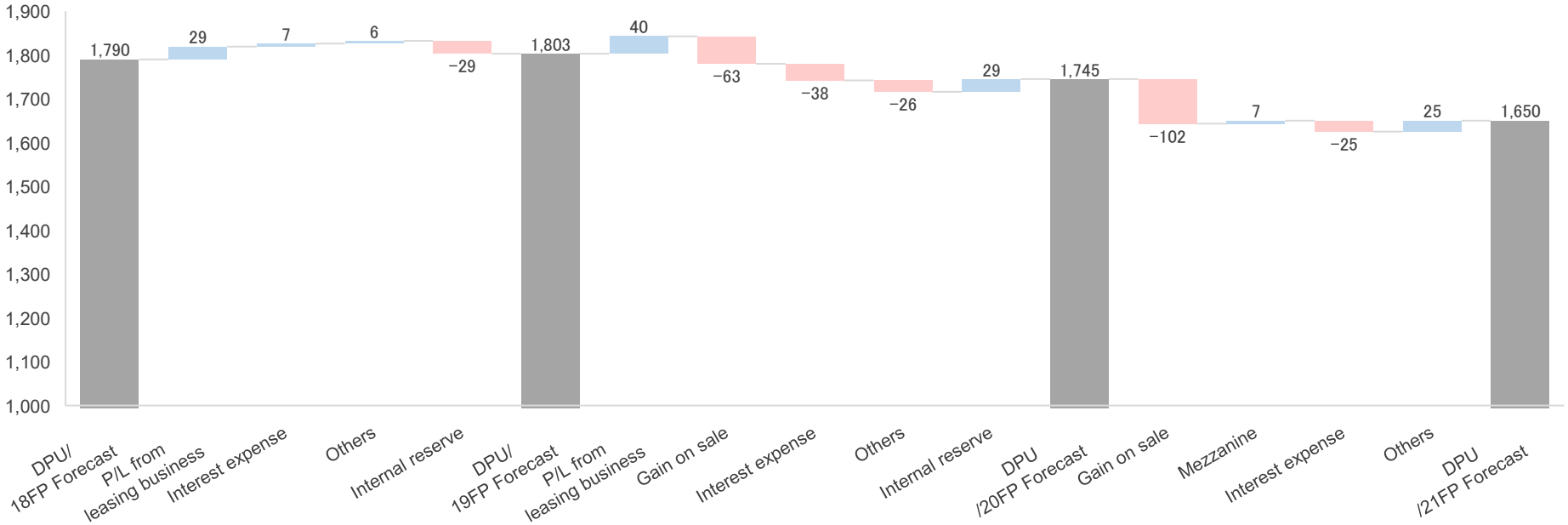
FP20
(ending January 2026)
—Forecast—
1,745 yen
utilization of
internal reserve: 33 yen

FP21
(ending July 2026)
—Forecast—
1,650 yen
utilization of
internal reserve: 33 yen

≪Approach to Achieve Targets≫

- Focus on rent increases (especially for offices and residences)
- External growth while taking into consideration investment unit price trends
- Investments in mezzanine loan debt
- Efforts to reduce borrowing costs

New Mid-Term Plan Distribution per Unit
—Target—
1,913 yen
or more
annual growth target
3.0% or more



2. Actual distribution and forecasts for operating results (2)

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Factors for increase/decrease compared with forecast/actual results for the FP19

- In FP19, **actual distribution per unit rose 11.0%** compared to initial forecast, **mainly due to the gain on sale of Urban Park Imazato and increased rental income from hotels.**
- Compared with the revised forecasts for operating results announced in April 2025 (upon decision to sell the property described above), **NOI was +75mn yen** (primarily due to lower repair expenses.)

(unit : mn)

	FP19 (ended Jul. 2025) forecast *	FP19 (ended Jul. 2025) Actual	Comparison with forecast		Factors for the increase/decrease
Lease business revenue	**9,468**	**9,474**	**+5**	**+0.1%**	
Office rent	2,139	2,139	0	0.0%	
Retail rent	1,072	1,080	+7	+0.7%	
Residence rent	1,249	1,242	(6)	(0.5%)	
Logistics rent	898	898	0	0.0%	
Hotel rent	3,442	3,442	0	0.0%	
Others	665	670	+4	+0.7%	
Expenses related to rent business (Depreciation is excluded)	2,314	2,245	(69)	(3.0%)	**＜Expenses related to rent business＞** Repair Costs -89M
NOI	**7,153**	**7,229**	**+75**	**+1.1%**	
Depreciation	1,165	1,163	(1)	(0.1%)	
Rent revenues/expenses	**5,988**	**6,065**	**+76**	**+1.3%**	
Capex	972	959	(12)	(1.3%)	
NCF(NOI-CAPEX)	**6,181**	**6,269**	**+87**	**+1.4%**	
Gain on sales	442	442	+0	+0.0%	
Mezzanine	37	40	+3	+10.7%	
Income from securities lending fees	30	30	0	0.0%	
SGA	824	821	(3)	(0.4%)	
Operating income	**5,674**	**5,758**	**+84**	**+1.5%**	
Non-operating income	-	7	+7	-	
Non-operating expenses	950	931	(18)	(2.0%)	＜Non-operating expenses＞ Interest Expenses -18M
Ordinary income	**4,723**	**4,834**	**+110**	**+2.3%**	
Income before income taxes	**4,723**	**4,834**	**+110**	**+2.3%**	
taxes	0	0	-	0.0%	
Net income	**4,723**	**4,834**	**+110**	**+2.3%**	
Cash distribution per unit	**1,790 yen**	**1,803 yen**	**13 yen**	**+0.7%**	
FFO per unit	2,026 yen	2,067 yen	+41 yen	+2.0%	
AFFO per unit	1,664 yen	1,710 yen	+46 yen	+2.8%	
Balance of internal reserves	**8,489**	**8,565**	**+75**	**+0.9%**	
(Reference) Net income per unit(yen per unit) *	**1,757 yen**	**1,799 yen**	**42 yen**	**+2.4%**	

* Announced in “Notice Concerning Revision to Forecasts for Operating Results and Distribution for the Fiscal Period Ending July 31, 2025 (February 1, 2025 to July 31, 2025) (upward revision) ” on April 25, 2025

2. Actual distribution and forecasts for operating results (3)

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Forecast for FP20 ending Jan. 2026 / FP21 ending Jul. 2026

- In FP20 forecast, mainly reflecting rent increases and the timing of asset replacement: **NOI + 138 mn yen (+1.9%)** <compared with FP19 actual results>
- In FP21 forecast, given the cruising (stabilized) period following asset replacement and benefiting from its effects: **NOI + 104 mn yen (+1.4%)** <compared with FP19 actual results>

(unit : mn)

	FP19 Actual (A)	FP20 Forecast (B)	Increase/decrease (B-A)		Major factors for the increase/decrease (VS FP19 Actual)	FP21 Forecast (C)	Increase/decrease (C-B)		Major factors for the increase/decrease (VS FP20 Forecast)
Lease business revenue	**9,474**	**9,589**	**+115**	**+1.2%**	**<Lease business revenue>** UC Shibuya South +23 M UC Kanda Suda-cho +12 M La Park Kishiwada (sold in FP20) -31 M Shiroi Logiman (sold in FP20) -12 M Rent increase of Iwatsuki Leasing Tokorozawa Acquisition of 2 properties, etc Utility revenue +50M	**9,177**	**(412)**	**(4.3%)**	**<Lease business revenue>** La Park Kishiwada(Sold in FP20) -342M Shiroi Ligiman (Sold in FP20) -127M Tokorozawa (end of free rent) +21 M Acquisition of 2 properties in FP20 +92 M Transfer of 2 properties in FP20 -141 M Utility revenue -36 M
Office rent	2,139	2,188	+49	+2.3%		2,195	+7	+0.3%	
Retail rent	1,080	1,060	(20)	(1.9%)		716	(343)	(32.4%)	
Residence rent	1,242	1,234	(8)	(0.7%)		1,125	(108)	(8.8%)	
Logistics rent	898	915	+17	+1.9%		937	+21	+2.3%	
Hotel rent	3,442	3,477	+35	+1.0%		3,683	+206	+5.9%	
Others	670	713	+42	+6.4%		518	(194)	(27.3%)	
Expenses related to rent business (Depreciation is excluded)	2,245	2,221	(23)	(1.1%)		1,843	(377)	(17.0%)	
NOI	**7,229**	**7,368**	**+138**	**+1.9%**		**7,333**	**(34)**	**(0.5%)**	**<Expenses related to rent business>** Transfer of 2 properties in FP20 -377 M
Depreciation	1,163	1,196	+32	+2.8%	**<Expenses related to rent business>** Utility cost +43M Leasing cost -60M	1,164	(32)	(2.7%)	
Rent revenues/expenses	**6,065**	**6,171**	**+106**	**+1.8%**		**6,169**	**(2)**	**(0.0%)**	
CAPEX	959	970	+10	+1.1%		913	(57)	(5.9%)	
NCF(NOI-CAPEX)	**6,269**	**6,397**	**+128**	**+2.0%**		**6,419**	**+22**	**+0.4%**	
Gain on sales	442	272	(169)	(38.3%)		-	(272)	(100.0%)	
Mezzanine	40	49	+8	+20.3%		69	+19	+40.5%	
Preferred securities lending fee	30	31	+0	+1.7%	**<Gain on sales>** FP19：Sold UP Imazato FP20：Sold Shiroi Ligiman, La Park Kishiwada	30	(0)	(1.6%)	
SGA	821	888	+66	+8.2%		830	(57)	(6.5%)	
Operating income	**5,758**	**5,637**	**(121)**	**(2.1%)**		**5,438**	**(198)**	**(3.5%)**	
Non-operating income	7	-	(7)	(100.0%)		-	-	-	
Non-operating expenses	931	1,035	+104	+11.2%	**<SGA>** Increases in asset management fee due to increased AUM during the period Increase in taxes and other public charges (non-deductible consumption tax) from property sales, etc.	1,093	+57	+5.6%	**<Non-operating expenses>** Interest expenses +67M
Ordinary income	**4,834**	**4,601**	**(233)**	**(4.8%)**		**4,345**	**(255)**	**(5.6%)**	
Income before income taxes	**4,834**	**4,601**	**(233)**	**(4.8%)**		**4,345**	**(255)**	**(5.6%)**	
Taxes	0	0	-	0.0%		0	-	0.0%	
Net income	**4,834**	**4,601**	**(233)**	**(4.8%)**		**4,345**	**(255)**	**(5.6%)**	
Cash distribution per unit	**1,803 yen**	**1,745 yen**	**(58) yen**	**(3.2%)**		**1,650 yen**	**(95) yen**	**(5.4%)**	
FFO per unit	2,067 yen	2,056 yen	(11) yen	(0.5%)	**<Non-operating expenses>** Interest expenses +102 M	2,050 yen	(6) yen	(0.3%)	
AFFO per unit	1,710 yen	1,694 yen	(16) yen	(0.9%)		1,710 yen	+16 yen	+0.9%	
Balance of internal reserves	**8,565**	**8,477**	**(87)**	**(1.0%)**		**8,389**	**(88)**	**(1.0%)**	
(Reference) Net income per unit*	1,799 yen	1,712 yen	(87) yen	(4.8%)		1,617 yen	(95) yen	(5.5%)	

* EPU is calculated by dividing net income by the total number of investment units issued and outstanding (FP19 ended Jul. 2025).

3. Formulation of the New Mid-Term Plan

3. Formulation of the New Mid-Term Plan (1)

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Progress of Mid-Term Plan and Formulation of the New Mid-Term Plan

- Mid-Term Plan set in 2021 The target DPU of 1,600 yen or more set in the 2021 has been already achieved / The target asset size is highly achievable considering of pipeline status
- DPU：**1,913 yen or more, growth exceeding inflation (3% per annum or more)** / AUM：**500 bn yen**

Mid-Term Plan (Target year 2026) set in 2021

DPU: **1,600** yen or more
+2% per annum or more

Achieved in Jan. 2025

Asset Size: **300** bn yen
# of assets **100**

＜ Result ＞

DPU	- By acquiring properties through asset replacement and public equity offerings, we have built a portfolio with potential for internal growth - .Through continuous efforts by the Asset Management Company to increase rents in line with the characteristics of each asset type, as well as initiatives to enhance hotel profitability in collaboration with Polaris, we have **established a structure that enables us to maintain DPU of 1,600 yen or more.**
Asset size	- End of FP19(July 2025): **275.7 bn yen** Mid-Term Plan announced ： 167.7bn yen Increased by **108 bn yen** (**27 bn yen/year** on average) - Through **four public equity offerings and three asset replacements**, we have both expanded our asset size and strengthened the portfolio by incorporating properties with potential for internal growth. - Given the current pipeline, the likelihood of achieving this is high.

New Mid-Term Plan (Target year 2030)

DPU: **1,913** yen or m ore
DPU growth rate: **3 % per annum or more**

- Based on the forecast dividend per unit of 1,650 yen for the 21st fiscal period, which is the cruising period

Asset size: **500** bn yen

＜ Policy ＞

DPU	- Initiatives for internal growth tailored to the characteristics of each property, pursuing greater rent increases than ever before. - Focus on per-unit distribution growth and the acquisition of properties with potential for internal growth through asset replacements and public equity offerings, taking into account investment unit price levels. - Aim for per-unit distribution growth that **outpaces inflation and rising interest rates**.
Asset size	- Building up the pipeline in collaboration with the Star Asia Group and sourcing properties by leveraging the Asset Management Company's network. - Considering property acquisitions accompanied by public equity offerings, taking into account investment unit price levels while maintaining total asset LTV levels. - Actively exploring inorganic growth opportunities.

3. Formulation of the New Mid-Term Plan (2)

Initiatives towards achieving New Mid-Term Plan ～aiming for DPU growth

STAR ASIA Investment Corporation

- To **DPU growth exceeding inflation and rising interest rates**, targets are set for each of internal growth strategy, external growth strategy, and financial strategy, respectively.
- The distribution forecast for FP21 (**JPY 1,650**) is considered the launch pad for future growth.

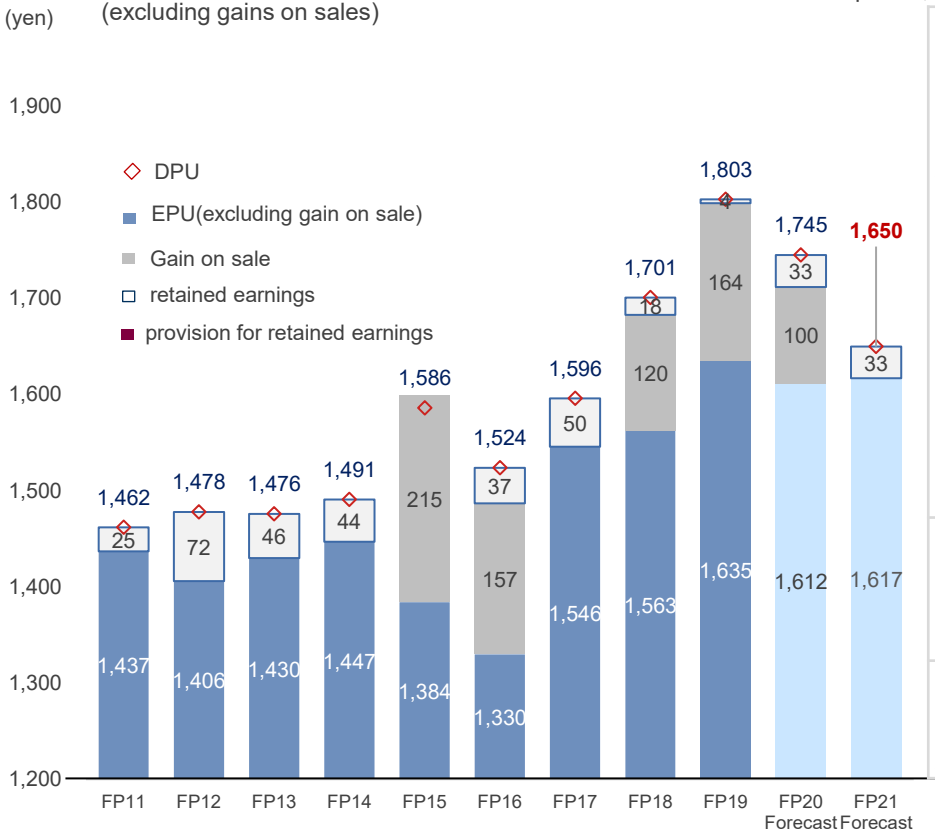
Increased **2.9**% annually (excluding gain on sale)

- Annual growth rate from DPU of ¥1,462 in the 11th fiscal period to DPU of ¥1,639 in the 19th fiscal period (excluding gains on sales)

DPU target : **1,913** yen or more

DPU growth rate target : **3% per annum or more**

- Calculated based on an annual growth rate of 3% based on DPU of ¥1,650 in the 21st fiscal period, which was the cruising period.



Internal Growth	■ Hotel	- Consider and implement initiatives to enhance hotel revenues in collaboration with Polaris. - Consider operator changes aimed at increasing rental income. - Target: 3% increase in rental income.
	■ Office	- Focus on rent increases upon new lease signings and renewals. - Target: 5% increase in rental income.
	■ Retail	- Target: 5% increase compared with previous contracts, through re-contracting or re-tenanting upon expiration of fixed-term leases (84 subject contracts).
	■ Residence	- Focus on rent increases upon new lease signings and renewals. - Target: 10% increase in rental income.
	■ Logistics	- Target: 5% increase compared with previous contracts, through re-contracting or re-tenanting upon expiration of fixed-term leases (9 subject contracts).
External Growth	- Implement asset replacements and public offerings to achieve growth in distribution per unit (DPU). - Focus on incorporating properties with potential for internal growth. - Investment in mezzanine loan debt which contributes to increase in distributions.	
Financial Strategy	- Improve credit ratings through asset size expansion, etc. / reduce borrowing costs. - Constantly monitor market conditions and consider interest rate swaps and investment corporation bond issuances to achieve cost reductions.	

FP30 (2031/1)

3. Formulation of the New Mid-Term Plan (3)

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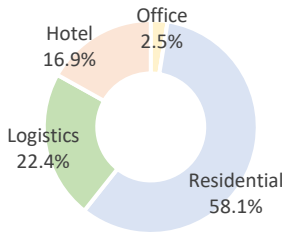
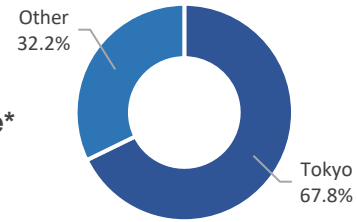
Pipeline

- Star Asia Group had **209.9 billion yen** of potential pipeline for SAR (total of most recent appraisal value as of July 31, 2025) under management.
- Explicit Pipeline: **4 hotels** operated by Polaris (bridge scheme) and **2 student residence** (preferential negotiation rights)

Potential Pipeline owned by Star Asia Group



Total appraisal value*
209.9 bn



*As of July 31, 2025. Excluding properties for which SAR has preferential negotiation rights.

- Star Asia Group consistently executes investments by anticipating market trends ahead of time.
- During the COVID-19 pandemic, the Group anticipated recovery in lodging demand and invested in hotels with virtually no competitive environment (comprise a part of the assets incorporated into our portfolio).
- AUM as of July 2025 Total appraisal value **209.9 billion yen**
- Mainly investing in **newly built residences** where profitability improves through rent increases, centered around the Tokyo metropolitan area.

Pipeline of 4 hotels approx. 19 bn yen / average NOI yield 5.3% in total

	KOKO HOTEL Premier Kanazawa Korinbo	KOKO HOTEL Premier Kumamoto	KOKO HOTEL Sendai Kotodai Park	KOKO HOTEL Sendai Station South
Location	Kanazawa-shi, Ishikawa	Kumamoto-shi, Kumamoto	Sendai-shi, Miyagi	Sendai-shi, Miyagi
Construction	April 2013	September 2019	July 2006	April 1999
Type	Limited Service	Limited Service	Limited Service	Limited Service
Rooms	207	205	230	190
Characteristics	Located in Kanazawa, the largest city in Hokuriku, where “tradition” and “innovation” coexist, and captures business demand as well as tourist demand.	Located in the new landmark “Sakura Machi Kumamoto” and captures business demand as well as tourist demand.	Approx. one minute walk from Subway Kotodai Koen station, located in Sendai, the largest city and economic center in Tohoku that attracts tourism demand especially domestic.	Approx. seven-minute walk from Sendai station, located in Sendai, the largest city and economic center inExplicit Property Pipeline Tohoku that attracts tourism demand especially domestic.

Student Residence (preferential negotiation rights obtained by SAR)

HAKUSAN HOUSE

KAMIKITA HOUSE

- **An international standard student residence** for which Star Asia Group was involved in its development.
- Provides ample common-use space to facilitate building among residents.
- Living expenses (utility fees etc.) are included in the rent.
- Staff are on-site 24 hours a day, and a concierge service is offered in multiple languages.

3. Formulation of the New Mid-Term Plan (4)

Initiatives on hotel business by Star Asia Group

- Star Asia Group has created an ecosystem for its hotel business comprising an investor (Star Asia Group), operator (Polaris), and owner (SAR)
- Given the planned operator change for two hotels in July 2025 and asset replacement, the proportion of Polaris-operated hotels of the hotels held by SAR is expected to increase to 87.8%*.

Realization of increased revenue through efficient hotel management

Operation

Polaris

POLARIS HOLDINGS
(SecuritiesCODE:3010)

KOKO HOTELS

Minacia

minacia

HOTEL WING

- Operates 105 hotels / 15,487 rooms (including rooms to be operated) (as of Jun 30, 2025)
- # of Employees：1,795 (as of March 31, 2025)
- Expanding brand, unifying the brand to "KOKO HOTEL"

Ensuring financial and human resource stability by expanding business scale

Ownership

SAR

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- Asset size：JPY 275.7 bn
- Number of owned hotels：19
  2 hotels to be acquired (as of July 31, 2025)

With the expansion of the asset size, more flexible investment becomes possible

Expansion of hotel market information acquisition Diversification of sourcing routes

Investment

Star Asia Group
(Private fund management)

STAR ASIA

- Development function
- Asset management of private funds

Providing risk capital with market anticipation

* The ratio is calculated by dividing total acquisition price of 96,000 million yen (16 hotels) operated by Polaris by total acquisition price of hotels owned by SAR of 109,319 million yen, total of 102,494 million yen (19 hotels) as of July 31, 2025 and 6,825 million yen to be acquired (2 hotels).

3. Formulation of the New Mid-Term Plan (5)

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Mezzanine loan debt investment to maximize unitholder value ①

- ◆ Mezzanine loan debt is one of the measures to maximize income by diversification of opportunities according to real estate markets
- ◆ Secure income to meet rising borrowing costs by setting base rate in investment criteria / **base rate +5.0% or more**

Significance of investment (announced on Oct. 25, 2017)	
1	Differentiate from other real estate players in view of **diversification of income (revenue) opportunities** as supplemental investment for actual real estate in the fiercely competitive real estate market.
2	Secure revenue **exceeding after-amortization yields of the existing real estate portfolio.**
3	Serves as **an effective investment using current cash on hand for accretion.**
4	**Judged highly likely to assure repayment** of principal and interest.

Advantages in terms of opportunities to acquire	
1	**Star Asia Group with significant credit investment expertise supports sourcing of mezzanine investment opportunities for SAR**.
2	**Sub-sponsors**, Nippon Kanzai and Tokyo Capital Management are able to provide **a bridge function** for mezzanine loan claims (holding them for a certain period of time until they are acquired by SAR).
3	Investment opportunities arise when there is a discrepancy in the **valuation of properties** between non-recourse loan lenders and equity investors, and investment opportunities are identified through collaboration with non-recourse lenders, etc.
4	Types of underlying change with market conditions. =>**As diversified REIT**, SAR can invest **in various types of underlying assets.**

Investment criteria (announced on Oct. 25, 2017)	
1	Collateral real estate should meet the investment criteria of SAR
2	Balance of investments should be maintained at 5% or less of total assets of SAR at the end of the immediately preceding fiscal period.
3	Upper limit of LTV: 85%
4	Loan terms: 3 years or more in principle
5	Interest rate: aiming for base rate + 5.0% or more (4.0% or more in principle)

Investment Advantages	
1	Possible to secure earnings of "**base interest rate +5.0%**", and the assets are able to **accommodate rising borrowing costs**, in an environment where the borrowing costs on the fund procurement side of SAR are rising.
2	**Multiple alternatives as reinvestment** after redemption **Acquire assets** / **Reinvest in Mezzanine** / **Share buyback** / **Strategic CAPEX** / **Repay borrowings**

3. Formulation of the New Mid-Term Plan (6)

Mezzanine loan debt investment to maximize unitholder value ②

STAR ASIA Investment Corporation

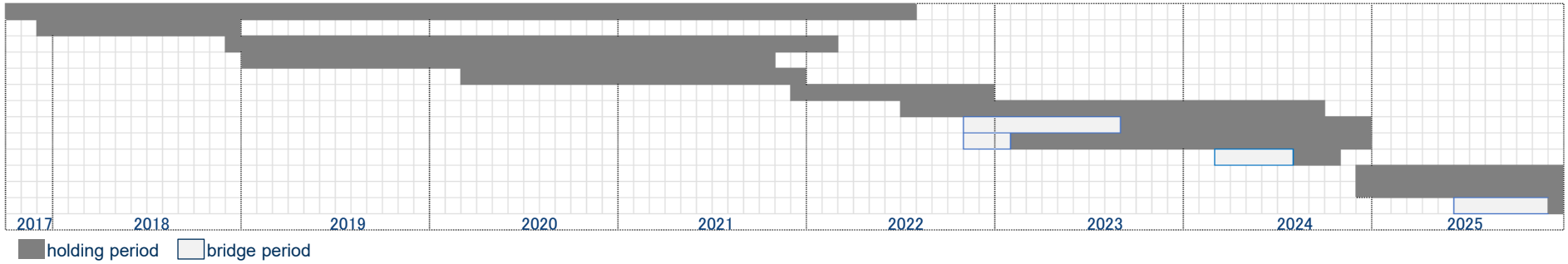
- ◆ Investment result of Mezzanine loan debt: **12 cases / 5,247 million yen in total**
- ◆ Yield per annum of 9 cases already redeemed in total: **5.39% per annum**

Investment result of Mezzanine loan debt

Investment result	**12** cases
Accumulative investment amount	**5,247** million yen
Accumulative redemption amount	**3,010** million yen
Average amount per case	**403** million yen
Average investment period	**2.0 years**
yield per annum	**5.39%**
Investment balance	**2,236.5** million yen

Series	Underlying Asset		Acquisition Price	Interest rate
1	Relief Premium Haneda	redeemed	JPY 400mn	Base rate + 5.0%
2	Sasazuka South Building	redeemed	JPY 335mn	Base rate + 5.0%
3	The Royal Garden Residence Shirokanedai	redeemed	JPY 126mn	Base rate + 5.0%
4	DS Kaigan Building (formerly Premier Kaigan Building)	redeemed	JPY 300mn	Base rate + 5.0%
5	Sun Maison Ohori Park Kita	redeemed	JPY 150mn	Base rate + 5.0%
6	Tajimi Logistics Center	redeemed	JPY 400mn	Base rate + 7.0%
7	Quintessa Hotel Tokyo Haneda Comic & Books	redeemed	JPY 400mn	Base rate + 5.0%
8A	Centurion Hotel Grand Akasaka	redeemed	JPY 430mn	Base rate + 5.3%
8B			JPY 340mn	Base rate + 7.3%
9	hotel androoms Shin-Osaka	redeemed	JPY 130mn	Base rate + 5.0%
10	ASTILE Ichigaya-Yanagicho, ASTILE Hatagaya and CREAL premier Yushima		JPY 414mn	Base rate + 5.0%
11	Centurion Hotel Grand Akasaka		JPY 870mn	Base rate + 6.2%
12	4 hotels	to be acquired	JPY 952mn	Base rate + 5.0%

Investment period (image)



4. The 12th Asset Replacement

4. The 12th Asset Replacement (1)

Hotel Acquisition Story – Chapter III

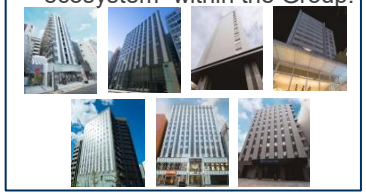
STAR ASIA Investment Corporation

- Since the summer of 2023 immediately following the COVID-19 pandemic, anticipating the recovery and expansion of lodging demand, has significantly increased the allocation to hotels.
- In 2023, acquisitions focused on hotels with high asset value in central Tokyo, in 2024, incorporated residential-type hotels responding to diversified lodging demand. In September 2025, investing in regional hotels in Nagoya and Sendai to capture demand dispersing to local areas.

Starting Point

＜COVID-19 Period＞

- Star Asia Group anticipated the recovery of lodging demand and executed timely hotel acquisitions.
- By expanding Polaris-operated hotels and having the Group provide properties to SAR, aimed to build an "ecosystem" within the Group.



Chapter I

＜Aug. 2023＞

- Through public offerings, acquired mainly hotels in central Tokyo with high asset value, through public offerings.
- Commenced dynamic change in asset allocation
- ・Allocation ratio: 12.4% to 28.7%

Total	45.4bn yen
Ratio of hotels	28.7%
Tokyo area	43.9%
Others	56.1%

Chapter II

＜Aug. 2024＞

- Through public offerings, acquired mainly hotels in central Tokyo with high asset value, through public offerings.

Total	34.7 bn yen
Ratio of hotels	37.5%
Tokyo area	56.8%
Others	43.2%

Chapter III

＜Sep. 2025 decided＞

- Through asset replacement, promoted geographical diversification of the hotel portfolio to capture anticipated spreading of regional demand.

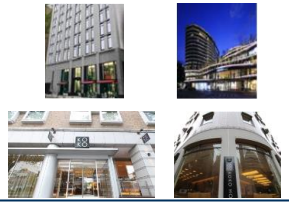
Total	6.825 bn yen
Ratio of hotels	40.3%
Tokyo area	52.8%
Others	47.2%

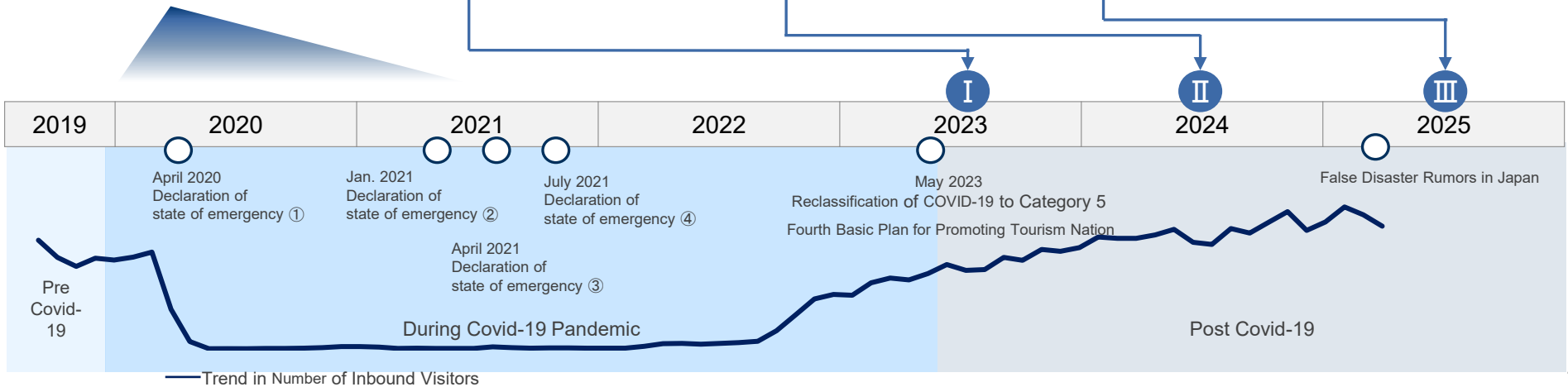
Initiatives going forward

＜Key points going forward＞

- Progress of spreading of regional demand to regional areas, mainly by inbound demand.
- Focus on high-end hotels which are still limited in number in Japan.

＜Pipelines＞





4. The 12th Asset Replacement (2)

Key points of replacement and assets to be acquired and transferred

STAR ASIA Investment Corporation

- Hotels located in Nagoya and Sendai to be acquired to capture lodging demand expected to shift towards regional areas (planned): **Average appraisal NOI yield: 6.4%**
- Suburban commercial facilities and condominium residences, which had been designated for disposal to be sold (planned): **Assumed gain on sale: approx. 272 mn yen.**

Achieve Geographic Diversification in the Hotel Portfolio and Capture Internal Growth Opportunities	- Acquisition of two hotels through a bridge investment scheme **at a favorable price** (Planned)/ **23.1% below appraisal value.** - **High GOP margins** realized through Polaris's area management and efficient hotel operations to be **reflected in rental income**. - Secure stable income through investments in mezzanine loan debt, serving **as interest-rate resistant assets**.
Crystallization of Unrealized Gains and Return to Unitholders	- Although high occupancy and profitability is continuing, it is planned to sell [1] properties where profitability is expected to decline due to future increases in capital expenditures, and [2] properties with limited liquidity due to sectional ownership, to address potential issues, and also intend to maximize the realization of unrealized gains and return value to unitholders.

Planned Acquisition Price(Real Estate, etc.)	Total Appraisal Value	Appraisal NOI yield
6,825 million yen	8,870 million yen	6.4%

Property Scheduled for Acquired

Property	Real Estate, etc. (Hotel)	
	KOKO HOTEL Nagoya Sakae	KOKO HOTEL Sendai Ekimae West
Location	Nagoya-shi, Aichi	Sendai-shi, Miyagi
Construction	Feb. 28. 2003	Jul. 29, 2003
Acquisition price	3,950 million yen	2,875 million yen
Appraisal value	5,260 million yen	3,610 million yen
Appraisal NOI yield	6.2 %	6.6 %

Name	Star Asia Mezzanine Loan Debt Investment Series 12
Underlying Assets	・MONday Apart UENO SHINOKACHIMACHI ・MONday Apart Premium Asakusa ・MONday Apart Premium OSAKA NAMBA WEST ・GRAND MONday Ginza
Acquisition price	952 million yen
Interest rate	Base rate+5.0%

Total Gain on Sale	Total Transfer Price
272 million yen	8,286 million yen

Property Scheduled for Transfer

Property	(Retail) La Park Kishiwada	(Residence) Shiroi Logiman
Location	Osaka-shi, Osaka	Shiroi-shi, Chiba
Construction	Aug. 30 1994	May 9, 1995
NOI yield after depreciation (FP19 actual)	5.8%	4.4%
Transfer Price	5,700 million yen	2,586 million yen
Estimated gain on sale	17 million yen	254 million yen

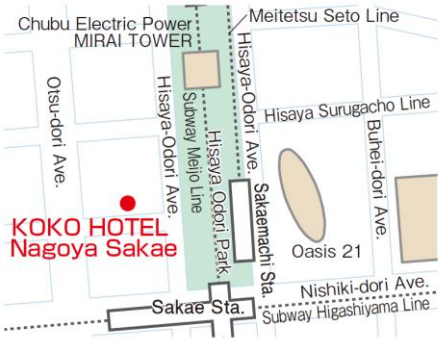
4. The 12th Asset Replacement (3)

Property Scheduled for Acquired KOKO HOTEL Nagoya Sakae

STARASIA Investment Corporation

- ◆ A limited-service hotel suitable for efficient operation by Polaris.
  Rental income reflects **high GOP margins** realized through a structure of fixed rent plus variable rent linked to GOP.
- ◆ Adopting a fixed rent plus variable rent (linked to GOP) structure **contributes directly to internal growth**.

＜KOKO HOTEL Nagoya Sakae＞



Property Overview	
Acquisition price	3,950 million yen
Appraisal value	5,260 million yen
Appraisal NOI yield	6.2%
Location	Nagoya-shi, Aichi
Structure/Floors	S･SRC 12F／B2F
Total floor areas	5,500.94 ㎡
Construction	Feb. 28, 2003
Rooms	204
Operator	KOKO HOTELS

Key Features：

- ➢ A limited-service hotel located at an approximate 1-minute walk from Sakae Station (Subway Higashiyama and Meijo Lines) and Sakaemachi Station (Meitetsu Seto Line).
- ➢ Located in Sakae, Nagoya's premier entertainment district, close to landmarks such as the Nagoya TV Tower and Hisaya-odori Park, making it an ideal base for both business and leisure travelers.
- ➢ Having a stately exterior, the hotel comprises 204 guest rooms, mainly doubles and twins accommodating two or more guests.
- ➢ The hotel's operational efficiency is expected to be enhanced through Polaris's proven area management expertise.
- ➢ All rental contracts adopt a fixed rent plus variable rent (linked to GOP) structure, enabling high GOP margins realized by Polaris's efficient hotel operations to be directly incorporated into rental income.

	Operational Results							Anticipated figures during stable operation as stated in the Appraisal Report	Preconditions for performance forecast of FP20(2026/1)
	Feb. 2025	Mar. 2025	Apr. 2025	May. 2025	Jun. 2025	Jul. 2025	Feb 2025 – Jul 2025 Average		
Occupancy Rate	80.2%	84.7%	88.0%	87.3%	82.1%	85.7%	84.7%	85.0%	86.3%
ADR	9,105 yen	9,254 yen	11,305 yen	9,996 yen	8,539 yen	8,092 yen	9,400 yen	10,500 yen	9,591 yen
RevPAR	7,304 yen	7,839 yen	9,953 yen	8,724 yen	7,707 yen	6,936 yen	7,966 yen	8,925 yen	8,273 yen

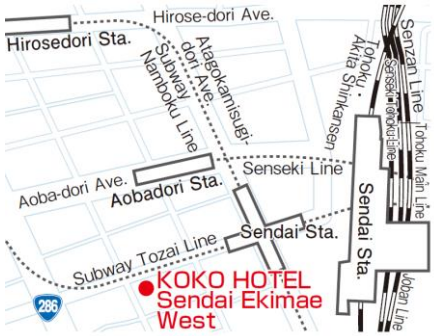
4. The 12th Asset Replacement (4)

Property Scheduled for Acquired KOKO HOTEL Sendai Ekimae West

STARASIA Investment Corporation

- ◆ A limited-service hotel suitable for efficient operation by Polaris.
  Rental income reflects **high GOP margins** realized through a structure of fixed rent plus variable rent linked to GOP.
- ◆ Adopting a fixed rent plus variable rent (linked to GOP) structure **contributes directly to internal growth**.

＜KOKO HOTEL Sendai Ekimae West＞



Property Overview	
Acquisition price	2,875 million yen
Appraisal value	3,610 million yen
Appraisal NOI yield	6.6%
Location	Sendai-shi, Miyagi
Structure/Floors	S 9F
Total floor areas	3,577.86 ㎡
Construction	Jul. 29, 2003
Rooms	170
Operator	FINO Hotels

Key Features：

- ➢ A limited-service hotel located at an approximate 5-minute walk from JR Sendai Station.
- ➢ Located in “Mori no Miyako” (the City of Trees), renowned for its lush greenery and beautiful natural scenery, making it an ideal base for both business and leisure travelers.
- ➢ Featuring a sophisticated, modern exterior, the hotel comprises a total of 170 guest rooms, mainly doubles and twins accommodating two or more guests.
- ➢ The hotel’s operational efficiency is expected to be enhanced through Polaris’s proven area management expertise.
- ➢ All rental agreements adopt a fixed rent plus variable rent (linked to GOP) structure, enabling high GOP margins realized by Polaris’s efficient hotel operations to be directly incorporated into rental income.

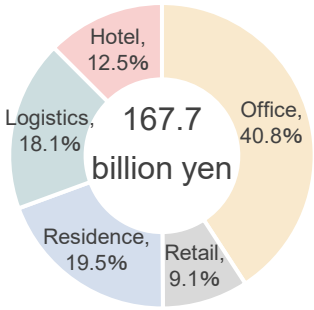
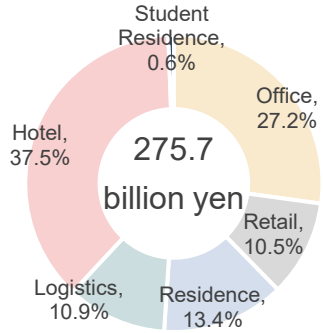
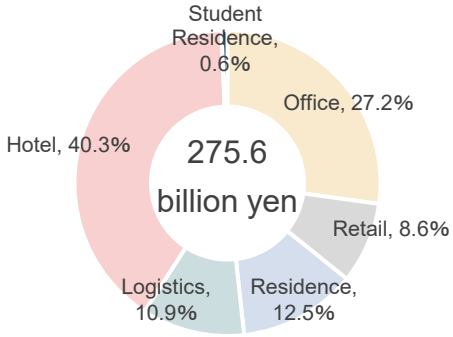
	Operational Results							Anticipated figures during stable operation as stated in the Appraisal Report	Preconditions for performance forecast of FP20(2026/1)
	Feb. 2025	Mar. 2025	Apr. 2025	May. 2025	Jun. 2025	Jul. 2025	Feb 2025 – Jul 2025 Average		
Occupancy Rate	93.9%	97.4%	96.7%	94.2%	97.9%	97.3%	94.1%	93.0%	94.1%
ADR	8,407 yen	7,727 yen	9,941 yen	9,232 yen	8,166 yen	9,491 yen	9,128 yen	9,500 yen	9,045 yen
RevPAR	7,898 yen	7,523 yen	9,617 yen	8,698 yen	7,996 yen	9,230 yen	8,587 yen	8,835 yen	8,514 yen

4. The 12th Asset Replacement (5)

Change in portfolio

STAR ASIA Investment Corporation

- **Drastic reallocation** of assets through timely acquisitions.
  / **The allocation ratio of hotels** which are inflation-resistant assets to rise significantly **to 40.3%.**
- Achieve asset growth in parallel with enhancement of portfolio./ **The average building age to be rejuvenated to 21.0 years** while **maintaining the average appraisal NOI yield.**

	FP11 ended July 2021	FP19 ended July 2025	After replacement
Asset size			
# of Assets	58 Real estate, etc.：53 Mezzanine：4／Silent Partnership Equity Interest：1	76 Real estate, etc.：73 Mezzanine：2／Preferred Equity Securities1	77 Real estate, etc.：73 Mezzanine：3／Preferred Equity Securities1
% of properties in Tokyo Area (note1)	73.0 %	66.5 %	66.0 %
Average building age (yrs) (note 2)	24.6 y	21.3 y	21.0 y ＊
Average appraisal NOI yield (%)) (note 3)	4.9 %	5.0 %	5.0 %
Average post-depreciation appraisal NOI yield (%) (note 4)	4.1 %	4.4 %	4.1 %
NAV per unit	57,994 yen	70,078 yen	70,907 yen

* As of the end of FP19 ended July 2025

5. Operating results for FP19 ended July 2025

5. Operating results for FP19 ended July 2025 (1)

Operating results for FP19 and operating strategy going forward

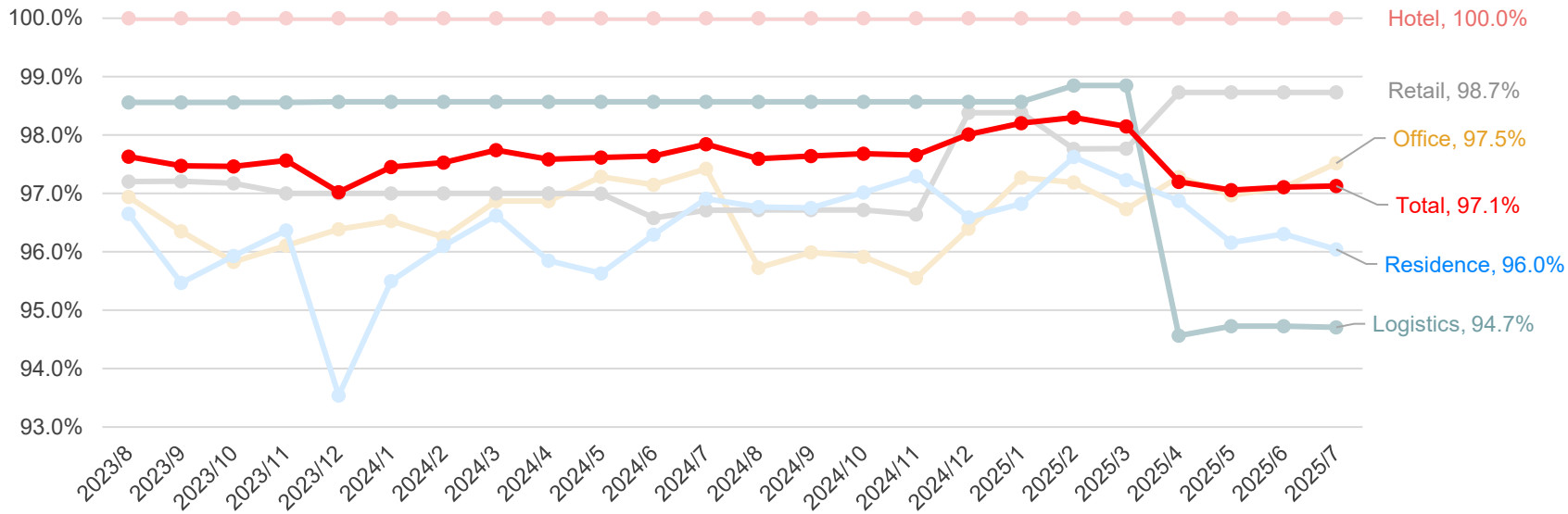
STARASIA Investment Corporation

	FP19(2025/07) Operating Results	FP20(2026/01), FP21(2026/07) Operating Strategy
Hotel	■ 19 properties owned, average acquisition price 5.39 bn yen ■ Rental income from 12 Polaris-operated hotels was **6.6%** higher than the initial forecast, while for entire portfolio, 6.2% higher than the initial forecast. ■ KPI of the 12 properties operated by Polaris OCC 89.7%, ADR 15,451 yen, RevPAR 13,853 yen ■ Initiatives for improvement of ADR：Introduced concept rooms, renovation of premium floors(KOKO HOTEL Ginza 1-Chome) ■ Average NOI yield: 6.0%	■ Assumption on KPIs for 12 hotels operated by Polaris FP20 OCC：88.8% ADR：15,211 yen RevPAR：13,513 yen FP21 OCC：89.5% ADR：15,604 yen RevPAR：13,973 yen Average increase in RevPAR 2.6% (FP18+FP19 → FP20+FP21) ■ Operators of two hotels were changed to Polaris (July 2025). Addition of two Polaris-operated hotels acquired through asset replacement, expected to contribute to internal growth. ■ Aim to improve profitability by prompt strategic CAPEX by way of close communication with Polaris
Office	■ 21 properties owned, average acquisition price 3.56 bn yen ■ Average occupancy rate 97.1% / Effective occupancy rate 95.6% (compared to FP18 +1.0% / +0.5%) ■ Rents increase at new contract and renewal **+3,441 thousand yen / month** ■ Average NOI yield: 4.5%	■ Assumption: Average occupancy rate 97.2%(FP20), 96.6%(FP21) ■ Pursuing rent increase for the tenants with gap between market rent and current rent ■ Confirmed rent increase during FP20: **+2,562 thousand yen / month**. ■ Agreement reached with a single-building tenant for phased rent increases:**+1,717 thousand yen / month**, starting from FP21 onward.
Retail	■ Urban retail: 3 properties; Suburban retail: 3 properties ■ Average occupancy rate 98.4%(compared to FP18 +1.1%) ■ Achieved stable operating conditions and profits. ■ Average NOI yield: 5.5%	■ Planned sale of suburban retail facility LaPark Kishiwada (scheduled for January 2026). ■ Assumption: average occupancy rate 98.7%(FP20), 99.3%(FP21) ■ Suroy Mall Chikushino：Focusing on leasing, considering tenant mix. ■ Consider measures to improve profitability at other retail properties owned
Residence	■ 19 properties owned, average acquisition price 1.91 bn yen ■ Average occupancy rate 96.7% (compared to FP18 △0.2%) ■ One property was sold during the period, **realizing a gain on sale of 442 mn yen**. ■ Net rent increase at new contract and renewal**:+2,586 thousand yen / month** ■ Average NOI yield: 5.3%	■ Planned sale of sectional ownership condominium Shiroi Logiment (scheduled in January 2026) ■ Assumption: average occupancy rate 97.1%(FP20), 97.1%(FP21) ■ Target rents to be set separately for each residential unit, with focus on achieving rent increases at new lease signings and renewals. ■ Continue to consider renovation works that contribute to rent increases(including layout modifications tailored to regional characteristics and diversified tenant demand).
Logistics	■ 8 properties owned, average acquisition price 3.74 bn yen ■ Average occupancy rate 96.1%(compared to FP18 -2.5%) ■ Rent increase achieved through re-contracting with one tenant (29,719.27㎡): **8.1% increase** compared with the previous contract. ■ Average NOI yield: 4.6%	■ A new tenant secured and rent contract signed for the space vacated in March 2025 (5,994.75㎡), with rent expected to increase compared with the previous tenant. ■ Maintain good tenant relationships while pursuing further rent increases at the timing of renewals and re-contracts.

5. Operating results for FP19 ended July 2025 (2)

Occupancy rate status

- While maintaining occupancy levels, efforts were focused on **rent increases** tailored to the characteristics of each asset type, particularly offices and residences.
- Occupancy rate of logistics facilities are expected to recover by September 2025 (**a lease agreement has been executed with a successor tenant** for the space vacated at the end of March 2025.)



	FP16	FP17	FP18	FP19						
	2024/01	2024/07	2025/01	2025/2	2025/3	2025/4	2025/5	2025/6	2025/7	average
Office	96.5%	97.4%	97.3%	97.2%	96.7%	97.3%	97.0%	97.1%	97.5%	**97.1%**
Retail	97.0%	96.7%	98.4%	97.8%	97.8%	98.7%	98.7%	98.7%	98.7%	**98.4%**
Residence	95.5%	96.9%	96.8%	97.6%	97.2%	96.9%	96.2%	96.3%	96.0%	**96.7%**
Logistics	98.6%	98.6%	98.6%	98.8%	98.8%	94.6%	94.7%	94.7%	94.7%	**96.1%**
Hotel	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	**100.0%**
Total	**97.5%**	**97.8%**	**98.2%**	**98.3%**	**98.1%**	**97.2%**	**97.1%**	**97.1%**	**97.1%**	**97.5%**

5. Operating results for FP19 ended July 2025 (3)

Hotel① portfolio overview

STAR ASIA Investment Corporation

Overview

＜FP19＞

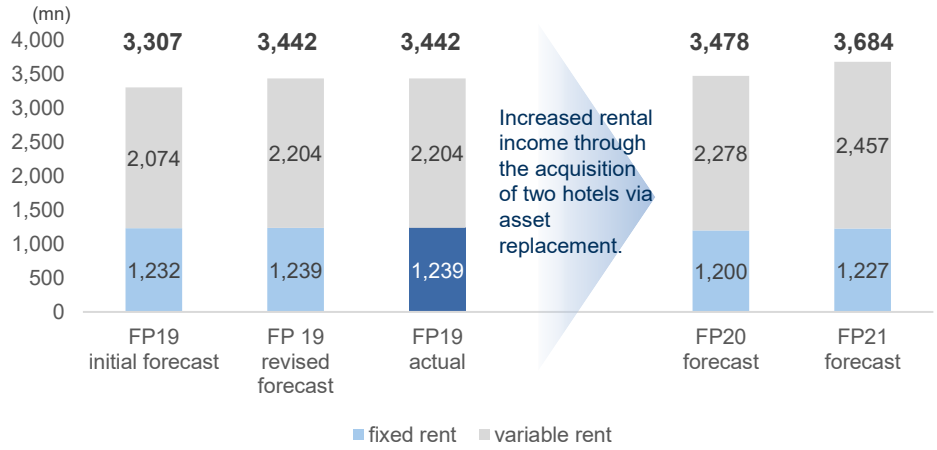
- Total rents income: 3,442mn / **+4.1%** compared to initial forecast
- Variable rent: 2,001mn / **+6.2%** compared to initial forecast
  Rents from hotels operated by Polaris significantly exceeded expectations (**+4.8%** compared to the initial forecast)

＜Upside potential for FP20 and onwards＞

- Transition of two hotels with operator changes from start-up to stable operations, with a focus on enhancing profitability.
- KOKO HOTEL Ginza-itchome: Renovation of all 27 premium floor rooms (completed in July), targeting a 20% increase in RevPAR; introduction of concept rooms through collaboration with YAMAN
- Examination and implementation of profitability enhancement measures in collaboration with Polaris.
- Lease renewal of sublease tenants: expected agreement on rent increases through coordination with Polaris.
- Business integration of Polaris and Minacia: expected improvement in management efficiency (profitability), including lower amenity unit costs, optimization of outsourcing, and more efficient area management.

Rents from hotels (actual/forecast)

- Expect contributions to internal growth from the increase in hotels operated by Polaris.



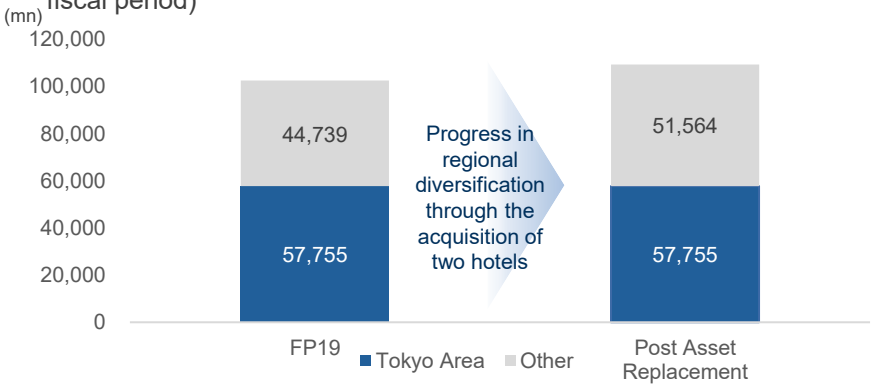
Hotels operated by Polaris

- After the asset replacement, the hotels operated by Polaris will consist of 16 properties with a total acquisition price of JPY 96.0 billion.
- Total appraised value: JPY 118.0 billion (+23.0% compared to acquisition price)

Ares	Type	# of properties	# of rooms	Acquisition Price	Appraisal Value
Tokyo Area	Limited Service	4	862	41,875	52,770
	Residence	2	89	10,200	12,980
Major Metropolitan Areas	Limited Service	5	910	22,250	27,280
Other Area	Limited Service	5	1,081	21,675	25,070
Total		16	2,942	96,000	118,100

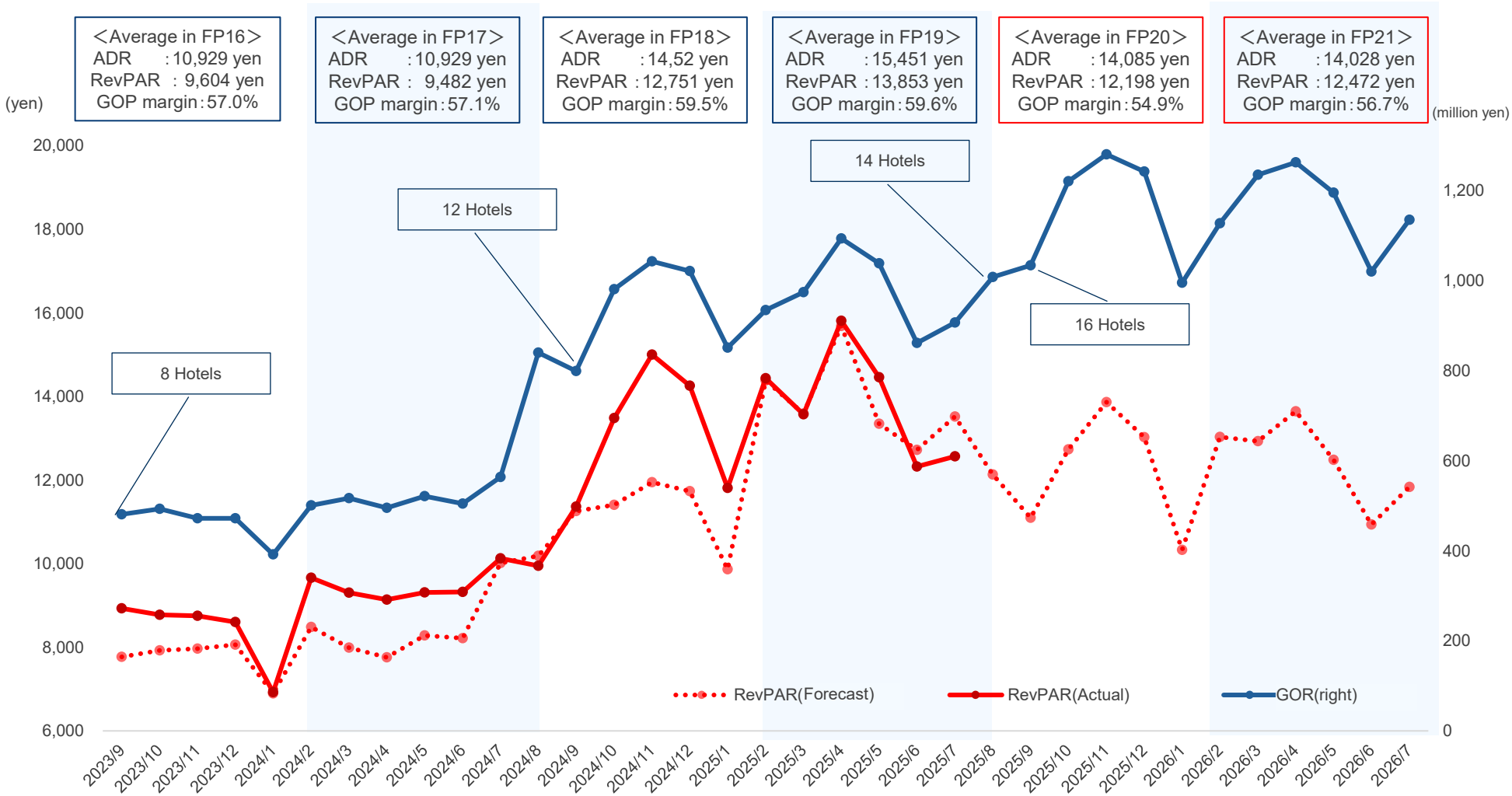
Composition by Location Area

- The number of hotels located outside the Tokyo metropolitan area will expand to 13 properties / JPY 51.5 billion.
  After replacement portfolio ratio: 47.2% (vs. 43.7% at the end of the 19th fiscal period)



5. Operating results for FP19 ended July 2025 (4)

Hotel ②/ KPIs of hotels operated by Polaris



*This chart reflects the performance figures of hotels (KOKO HOTEL Series and BEST WESTERN Yokohama) operated by Polaris Holdings Co., Ltd. (Securities Code: 3010), a member of Star Asia Group, and is affiliates. However, the figures for 8 hotels are shown up to the end of August 2024, and figures for 12 hotels after adding the 4 properties acquired on August 30 are reflected in the figures from September 2024 and figures for 16 hotels after adding the 2 properties acquired by Asset replacement are reflected in the figures from September 2025.

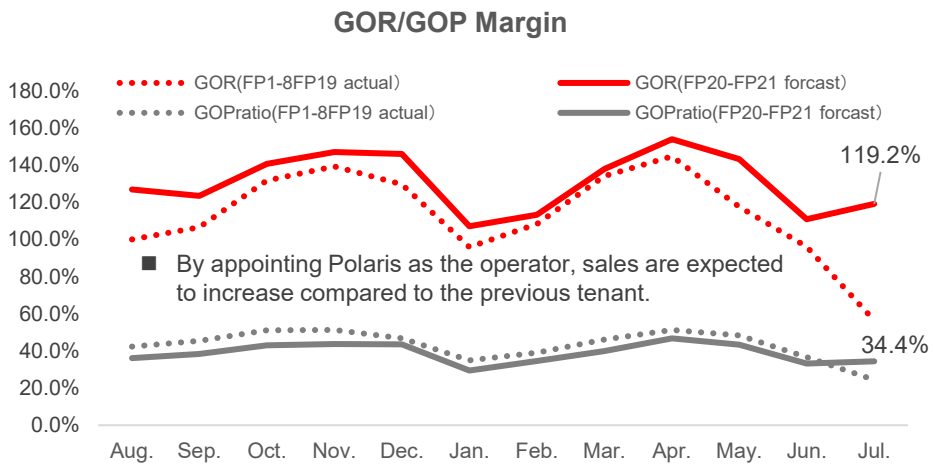
5. Operating results for FP19 ended July 2025 (5)

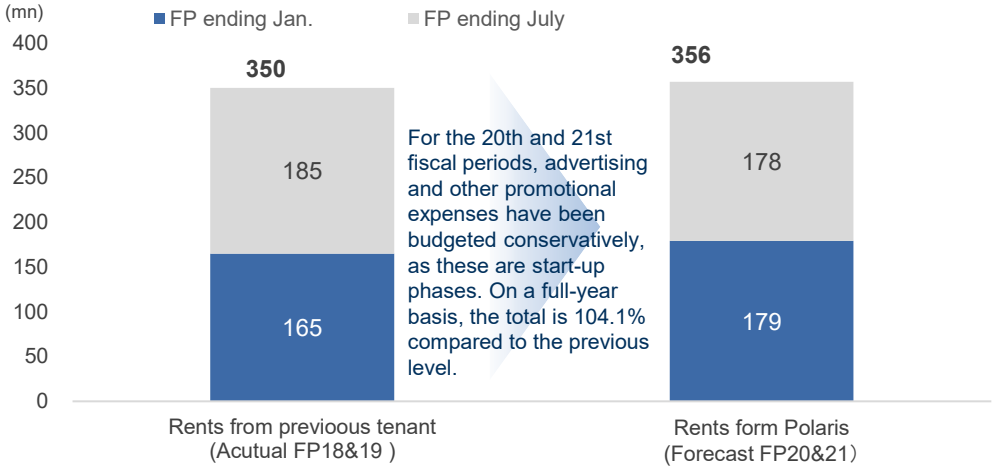
STARASIA Investment Corporation

Hotel ③/ Change of Operators

- ◆ Upon expiration of the fixed-term leases for 2 hotels, **operator has been changed to Polaris**.
- ◆ Immediately after an operator change, the initial phase is assumed to involve higher expenses such as advertising and promotional costs compared to normal periods.／Due to conservative budgeting of initial costs, operations commenced with a low GOP margin, **with stabilization expected from FP22 onward.**

Overview			
Asset (New Name)		KOKO HOTEL Tokyo Nishikasai	KOKO HOTEL Yokohama Tsurumi
New Tenant		Fino Hotels Co., Ltd.,	
Form of new contract		fixed rent + variable rent	
		fixed: 6,630,000 yen / month variable: actual **GOP * 85%** - fixed rent	fixed: 5,390,000 yen / month variable: actual **GOP 85%** - fixed rent
Initial cost for operator change		Total 63million yen Hotel signage, management systems, and guest room renovations associated with rebranding	
Schedule	Closure period	2025/7/24 - 2025/8/3	2025/7/24 - 2025/7/31
	Stabilized operation	Assumption after 13 months: From the 22nd fiscal period (starting August 1, 2026), occupancy is assumed at 85%.	
Specifications		# of rooms：single 113 double 8 twin 63 184 in total	# of rooms：single 144 double 22 twin 19 185 in total





※ The results for the 18th to 19th fiscal periods are based on actual figures provided by the previous tenant, while the forecasts for the 20th to 21st fiscal periods are based on projections by the current tenant. The figures are indexed using the previous tenant's actual results for August 2024 as 100%.

5. Operating results for FP19 ended July 2025 (6)

Office① / Operating Results, Occupancy Rate and Changes in Tenants

STARASIA Investment Corporation

Operating Results

<Basic information>
21 properties, average acquisition price 3.56 bn
<Performance for FP19>

- Newly attracted tenants: 12 tenants (rents increased on average of **24.4%** compared to before)
- Tenant attraction at Urban Center Shibuya South: Rental income increased by **58.2%** compared to the previous level.
- Free rent: Average 2.7months
- Increase in rents at time of contract renewal: 7 tenants (average of 2.1% increase compared to before)
- Net increase in rent **+3,441 thousand yen / month** (total of new contract and renewal)

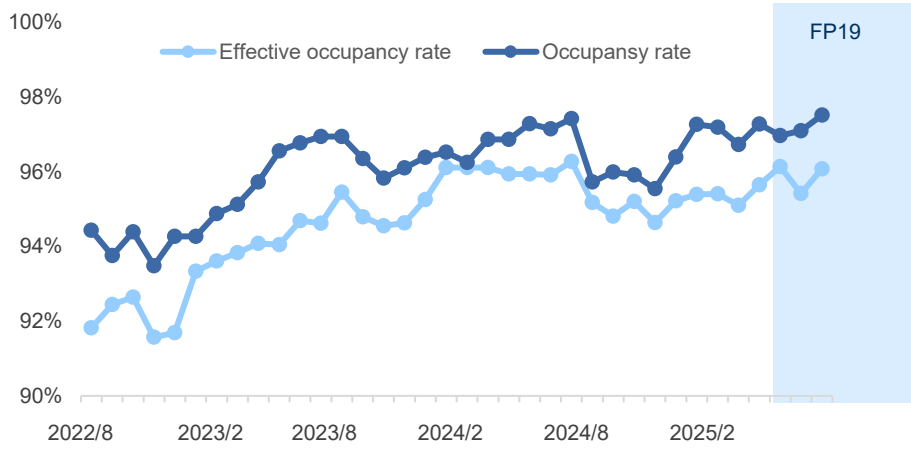
<Forecast for FP20 and onwards>

- Average OCC in the period ： FP20 97.2% → FP21 96.6%
  OCC end of FP ： FP20 97.1% → FP21 96.8%
- Confirmed rent increase during FP20: new/**renewal 16 tenants, +2,562 thousand yen per month** (**+14.0%**)
- Agreement reached with a single-building tenant for phased rent increases: **+1,717 thousand yen / month**, starting from FP21 onward.

Status of change in tenant

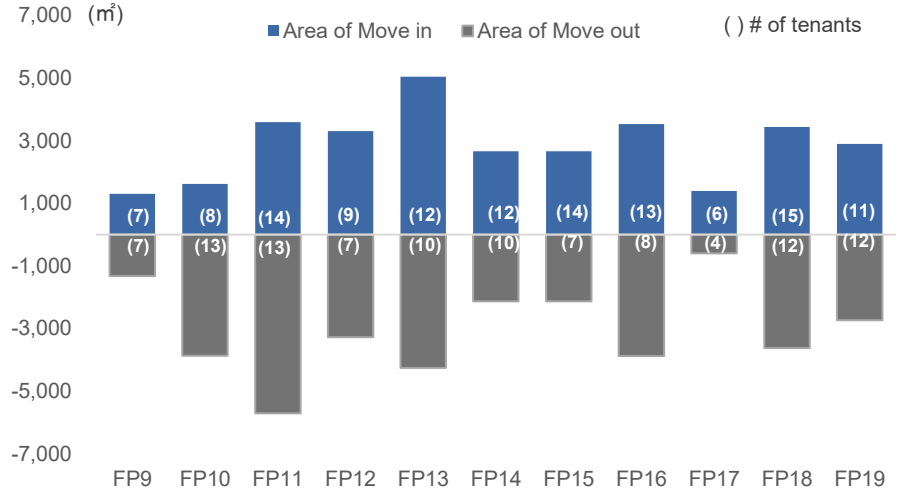
	# of tenants	Area(㎡)	
<New Contract>	**11**	**2,901.63**	- Average rent increase/ **+24.4%**(+3,158 thousand yen / month)
Rent up	7	2,072.65	
Same rent	2	289.26	- Average free rent 2.7 month
Rent down	2	539.72	
<Renewal>	**52**	**18,783.42**	- Average rent increase (net of all the renewal contracts) **+0.4%**
Rent up	6	2,698.91	- Increase +819 thousand yen / month
Same rent	45	14,739.19	
Rent down	1	1,345.32	- Decrease -536 thousand yen / month
<Leaving>	**12**	**2,738.57**	

Contracted occupancy rate / Effective occupancy rate*



*Effective occupancy rate = (Contracted area - Rent-free area) / Leasable area

Contract Rent Period of Office Portfolio



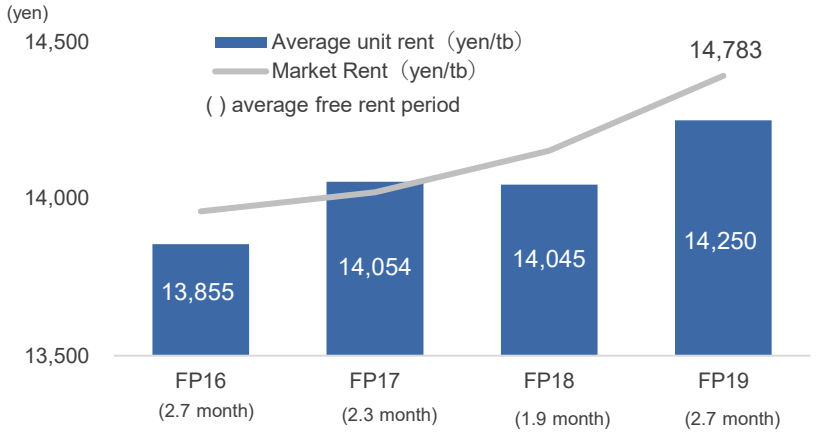
5. Operating results for FP19 ended July 2025 (7)

Office② / Status of Rent Gap and Trends in Unit Rents

STARASIA Investment Corporation

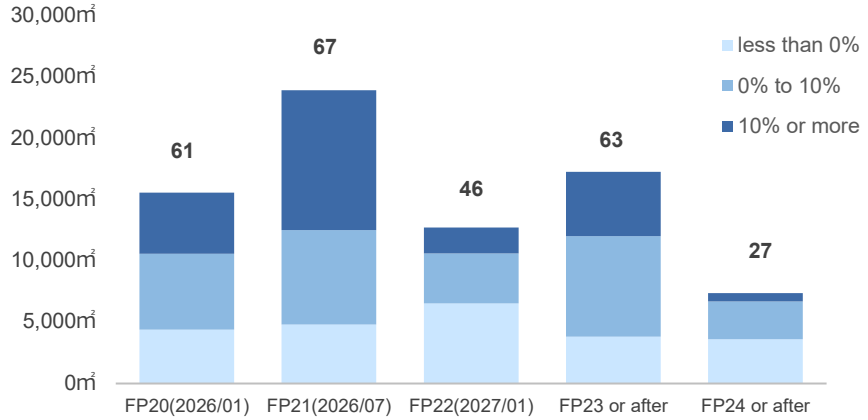
Trends in Market Rents and Contract Rents/Average FR Period

- The upward trend in market rents continues.
- Rent increase negotiations will be pursued to further close the rental gap.

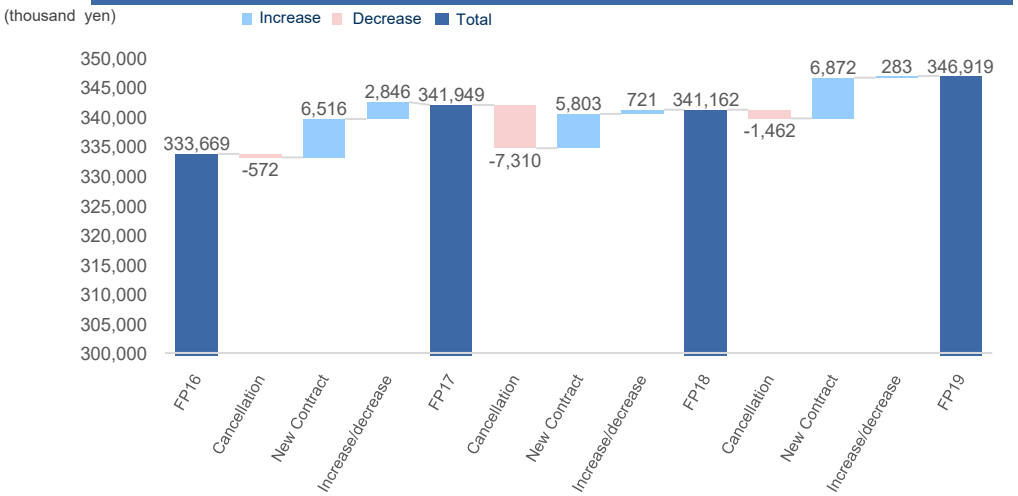


Contract Rent Period of Office Tenants

- In FP20, tenants with lease renewals account for 61 units / 15,579.32㎡.Total rent gap: JPY 5,602 thousand per month.



Total monthly rent at the end of the period



Addressing leasing issues

【Hakata East Place(Fukuoka-shi, Fukuoka)】

Acquisition price	2,286 mil yen
Structure	SRC 9F
Leasable area	4,584.21㎡
Construction completion	Feb. 1986

- Tenant vacated in February 2025 → Occupancy rate dropped to 74.2%
- Partially refilled in July 2025. Remaining units currently leasing.

Jan. 2025	Feb. 2025	Jul. 2025
76.0%	74.2%	91.5%

【Urban Center Shin-Yokohama(Yokohama-shi, Kanagawa)】

Acquisition price	2,300 mil yen
Structure	S･SRC B1/11F
Leasable area	4,057.89 ㎡
Construction completion	Mar. 1992

- Tenant vacated in March 2025 → Occupancy rate dropped to 90.1%
- Another tenant vacated in August 2025 → 87.1%

Jan. 2025	Mar. 2025	Jul. 2025
100.0%	90.1%	90.1%

5. Operating results for FP19 ended July 2025 (8)

Retail

STARASIA Investment Corporation

Operating Results

＜basic information＞

	Property name	Location	# of tenants	Leasable area	Occupancy rate as of end of FP
urban	BAGUS Ikebukuro West abeno nini (Retail)	Toshima-ku, Tokyo	1	1,497.45㎡	100.0%
urban	abeno nini (Retail)	Osaka-shi, Osaka	6	3,578.81㎡	100.0%
urban	Urban Forum Warabi	Kawaguchi-shi, Saitama	5	1,158.14㎡	100.0%
suburban	La Park Kishiwada	Kishiwada-Shi, Osaka	46	41,050.01㎡	97.6%
suburban	Seiyu Minakuchi	Koka- hi, Shiga	1	23,814.87㎡	100.0%
suburban	Suroy Mall Chikushino	Chikushino-Shi, Fukuoka	23	30,761.94㎡	99.0%
total / average			82	101,861.22㎡	98.7%

＜Topics in FP19＞

- In 19FP, stable operation as expected
- Shuroy Mall Chikushino: One new tenant secured for a vacant unit
- Abeno nini (Retail): additionally acquired 1 unit (97.78㎡).

＜FP20 and onwards＞

- Decision made to sell suburban retail facility La Park Kishiwada (planned sale price: 5.70 bn yen, appraisal value: 5.08 bn yen).
- While maintaining the disposal policy for other suburban retail facilities, focus will be placed on achieving internal growth during the holding period.
- Continuing initiatives to achieve rent increases
- Stable operation is expected for 2 urban retail facilities and one station-front retail facility.

Transfer of La Park Kishiwada as a part of asset replacement

＜ Overview of La Park Kishiwada ＞
Suburban retail facility

Leasable area	41,050.01 ㎡
OCC (end of FP19)	97.6%
Construction completion / building age	Aug. 30, 1994 / Approx. 31 years
Accepted Price	5,400 mn
Book value (end of FP19)	5,545 mn
Appraisal Value	5,080 mn
Planned transfer price	5,700 mn
NOI yield in FP18	7.0%
NOI yield in FP19	7.1%

＜Past Initiatives Toward Maximizing Unitholder Value＞

- Although a policy had been set to divest suburban-type commercial facilities, during the holding period, operations were carried out with the aim of maximizing profitability, implementing the following
  - initiatives:Reviewing tenant mix to enhance customer attraction through the introduction of new tenants
  - Reducing building management costs with the cooperation of the sub-sponsor
  - Establishing regular meetings to address construction work within tenant-managed areas
  - Strengthening tenant relations

＜Background to the Decision to Sell＞

- It was determined that the potential for revenue growth was limited against expected future cost increases.
  - Given the property's age, it was at the stage where large-scale repairs were required, and significant additional investment was also being considered to maintain and enhance customer attraction (with a cost-effectiveness analysis conducted).
- While exploring the option of continued ownership, potential buyers were also sought in parallel.
  - A buyer valuing the property highly was identified; the planned transfer price represents +12% compared to the appraisal value.

5. Operating results for FP19 ended July 2025 (9)

Residence

STAR ASIA Investment Corporation

- **Continuous rent increases** were achieved: **+9.9%** at new lease signings and **+3.5%** at renewals and others.
- **Decision made to divest Shiroi Logiman**, a sectional ownership residential property with liquidity concerns and potential future increases in repair and maintenance costs.

Operating Results

＜Basic information＞

less than 30㎡		30㎡ between 60㎡		60㎡ or larger	
# of units	total area	# of units	total area	# of units	total area
144	3,687.64 ㎡	323	15,557.59 ㎡	1,047	74,498.7 ㎡
	(3.9%)		(16.6%)		(79.5%)

*19properties owned at the end of FP19

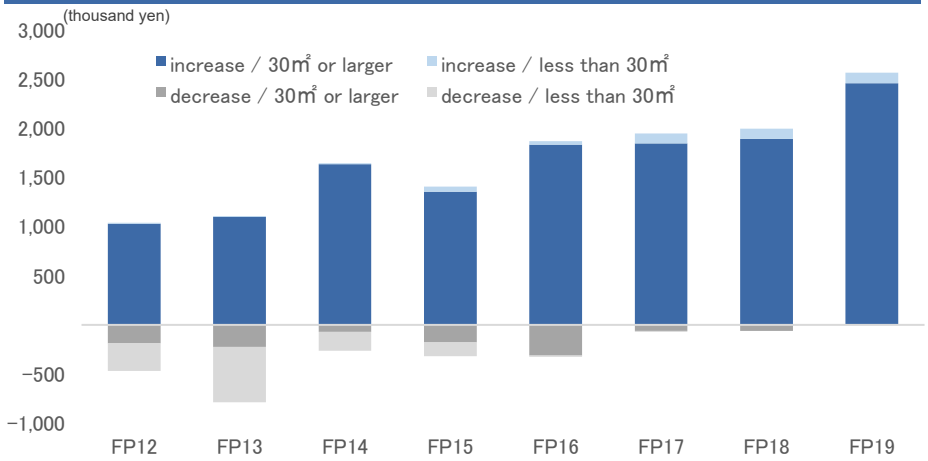
＜FP19 results＞

Average occupancy rate 96.7%, Achieved a **total rent increase of 2,586 thousand yen/month**

	less than 30㎡		30㎡ between 60㎡		60㎡ or larger	
	# of units	Increase /decrease	# of units	Increase /decrease	# of units	Increase /decrease
New contract	12	7.9%	29	8.3%	63	10.9%
Renewal	10	2.1%	57	2.0%	194	4.0%
Termination	4	–	35	–	71	–

*Increase/decrease is calculated on rent basis.

Trends in rents (increase/decrease)

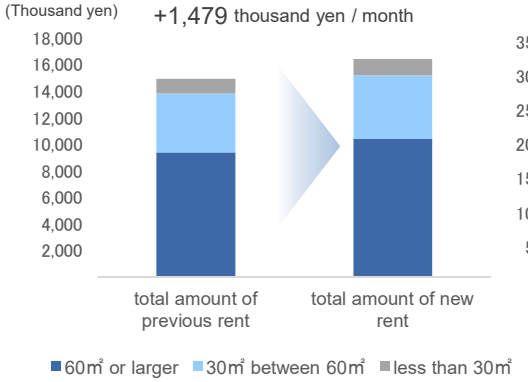


Change in monthly rent for new contracts and renewals

＜Rent increase at new contract＞

+9.9%

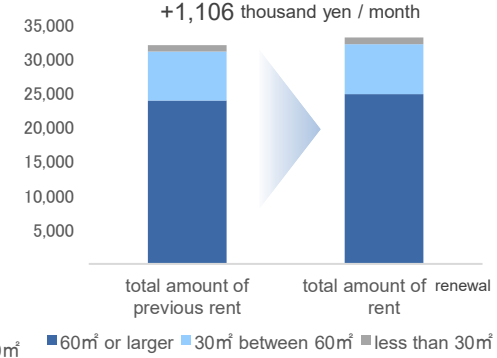
+1,479 thousand yen / month



＜Rent increase at renewal＞

+3.5%

+1,106 thousand yen / month



Initiatives on tenant satisfaction

＜ case of Urban Park Tokiwadai Koen＞

- Community hall → **Coworking space (from Aug 2025)**
- Improve occupancy by addressing room shortages due to family/workstyle changes
- Enhance property value & tenant appeal → Future rent growth expected

5. Operating results for FP19 ended July 2025 (10)

Logistics

STAR ASIA Investment Corporation

Operating Results

＜Basic Information＞

Property name	Location		Leasable area	Occupancy rate
Iwatsuki Logistics	Tokyo Area	Saitama-shi, Saitama	30,190.81㎡	100.0%
Yokohama Logistics	Tokyo Area	Yokohama-shi, Kanagawa	18,142.08㎡	100.0%
Funabashi Logistics	Tokyo Area	Funabashi-shi, Chiba	38,086.56㎡	96.3%
Baraki Logistics	Tokyo Area	Ichikawa-shi, Chiba	12,471.50㎡	100.0%
Tokorozawa Logistics	Tokyo Area	Tokorozawa-shi, Saitama	5,994.75㎡	0%
Funabashi Nishiura Logistics II	Tokyo Area	Funabashi-shi, Chiba	6,316.32㎡	100.0%
Matsubushi Logistics	Tokyo Area	Kitakatsushika-gun, Saitama	19,833.47㎡	100.0%
Funabashi Hi-Tech Park Factory I	Tokyo Area	Funabashi-shi, Chiba	8,902.08㎡	100.0%
total / average			139,937.57㎡	94.7%

＜Investment Policy＞

- Portfolio structured with mid-sized logistics facilities **within roughly 30 km** of Tokyo Station
- High percentage of fixed-term building leases generating stable revenue
- **Negotiating rent increase** with tenants those rents gap with market rents

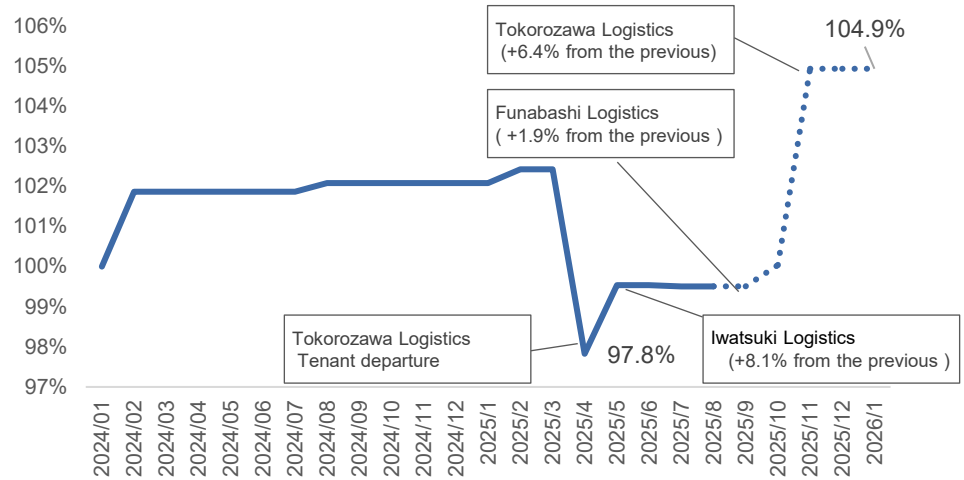
＜Topics in FP19＞

- In the 19th fiscal period, operations were in line with expectations.
- Achieved a rent increase at one property starting in May 2025**(+8.1% from the previous**).
- At Tokorozawa Logistics, where the tenant vacated at the end of March 2025, a **new tenant has been secured**.

＜FP20 and onwards＞

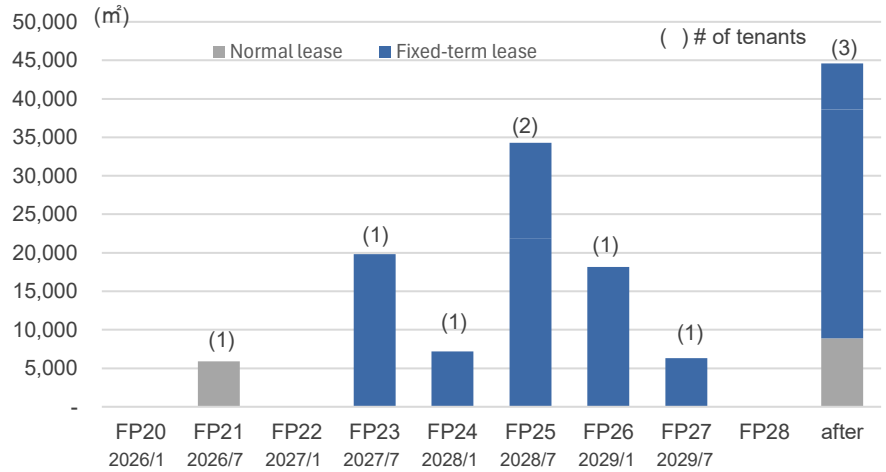
- Tokorozawa Logistics：
  A lease agreement has been signed with the new tenant at a rent level **6.4% higher** than the previous tenant.
- Funabashi Logistics：Occupancy will improve from October 2025 due to an expansion by the existing tenant.

Historical change in total monthly rent



*Indexed as 100% of total monthly rent in January 2024.

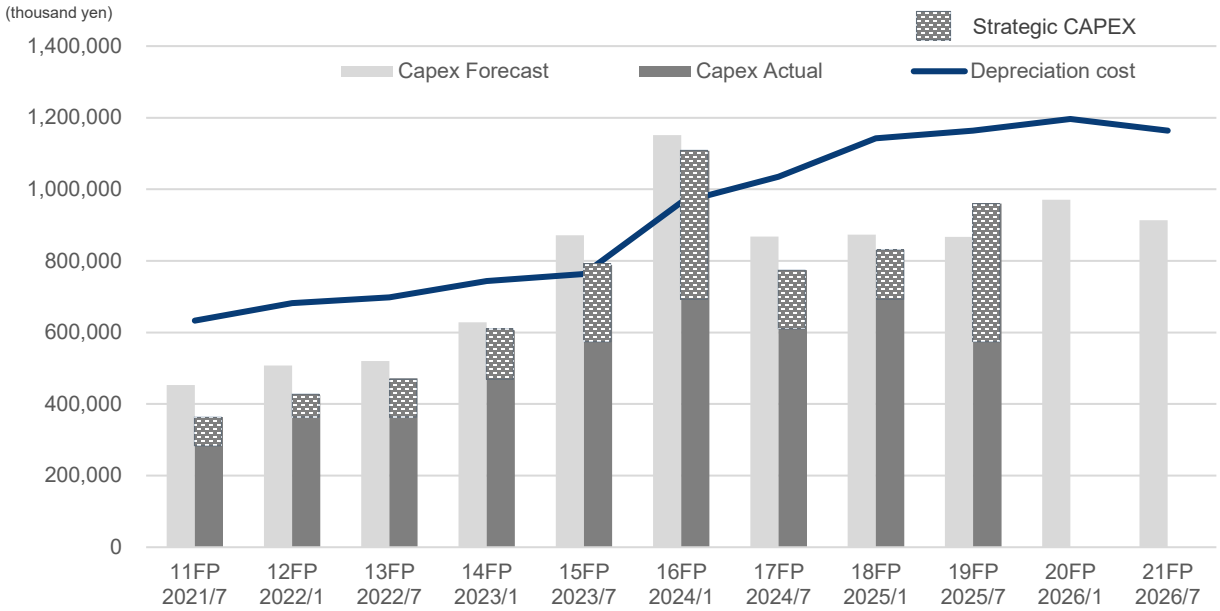
Revision of Rent and Contract Period



5. Operating results for FP19 ended July 2025 (11)

Capex Control

- Basically, the policy is to implement capital expenditures within the scope of depreciation expenses and capital expenditures above depreciation will be strategically made when it leads to internal growth.
- The decisions on implementation of **strategic capital expenditures** will be made taking into consideration investment efficiency.



＜Examples of Strategic CAPEX Investments＞

- Strategic CAPEX such as construction works which lead to future revenue increases, increase in asset value, and improvement in tenant satisfaction, taking into account investment efficiencies.
- Building extension: Utilize unused FAR and increase rentable floor space, in cases where revenue increase can be expected, and investment efficiency is believed to be high.
- Residences: Renovations which involve changes to floor plans which are determined to be able to achieve rent increases, and which are believed to have high investment efficiency.

＜Major strategic CAPEX for FP19＞	
KOKO HOTEL Ginza 1-Chome Premium floor renovation work	31 million yen
KOKO HOTEL Yokohama Tsurumi Renovation work for rebranding	22 million yen
KOKO HOTEL Tokyo Nishikasai Renovation work for rebranding	29 million yen

＜Major strategic CAPEX for FP20＞	
Urban Center Yokohama West Exterior wall renovation / Waterproof work	124 million yen
Funabashi Logistics Exterior wall renovation	74 million yen

(thousand yen)

	13FP 2022/7	14FP 2023/1	15FP 2023/7	16FP 2024/1	17FP 2024/7	18FP 2025/1	19FP 2025/7	20FP 2026/1	21FP 2026/7
Depreciation cost	697,599	743,661	763,353	963,602	1,034,674	1,142,591	1,163,803	1,196,398	1,164,159
Capex Forecast	520,543	628,409	871,225	1,151,707	867,658	873,691	867,301 *	970,612	913,473
Capex Actual	471,534	605,932	787,991	1,107,190	774,323	830,216	959,979	—	—
(Strategic CAPEX)	(111,822)	(131,701)	(214,397)	(424,296)	(173,038)	(125,664)	(391,629)	(—)	(—)
Capex Budget reduction rate	9.4%	3.6%	9.6%	3.9%	10.8%	5.0%	-10.7%	—	—
Capex ratio (Capex Actual／Depreciation cost)	67.6%	81.5%	103.2%	114.9%	74.8%	72.7%	82.5%	—	—
Repair cost(Actual／Forecast)	255,201	173,257	308,817	319,629	217,551	361,857	305,995	314,088	285,984
# of Properties as of the end of FP	60	63	62	71	71	74	73	73	73

*Announced on March 17, 2025

5. Operating results for FP19 ended July 2025 (12)

Financial standing①

STARASIA Investment Corporation

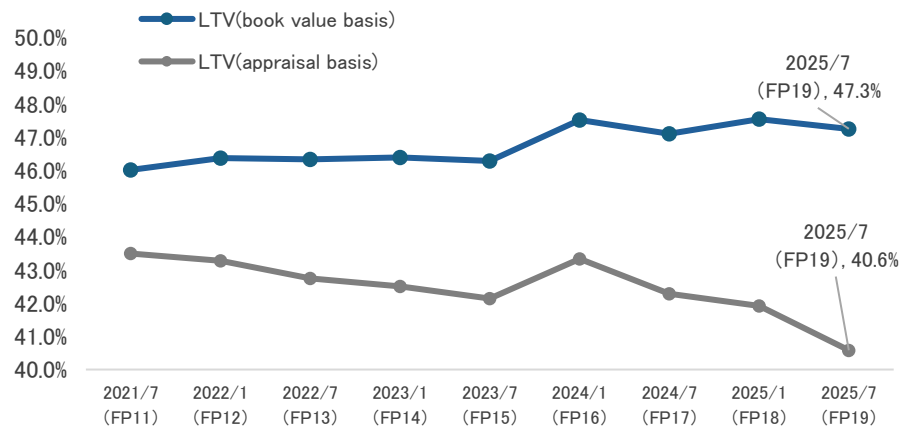
- The "Borrowing Policy" for the time being, from the perspective of controlling interest payments, is to procure **long-term / floating-rate loans**, and to consider fixing the interest rate depending on financial market conditions.
- Forecasts are made on conservative assumptions, considering rising interest rates.

Main financial indicators*

	FP18 Jan. 2025	FP19 Jul. 2025	As of Aug 29. 2025
LTV**	47.5%	47.3%	—
LTV(appraisal-based)***	41.9%	40.6%	—
Interest-bearing debt balance**	139,680 mn	138,880 mn	138,880 mn
Long-term debt ratio***	99.4 %	100.0 %	100.0 %
Average remaining period to maturity	3.2 年	3.0 年	3.2 年
Average borrowing period	5.5 年	5.5 年	5.5 年
Average interest rate****	1.09%	1.15%	1.19%
Fixed interest rate ratio	57.1 %	57.9%	52.0%

* This describes the status including investment corporation bonds.
** Interest bearing debt balance / Total assets *** Interest bearing debt balance / (Total assets + Unrealized capital gain)
**** The interest rates shown take into consideration the effects of interest rate swaps (fixing of interest rates).

LTV



Financial impact of rising interest rate

	FP20 ending Jan. 2026	FP21 ending Jul. 2026
Interest-- bearing debt balance (end of period)	138,880 million yen	
Ratio of debt with floating interest rates (end of period)	50.6%	57.2%
Assumption1M Tibor / 3M Tibor	80bps	100bps
Impact on DPU caused by +10 bps in interest rate	13.7 yen / unit	14.2 yen / unit

- From the perspective of controlling interest payments, to **procure long-term / floating-rate loans**, and to consider fixing the interest rate depending on financial market conditions.
- Forecasts are made on conservative assumptions, considering rising interest rates.
- Expect internal growth in hotel assets, the largest in the portfolio, with growth potential as well as in other asset types
  internal growth to be realized
  > increase in cost due to rising interest rates
- Keep working to improve borrowing conditions based on analysis, aiming for cost reduction

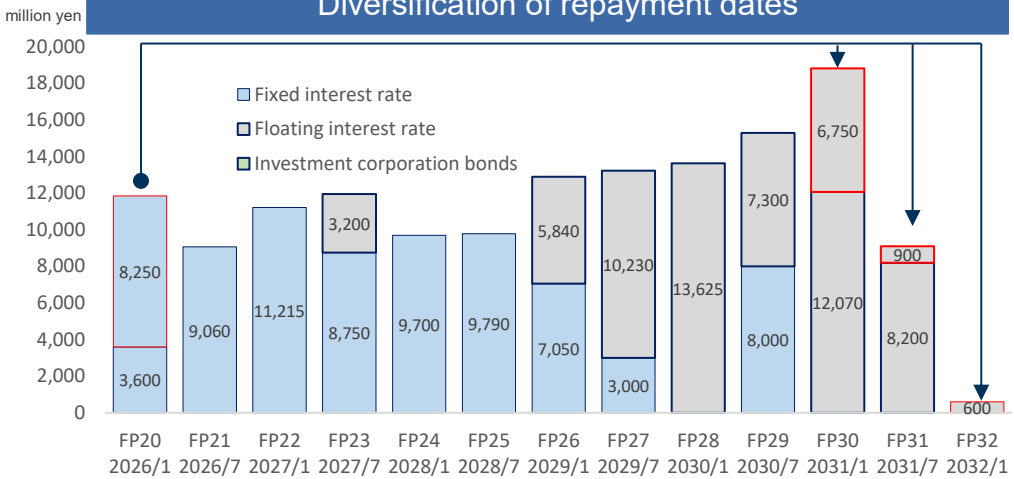
5. Operating results for FP19 ended July 2025 (13)

Financial standing②

STARASIA Investment Corporation

- ◆ Diversification of lenders and repayment dates
- ◆ Established interest rate swap by seizing opportunities arising from changes in swap rates In FP19

Diversification of repayment dates



Rating

Japan Credit Rating Agency, Ltd. (JCR)	Rating and Investment Information, Inc. (R&I)
Long-term Issuer Rating A+ (Stable)	Issuer Rating A (Stable)

Bank formation (as of Jul 31, 2025)

Lender	Ratio	Lender	Ratio
Sumitomo Mitsui Banking	22.6%	The Bank of Yokohama, Ltd	1.1%
Mizuho Bank	17.3%	The Juhachi-Shinwa Bank, Ltd	0.9%
SBI Shinsei Bank	13.7%	The Musashino Bank, Ltd	0.7%
Sumitomo Mitsui Trust Bank	11.9%	The Yamagata Bank, Ltd	0.7%
Aozora Bank	8.0%	The Ogaki Kyoritsu Bank, Ltd	0.7%
Resona Bank	7.1%	Kansai Mirai Bank, Limited	0.7%
The Bank of Fukuoka	2.1%	The Gunma Bank	0.7%
The Kiyo Bank, Ltd	1.8%	Mizuho Trust & Banking	0.6%
The Asahi Shinkin Bank	1.4%	Suruga Bank Ltd	0.5%
Minato Bank	1.4%	Fukoku Mutual Life Insurance Company	0.4%
The Chiba Bank, Ltd	1.4%	The Kumamoto Bank, Ltd	0.4%
San-ju San Bank	1.2%	The Hokuriku Bank, Ltd	0.2%
The Nishi-Nippon City Bank	1.1%	Corporation Bonds	1.4%

Establishment of Interest Rate Swap

5. Operating results for FP19 ended July 2025 (14)

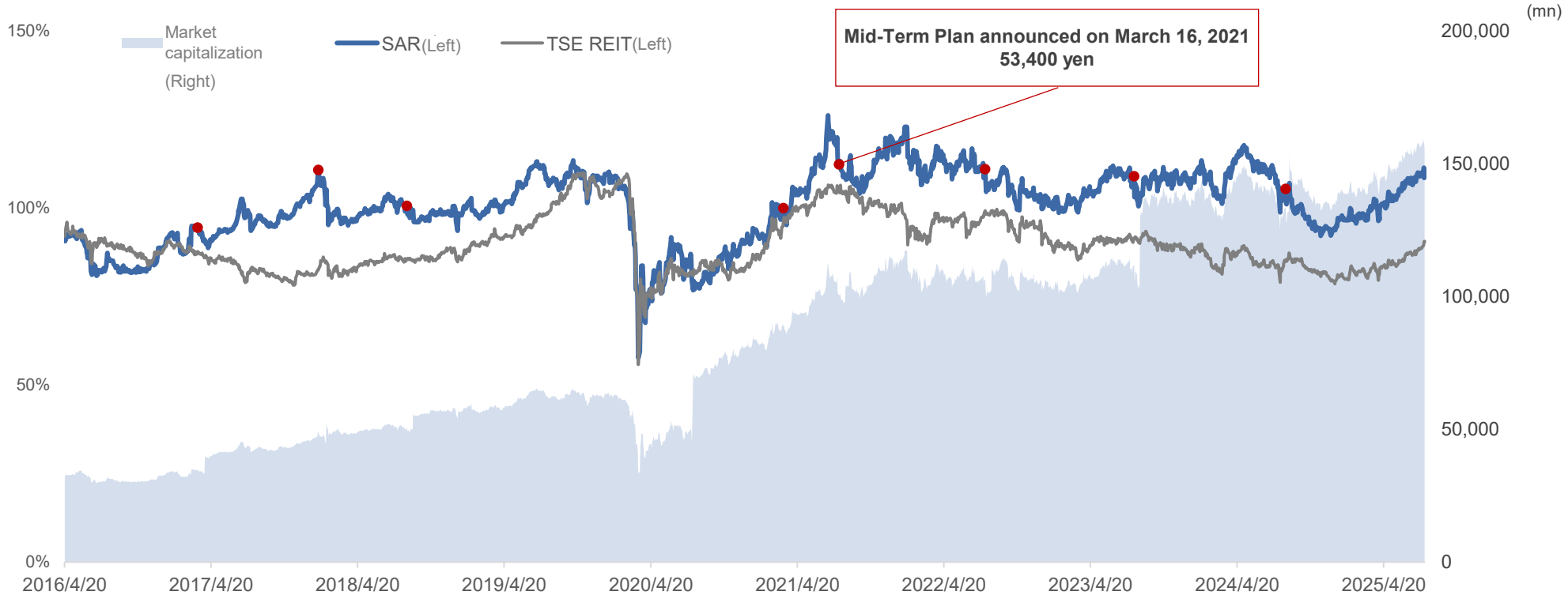
STAR ASIA Investment Corporation

Trends in investment unit price and market capitalization

- SAR executed 8 public offerings including IPO and 12 asset replacements since our listing and the merger in 2020.
- Above initiatives allowing SAR's investment unit price to outperform TSE REIT index by +19.3pt* between the release of our Mid-term Plan on March 16, 2021

Listing Apr. 20, 2016	1st public offering Mar. 17, 2017	2nd public offering Jan. 12, 2018	3rd public offering Aug. 21, 2018	Merger Aug. 1, 2020	4th public offering Aug. 2, 2021	5th public offering Aug. 1, 2022	6th public offering Aug. 7, 2023	7th public offering Aug. 19, 2024

1st asset replacement Dec. 5, 2016	2nd asset replacement Feb. 28, 2017	3rd asset replacement July 23, 2018	4th asset replacement Aug. 21, 2018	5th asset replacement Mar. 2, 2020	6th asset replacement Oct. 5, 2020	7th asset replacement Nov. 30, 2020	8th asset replacement Feb. 1, 2023	9th asset replacement Mar 16, 2023	10th asset replacement Aug 7, 2023	11th asset replacement Aug 2, 2024	12th asset replacement Sep 12, 2025



*The TSE REIT index and unit price of Star Asia Investment Corporation (SAR) are indexed to SAR's closing price of March 16, 2021. Because we executed a 1 to 2 investment unit split effective August 1, 2020, unit prices prior to that date have been divided by 2 to account for the split's impact.

6. Initiatives on ESG

6. Initiatives on ESG(1)

Recent Topics regarding ESG Initiatives and ESG Promotion System

- As a part of ESG related initiatives, participated in the 2024 GRESB Real Estate Assessment, and acquired “2 Stars”
- ESG promotion system centered on the Sustainability Promotion Division primarily involving Environment matters

Acknowledgement on ESG

＜GRESB Real Estate Assessment＞(note1)

- SAR participated in the GRESB Real Estate Assessment in 2024 and acquired “**2 Stars**” rating.
- Furthermore, SAR obtained the “**Green Star**” which indicates that SAR is a participant which excels in both the “Management Component” which assesses the policy and organization structure for promoting ESG as well as the “Performance Component” which assesses environmental performance and tenant engagement of properties owned.
- SAR also received the highest “**A Level**” for the GRESB Public Disclosure, which assesses the width of our ESG disclosure.

GRESB ★★☆☆☆ 2024

GRESB Public Disclosure 2024

＜Initiatives on GRESB Real Estate Assessment ＞

Develop and organize data, led by the Sustainability Promotion Division and with the cooperation of Nippon Kanzai Group who is one of sub-sponsors.
We recognize that the purpose is not to receive high evaluation itself, but that it is important to make efforts towards achieving a better environment, a better society, and building a better governance structure.

ESG promotion system

- The Asset Manager’s ESG promotion system centered on the Sustainability Promotion Division (Primarily involving E (Environment) matters)

The Asset Manager’s Sustainability Promotion Division

Tetsuya Makino
Executive officer in charge of sustainability
General Manager of Sustainability Promotion Division
Takayuki Hatakeyama
Manager of Sustainability Promotion Division

■Initiatives on ESG

- Setting of goals primarily focused on E (Environment), process management, and result verification
- Participation in GRESB Real Estate Assessment, and acquired **2 Star**

■Optimization of capital expenditures and repairs expenses

- Selection of equipment and materials with consideration for impact on revenue pursuant to ESG Policy and Sustainable purchase policy through examination of capital expenditures and repair expenses

Nippon Kanzai (Sub sponsor)

Supports SAR to achieve numerical targets (provides advice related to developing various data and measures to reduce environmental burdens)

<Support System>

■New Business & Corporate Branding Dept.

- Institution with certification for CASBEE
- Environment-related consulting services

■East Japan Engineering Management Center

■West Japan Engineering Management Center

- Energy-related services
- Environmental assessment services

Tokyo Capital Management (Sub sponsor)

TCM helps developing long-term repair plans for SAR’s portfolio assets together with Nippon Kanzai

6. Initiatives on ESG (2)

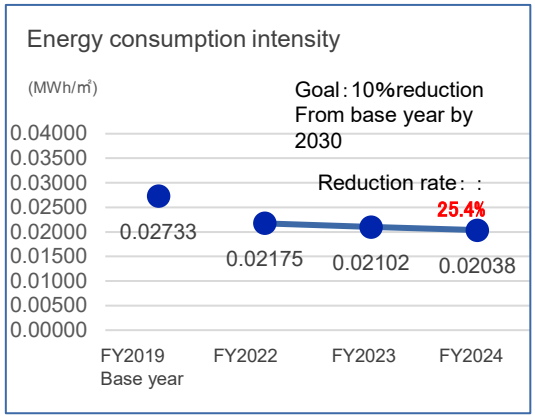
E (Environment) related Numerical Goals and their Achievement Status

STAR ASIA Investment Corporation

- ◆ FY2024 energy consumption：reduction rate 25.4%　Scope1+2 emission intensity rate：20.3%
- ◆ aiming for continued reductions by considering the introduction of highly efficient equipment and low carbon equipment when renovating or renewing facilities

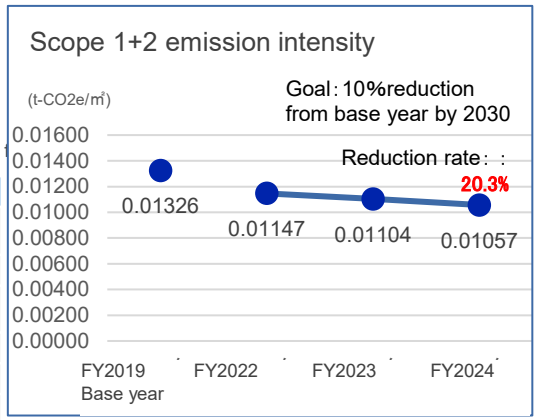
Monitoring items	unit	Base year	2022	2023	2024	Target year
		FP7+FP8	FP13+FP14	FP15+FP16	FP17+FP18	FP29+FP30
Secondary energy quantity	MWh	4,277.72	8,396.38	8,088.03	7,773.61	-
Energy consumption intensity	MWh/㎡	0.02733	0.02175	0.02102	0.02038	0.02460
Reduction Rate (vs. Base year)	%	-	▲ 20.4%	▲ 23.1%	▲ 25.4%	▲ 10.0%
Compared to the previous year	%	-	+ 6.8%	▲ 3.3%	▲ 3.1%	

Note) Activity unit denominator: Total floor area (㎡) adjusted for operating months.



GHG Emissions			unit	Base year	2022	2023	2024	Target year
	Scope 1	CO2	t-CO2e	99.62	779.76	710.74	733.24	-
		Non-CO_2 gases	t-CO2e	-	11.50	42.60	504.60	
	Scope 2	Location-based approach	t-CO2e	1,976.06	3,648.14	3,537.32	3,298.55	-
		Market-based approach	t-CO2e	2,140.37	3,795.73	3,464.19	3,349.52	-
Scope 1+2		Total (excl. Non-CO2 gases)	t-CO2e	2,075.68	4,427.90	4,248.06	4,031.80	
Scope 1+2		Total	t-CO2e	2,075.68	4,439.40	4,290.66	4,536.40	-
Scope 1+2 emission intensity (excl. Non-CO2 gases)			t-CO2e/㎡	0.01326	0.01147	0.01104	0.01057	0.01194
	Reduction Rate (vs. Base year)		%	-	▲ 13.5%	▲ 16.7%	▲ 20.3%	▲ 10.0%
	Compared to the previous year		%	-	+ 5.1%	▲ 3.7%	▲ 4.3%	

Note) Non-CO_2 gases: CH_4, N_2O, HFCs, PFCs, SF_6, NF_3Scope 1+2: Total based on location-based approachIntensity denominator: Total floor area (㎡), adjusted f



GHG Emissions			unit	Base year	2022	2023	2024	Target year
	Scope 3-1	Purchased goods and services	t-CO2e	322.54	951.90	969.84	998.90	-
	Scope 3-2	Capital goods	t-CO2e	35.88	205.74	736.78	599.60	-
	Scope 3-5	Waste generated in operations	t-CO2e	724.82	1,691.63	1,910.75	2,011.08	-
	Scope 3-13	Downstream leased assets	t-CO2e	8,322.28	18,176.91	20,885.61	22,381.02	-
		Data coverage rate	%	84.35%	79.02%	83.75%	84.35%	-
Scope 3			t-CO2e	9,399.85	19,823.95	23,219.17	26,510.31	-
		Scope 3 impact	%	81.91%	81.70%	84.40%	85.39%	-

Notes
Scope 3-1: Calculated by multiplying the emission factor specified by the Ministry of the Environment by the services received during the target period.
Scope 3-5: Calculated by multiplying the emission factor specified by the Ministry of the Environment (including the transportation stage) by the amount of waste generated (by type and treatment method).*Types and treatment methods*: Calculated using statistical data from the Ministry of the Environment or relevant industry associations.
Scope 3-13: Emissions associated with tenant business activities.
Scope 3 Impact Ratio: The proportion of Scope 3 emissions relative to total GHG emissions.
Scope 3-2: Calculated by multiplying the emission factor specified by the Ministry of the Environment by the increase in depreciation expenses.
Scope 3-13 Data Coverage Rate: The ratio of tenant floor area disclosed to total leasable floor area.
Activity Unit Denominator: Total floor area (㎡) adjusted for operating months.

6. Initiatives on ESG (3)

Initiatives for E (Environment) and S (Society)

STAR ASIA Investment Corporation

Environmental Certification

Target of certified ratio：50%(2026)

		Property name	Asset type	Total floor area (㎡)	Ratio (note 1)
BELS (note 2)	★★★★★	Funabashi Hi-Tech Park Factory Ⅰ (note 4)	Logistics	576.00	6.4%
		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 Park Miyamaedaira	Residence	2,039.17	
		Urban Forum Warabi (note 5)	Retail	1,489.22	
CASBEE (note 3)	Rank S	Urban Center Yokohama West	Office	12,353.83	45.5%
		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	
		La Park Kishiwada to be transferred	Retail	65,663.02	
		abeno nini (Retail) (＊)	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	
		Baraki Logistics	Logistics	12,471.50	
		Iwatsuki Logistics	Logistics	29,729.72	
		KOKO HOTEL Ginza 1-Chome	Hotel	7,299.11	
		KOKO HOTEL Residence Asakusa Kappabashi	Hotel	1,608.74	
	Rank B+	KOKO HOTEL Sapporo Ekimae	Hotel	5,886.67	
Total				309,084.21	51.9%

*The gross floor area of only the environment-certified portion is stated.

Green finance (as of Jul. 30, 2025)

Green loans
24,240 million yen

Green bonds
1,000 million yen

Status of signing of green lease contracts (as of Jul. 30, 2025) (note 6)

Total leased area
277,889.13 ㎡

Ratio to total leased area
54.3 %

Initiatives for S (Society)

◆Initiatives for employees

- Diversity & inclusion (one director and one auditor are female)
- Conducts employee satisfaction surveys regularly
- Introduced various systems in order to care for the health and comfortableness of employees
  - Promotion of teleworking and staggered commuting, superflex
  - Maternity leave, childcare leave, nursing care leave, and reduced working hours

◆Initiatives on own Property

■ La Park Kishiwada

Provide space for polling place

Provide space for local events

◆Tenant satisfaction surveys

- Tenant satisfaction surveys are conducted periodically in order to enhance tenant satisfaction

6. Initiatives on ESG (4)

Governance①

STAR ASIA Investment Corporation

Same boat investment

- Aligning the interests of the Sponsor Group with those of the unitholders by holding the investment units of the Sponsor Group
- Management Team Members of the Asset Manager also hold investment units

Star Asia Group (as of July 31, 2025)

- Star Asia Group has continued to hold investment units since the time of listing, which strong supports the growth of SAR.
- Star Asia Group's founders also as individuals hold investment units.

Number of units held in same-boat investment:

163,442 units

＜Founder of Star Asia＞

Ownership:

6.1%

Management team of the Asset Manager

- Hold SAR's units through the employee unit purchase plan
- Indicates a high level of commitment by the management team to the growth of SAR.
- Akiko Kanno, Director and General Manager of the Finance Management Department, was approved as SAR's substitute executive officer at the October 2023 unitholders' meeting
- Star Asia Group commences cumulative investment-units investment program.

Calculation Formula for Asset Management Fees

- Aim to further align interests with those of unitholders and increase the linkage to revenues from properties under management.

	Calculation Formula	FP18	FP19
Management fees I	Total valuation amount of managed assets x **0.2%** (upper limit)	203,816 thousand yen	204,860 thousand yen
Management fees II	**NOI × 7.5%** (upper limit)	423,451 thousand yen	434,095 thousand yen
Acquisition fees	Acquisition price × **1.0%** (upper limit) *	198,640 thousand yen	2,212 thousand yen
Transfer fee	Assignment price × **1.0%** (upper limit) *	35,000 thousand yen	14,200 thousand yen
Merger fee	Valuation amount of held assets × **1.0%**(upper limit) *	–	–

* 0.5% if SAR transact with its interested parties.

Decision-making process

6. Initiatives on ESG (5)

Governance ② Revision of Asset Management Fee Calculation Formula

STAR ASIA Investment Corporation

- With the formulation of the New Mid-Term Plan, the intention is to further align unitholder value with asset management fees.
- The current formula for calculating asset management fees was approved at the unitholders' meeting held in October 2021 and has been applied since FP12 (ended January 2022).

Revision of Asset Management Fee Calculation Formula (Interim Fee)

■ New Interim Fee Calculation Formula and Purpose of the Revision

- ・To further align the maximization of unitholder value with the incentive structure of asset management fees, while giving consideration to borrowing costs etc.
- ・To link the formula with distribution per unit and asset size, which is one objective in the New Mid-Term Plan

Management Fee = appraised value × total appraised value of assets under management × 0.000125% (upper limit)

- Adoption of net income per unit after deduction of borrowing costs and other expenses as the indicator, serving as the basis for distributions to unitholders.

- ・Alignment with assets under management (AUM).
- ・Designed to address the increase in the asset manager's costs accompanying the expansion of AUM.

*1 The "net income per unit" serving as the basis for the interim fee calculation formula refers to the amount obtained by dividing pre-tax net income for the period (excluding gains/losses on sale of real estate, etc., and negative goodwill; before deduction of goodwill amortization, interim fees, and non-deductible consumption tax, etc.) by the total number of investment units issued as of the end of the relevant fiscal period (fractions less than one yen are rounded down).
*2 The "total appraised value of assets under management" serving as the basis for the interim fee calculation formula refers to the total amount calculated by taking the appraised value of each asset under management, as determined in accordance with the appraisal method prescribed for each asset type, multiplying it by the actual number of days each asset was held during the fiscal period, and dividing by the number of days in the fiscal period.
*3 The change to the calculation formula for interim compensation will take effect subject to the approval of a proposal to amend the Articles of Incorporation regarding the change to the calculation formula for interim compensation at the general unitholders' meeting scheduled to be held on October 28, 2025.

■ Current Formula as of Septemeber 12, 2025

Criteria	Current Formula	Change	
Management fees I	Total valuation amount of managed assets x **0.2%** (upper limit)	◎	To be changed above
Management fees II	**NOI × 7.5%** (upper limit)	◎	
Acquisition fees	Acquisition price × **1.0%** (upper limit) *	No change	
Transfer fee	Assignment price × **1.0%** (upper limit) *		
Merger fee	Valuation amount of held assets × **1.0%**(upper limit) *		

* 0.5% if SAR transact with its interested parties.

■ Comparison of Annual Asset Management Fees

Period	Management fee (trial calculation under the new formula)	Management fee (actual amount under the current formula)
FP12/FP13	737,761 thousand yen	779,080 thousand yen
FP14/FP15	799,177 thousand yen	839,497 thousand yen
FP16/FP17	998,954 thousand yen	1,050,851 thousand yen
FP18/FP19	1,263,839 thousand yen	1,266,224 thousand yen
Total	3,799,733 thousand yen	3,935,654 thousand yen

6. Initiatives on ESG (6)

Governance③

STAR ASIA Investment Corporation

Star Asia Group's Code of Conduct

Star Asia, the sponsor of Star Asia Investment Corporation, is a non-listed independent investment management group which invests mainly in Japanese real estate-related assets and whose main goal is supplying investors with excellent returns

Star Asia Investment Corporation and Star Asia shall share the same long-term vision in accordance with the Star Asia Group's Code of Conduct, shall be a leading Real estate investment management group in Japan and shall persistently endeavor to continue to be such

The Code of Conduct is as follows:

1 Client First

We are rewarded only when we consistently meet and exceed our investor clients' expectations for the mandates they have given to us.

2 Highest Ethical Standards and Integrity

We always abide by the highest ethical standards and integrity. Unethical actions by an employee could easily destroy the group's long-standing reputation and trust.

3 Creativity

We utilize our experience, persistence, and creativity to identify and monetize investment opportunities which may not be immediately apparent to our competitors.

4 Respect for Others

We treat our investor clients, employees, trade counterparties, and vendors with the utmost respect, and always strive to be trustworthy partner.

5 Collaborative and Cooperative Culture

We succeed only when we work together by fully utilizing our collective strengths in a cooperative manner to serve our investor clients. The group's performance always exceeds the sum of our individual performances.

6 Adaptability

We stay nimble, proactive and critical, allowing us to adjust quickly as the market environment changes in order to continue to be a successful leader in the market where we do business.

7 Meritocracy

We reward our employees for their specific personal performance as well as their contribution to the group and to investor client performance.

8 Endless Pursuit of Excellence

We will tirelessly pursue excellence not only for our investor clients but also for ourselves.

7. Appendix

About Star Asia Group (1)

Over view of Star Asia Group

STAR ASIA Investment Corporation

Taro Masuyama
Co-Founder and Managing Partner

Malcolm F. MacLean IV
Co-Founder and Managing Partner

Founded by Taro Masuyama and Malcolm F. MacLean IV in 2006, Star Asia Group is an independent fund management company focused on Japanese real estate and real estate related assets (i.e., debt, equity, property, securitized assets, corporations, etc.)

- Since its founding, Star Asia Group has invested over JPY1.51 trillion and has current assets under management of around JPY555.2 billion. (as of March 2025)
- Star Asia Group's strong track record and long-term partnership approach with our investors have been integral in attracting significant capital from sophisticated global investors, including large U.S. university endowments and foundations, U.S. and Asia based family offices as well as other global real estate investors
- Star Asia Group is committed to its disciplined Investment Philosophy with a single goal of meeting and exceeding our client's expectations for the mandates we are given
- Star Asia Group has 2,161 officers and employees with over 60 professionals in finance, investment and real estate area in primarily in Japan and a few in the United States. (as of March 2025. including group companies not listed below)
- Star Asia Group's partners and employees share a long-term perspective and always operate under our Guiding Principles which continuously drive the group to become and remain one of the leading real estate investment management firms in Japan

Star Asia Group

Asset manager Listed J-REIT	Private Fund Management	Asset Management	Property Development	Purpose Built Student Accommodation Operation	Publicly Traded Hospitality Operation & Development Company	Credit Investment
Star Asia Investment Management Co., Ltd. **Star Asia Investment Corporation**	**Star Asia Management**: • Registered Investment Advisor with the US SEC • Manages private funds including its flagship Star Asia Japan Special Situations funds • Sponsors and supports other group entities providing strategic and technical advice as well as leadership resources	**Star Asia Asset Advisors**: • Registered for Financial Instruments Business (2nd Financial Instruments, Investment Advisory, Agency and Investment Management with Kanto Financial Bureau *Invest Management Business registered as of December 2021 • Provides asset management, property management and brokerages services • Warehouses properties for SAIC **SAGL Advisors K.K.**: • JV with Global Link Management Inc., an asset management company. *Registered Investment Advisory (June 2021)	**Star Asia Sogo Kaihatsu**: • Provides pipeline for GSASA, SAIC and Polaris Holdings	**GSA Star Asia**: • 50/50 JV with GSA Group, a pioneer in PBSA and operates in 8 countries / 44 cities including UK • Develops and operates PBSA in Japan	**Polaris Holdings (TSE: 3010)**: • Sponsored by Star Asia Group • Develops and operates hospitality properties with 104 hotels and 15,510 rooms currently under management in Japan and overseas (as of March 2025) • Acquired Red PlanetHotels in Philippines in October 2022 and Minacia Co., Ltd. in December 2024	**K.K. Star Asia Finance**: • Provide mezzanine non-recourse finance to 3rd party sponsored SPCs. • Registered Money Lender and a Tax QII.

Star Asia Group with expanding business provides strong support to SAR

About Star Asia Group (2)

Investment Philosophy of Star Asia Group

STAR ASIA Investment Corporation

The Group intends to strictly adhere to its investment philosophy, and to meet the expectations of investors and continue to exceed such expectations. This is our largest objective

1 Research Focus

We believe that consistent outperformance can only be achieved when investment opportunities identified through our rigorous origination process are validated against the comprehensive understanding of the ever-changing market environment. Government policies, macroeconomic environment, state of capital markets, trends in demographics, real estate supply/demand dynamics, status of the real estate market cycle, outlook and appetite by potential tenants, as well as anticipated behavior of other market participants are only a few of the critical inputs we analyze. In order to formulate and continually update our understanding of the current market environment, we run iterative processes of gathering feedback from our day-to-day investment and asset management activities, which are supplemented by various third-party research reports and data that is further investigated and verified by us to generate our unbiased view.

2 Market Inefficiencies

Unlike highly efficient foreign exchange, interest rate and public equity markets, the Japanese and other Asian private real estate markets are inherently inefficient. Although Tokyo is the world's largest metropolis in terms of population (approximately 35 million), GDP, and real estate capital values, in our opinion, it is significantly less efficient than the U.S. or U.K. markets. The Japanese real estate market has high barriers-to-entry, asymmetric information flows, a less developed securitization market, and a limited universe of well-capitalized opportunistic market participants, which together creates market inefficiencies. We believe that thorough robust analysis and deep local relationships combined with our significant hands-on experience allow us to identify and capitalize on these market inefficiencies that are not obvious to our competitors.

3 Maximizing and Unlocking Value

The real estate properties that we evaluate for investment are typically not operated to their maximum potential at the time of our investment. Some owners are not professional real estate investors, failed to invest necessary capital expenditures, and/or had poorly managed leasing strategies. Some real estate properties have certain compliance issues that can be cured with limited cost and time, or have potential to generate higher net operating income if repositioned or repurposed properly. We utilize our own experience along with technical advice from third-party professionals, as necessary, to formulate and execute the optimal asset management, capital expenditures, renovation, and repositioning plans. Implementation of these plans will maximize and unlock the property's intrinsic value in the most efficient manner from a cost and time perspective.

4 Specialization

We believe deliberate specialization and a flat organization allow us to identify, properly structure, and dependably execute attractive, but often complex, investment opportunities. This specialization leads us to more predictable success and sets us apart from our competitors. Our senior professionals have years of hands-on experience in real estate deal sourcing, underwriting, structuring, asset management, financing, capital markets, and securitization. Star Asia's senior professionals have developed deep-rooted local relationships over multiple real estate cycles, and have executed some of the most creative and complex investment opportunities in the market.

5 Risk Control

Our objective is to achieve consistent and superior risk-adjusted returns by only assuming well-calculated risks. When a potentially attractive investment opportunity is identified, we examine all the risks associated with the potential opportunity through our rigorous review process. We then negotiate with the counterparties to determine a fair risk-sharing arrangement while formulating structural solutions to eliminate or mitigate other risks, where possible. Concurrently, we conduct quantitative and qualitative analyses to evaluate the viability of the potential investment opportunity against our strict underwriting criteria.

6 Dependability, Transparency and Decisive Action

Our trade counterparties know that they can depend on us when they need to sell their real estate related assets quickly, discreetly and/or through a complex structure that others may not be able to handle or understand. We are always candid and transparent by clearly explaining our requirements up front including expected deal economics, our strict due diligence process, and then work tirelessly and creatively to meet the counterparty's specific objectives and timing. Our flat organization and highly efficient, decision-making process allows us to be very flexible, tactical and decisive. This philosophy and execution style are valued by our trade counterparties who repeatedly bring attractive investment opportunities that reward our clients with outsized returns.

Status of Unitholders (at the End of 19th Fiscal Period ended July 2025)

STAR ASIA Investment Corporation

Number of investment units by attribute: Total 2,687,000 units

Category	End of 18FP		End of 19FP	
	# of units	Ratio	# of units	Ratio
Individual	610,058	22.7%	603,428	22.5%
Financial institution	1,181,826	44.0%	1,154,363	43.0%
Domestic corporation	80,263	3.0%	83,120	3.1%
Foreign	765,963	28.5%	790,156	29.4%
Securities company	48,890	1.8%	55,933	2.1%
Total	2,687,000	100.0%	2,687,000	100.0%

Number of unitholders by attribute: Total 33,026

Category	End of 18FP		End of 19FP	
	# of unitholders	Ratio	# of unitholders	Ratio
Individual	31,849	97.2%	32,100	97.2%
Financial institution	52	0.2%	51	0.2%
Domestic corporation	491	1.5%	483	1.5%
Foreign	368	1.1%	371	1.1%
Securities company	22	0.1%	21	0.1%
Total	32,782	100.0%	33,026	100.0%

List of major unitholders (Top 10)

	Unitholder name	# of units	Ratio
1	Custody Bank of Japan, Ltd. (Trust Account)	477,552	17.8%
2	The Master Trust Bank of Japan, Ltd. (Trust account)	407,683	15.2%
3	The Nomura Trust and Banking Co., Ltd. (Trust account)	128,212	4.8%
4	STATE STREET BANK AND TRUST COMPANY 505001	75,739	2.8%
5	NORTHERN TRUST CO.(AVFC) RE UKUC UCITS CLIENTS NON LENDING 10PCT TREATY ACCOUNT	68,986	2.6%
6	JP MORGAN CHASE BANK 385781	36,833	1.4%
7	STATE STREET BANK WEST CLIENT - TREATY 505234	34,788	1.3%
8	Star Asia Capital Ⅰ LLC	33,093	1.2%
8	Star Asia Capital Ⅱ LLC	33,093	1.2%
8	Star Asia Capital Ⅲ LLC	33,093	1.2%
8	Star Asia Capital Ⅳ LLC	33,093	1.2%
Total		1,362,165	50.7%

*Star Asia Capital Ⅰ, Ⅱ, Ⅲ and Ⅳ are Sponsor Group entities.

Change in business results

STAR ASIA Investment Corporation

(Unit: million yen)

	14FP (ended Jan. 2023) actual	15FP (ended Jul. 2023) actual	16FP (ended Jan. 2024) actual	17FP (ended Jul. 2024) actual	18FP (ended Jan. 2025) actual	19FP (ended Jul. 2025) forecast*	19FP (ended Jul. 2025) actual	Comparison with FP19 forecast
Lease business revenue	**6,463**	**6,503**	**7,524**	**8,048**	**9,284**	**9,468**	**9,474**	**+5**
Office rent	2,036	2,077	2,088	2,133	2,129	2,139	2,139	0
Retail rent	1,038	1,048	1,012	1,040	1,069	1,072	1,080	+7
Residence rent	1,225	1,227	1,183	1,260	1,252	1,249	1,242	(6)
Logistics rent	914	869	877	914	916	898	898	0
Hotel rent	537	581	1,666	2,038	3,174	3,442	3,442	0
Other	710	700	695	660	743	665	670	+4
Expenses related to rent business (Depreciation is excluded)	1,812	1,981	1,982	2,021	2,227	2,314	2,245	(69)
NOI	**4,650**	**4,521**	**5,542**	**6,026**	**7,057**	**7,153**	**7,229**	**+75**
Depreciation	743	763	963	1,034	1,142	1,165	1,163	(1)
Rent revenues/expenses	**3,907**	**3,758**	**4,578**	**4,992**	**5,914**	**5,988**	**6,065**	**+76**
Gain on sale of real estate property	-	414	374	-	322	442	442	+0
Mezzanine	22	22	33	34	50	37	40	+3
Income from securities lending fees	-	6	31	31	31	30	30	0
SGA	580	595	708	719	847	824	821	(3)
Operating income	**3,349**	**3,606**	**4,309**	**4,338**	**5,472**	**5,674**	**5,758**	**+84**
Non-operating income	1	1	1	2	1	-	7	+7
Non-operating expenses	568	534	782	671	951	950	931	(18)
Ordinary income	**2,782**	**3,073**	**3,528**	**3,669**	**4,522**	**4,723**	**4,834**	**+110**
Income before income taxes	**2,782**	**3,073**	**3,528**	**3,669**	**4,522**	**4,723**	**4,834**	**+110**
taxes	0	0	0	0	0	0	0	-
Net income	**2,781**	**3,073**	**3,527**	**3,668**	**4,522**	**4,723**	**4,834**	**+110**
Cash distribution per unit	**1,491 yen**	**1,586 yen**	**1,524 yen**	**1,596 yen**	**1,701 yen**	**1,790 yen**	**1,803 yen**	**+13 yen**
FFO per unit	1,834 yen	1,780 yen	1,735 yen	1,982 yen	1,988 yen	2,026 yen	2,067 yen	+41 yen
AFFO per unit	1,519 yen	1,370 yen	1,268 yen	1,656 yen	1,679 yen	1,664 yen	1,710 yen	+46 yen
Balance of Internal reserve**	**8,802**	**8,828**	**8,741**	**8,624**	**8,576**	**8,489**	**8,565**	**+75**

*Announced in the " Notice Concerning Revision to Forecasts for Operating Results and Distribution for the Fiscal Period Ending July 31, 2025 (upward revision)".
**The balance of internal reserves is calculated as the total of the temporary difference adjustment reserve plus unappropriated retained earnings as of the end of the period, minus distributions of profits for the period.

Balance Sheets

STARASIA Investment Corporation

(Unit: thousand yen)

	18th fiscal period (As of January 31, 2025)	19th fiscal period (As of July 31, 2025)
Assets		
Current assets		
Cash and deposits	3,815,857	5,419,486
Cash and deposits in trust	9,850,067	9,912,695
Operating accounts receivable	600,836	625,813
Prepaid expenses	281,353	266,436
Consumption taxes receivable	472,875	—
Other	78,898	121,288
Total current assets	15,099,889	16,345,720
Non-current assets		
Property, plant and equipment		
Tools, furniture and fixtures	114	114
Accumulated depreciation	(114)	(114)
Tools, furniture and fixtures, net	0	0
Buildings in trust	80,806,403	81,223,915
Accumulated depreciation	(9,499,528)	(10,564,041)
Buildings in trust, net	71,306,875	70,659,873
Structures in trust	47,104	47,797
Accumulated depreciation	(12,134)	(14,108)
Structures in trust, net	34,969	33,688
Machinery and equipment in trust	380,599	451,476
Accumulated depreciation	(91,690)	(111,533)
Machinery and equipment in trust, net	288,908	339,942
Tools, furniture and fixtures in trust	220,596	264,733
Accumulated depreciation	(78,293)	(93,837)
Tools, furniture and fixtures in trust, net	142,302	170,896
Land in trust	196,089,124	195,740,164
Construction in progress in trust	3,175	3,175
Total property, plant and equipment	267,865,355	266,947,741
Intangible assets		
Leasehold rights in trust	6,235,025	6,226,592
Total intangible assets	6,235,025	6,226,592
Investments and other assets		
Investments in other securities of subsidiaries and associates	1,588,015	1,588,015
Investment securities	1,284,000	1,284,000
Long-term prepaid expenses	471,538	407,861
Leasehold and guarantee deposits	10,239	10,239
Leasehold and guarantee deposits in trust	263,988	263,988
Other	905,903	785,788
Total investments and other assets	4,523,684	4,339,893
Total non-current assets	278,624,065	277,514,226

(Unit: thousand yen)

	18th fiscal period (As of January 31, 2025)	19th fiscal period (As of July 31, 2025)
Deferred assets		
Investment corporation bond issuance costs	19,294	17,052
Investment unit issuance costs	70,469	48,481
Total deferred assets	89,763	65,533
Total assets	293,813,718	293,925,480
Liabilities		
Current liabilities		
Operating accounts payable	1,103,053	1,044,686
Short-term borrowings	800,000	—
Current portion of long-term borrowings	19,150,000	20,910,000
Accounts payable - other	793,698	779,900
Accrued expenses	145,087	195,543
Income taxes payable	605	605
Accrued consumption taxes	73,121	626,144
Advances received	1,059,608	1,141,620
Other	20,607	39,504
Total current liabilities	23,145,782	24,738,003
Non-current liabilities		
Investment corporation bonds	2,000,000	2,000,000
Long-term borrowings	117,730,000	115,970,000
Leasehold and guarantee deposits received	2,808	2,748
Leasehold and guarantee deposits received in trust	6,142,386	6,270,876
Asset retirement obligations	100,880	101,839
Total non-current liabilities	125,976,074	124,345,463
Total liabilities	149,121,857	149,083,467
Net assets		
Unitholders' equity		
Unitholders' capital	105,443,555	105,443,555
Surplus		
Unitholders' capital surplus	25,132,218	25,132,218
Voluntary reserve		
Reserve for temporary difference adjustment	8,268,849	8,179,937
Total voluntary reserve	8,268,849	8,179,937
Unappropriated retained earnings (undisposed loss)	4,877,759	5,230,172
Total surplus	38,278,827	38,542,328
Total unitholders' equity	143,722,383	143,985,884
Valuation and translation adjustments		
Deferred gains or losses on hedges	969,477	856,128
Total valuation and translation adjustments	969,477	856,128
Total net assets	144,691,860	144,842,012
Total liabilities and net assets	293,813,718	293,925,480

Statement of Income and Retained Earnings

STAR ASIA Investment Corporation

(Unit: thousand yen)

	18th fiscal period From: August 1, 2024 To: January 31, 2025	19th fiscal period From: February 1, 2025 To: July 31, 2025
Operating revenue		
Rental revenue	8,793,301	9,056,293
Other lease business revenue	491,633	418,037
Gain on sale of real estate	322,720	442,072
Other revenue	82,422	71,956
Total operating revenue	9,690,078	9,988,359
Operating expenses		
Expenses related to rent business	3,370,328	3,408,974
Asset management fee	641,408	638,956
Asset custody and administrative service fees	55,909	58,186
Directors' compensations	2,400	2,400
Other operating expenses	147,709	121,628
Total operating expenses	4,217,756	4,230,145
Operating income	5,472,322	5,758,213
Non-operating income		
Interest income	1,136	6,297
Reversal of unpaid distribution	854	599
Interest on refund	-	841
Other	-	0
Total non-operating income	1,990	7,738
Non-operating expenses		
Interest expenses	642,337	753,702
Interest expenses on investment corporation bonds	6,213	10,475
Borrowing related expenses	279,294	142,851
Amortization of investment corporation bond issuance costs	1,631	2,242
Amortization of investment unit issuance costs	21,988	21,988
Total non-operating expenses	951,465	931,259
Ordinary income	4,522,847	4,834,692
Income before income taxes	4,522,847	4,834,692
Income taxes - current	605	605
Total income taxes	605	605
Net income	4,522,242	4,834,087
Retained earnings brought forward	355,517	396,084
Unappropriated retained earnings (undisposed loss)	4,877,759	5,230,172

Portfolio List (as of July 31, 2025) (1)

STAR ASIA Investment Corporation

<Properties etc.>

	Property name	Location	Acquisition Price (mill)	Appraisal value (mill)	Investment ratio (%)	Appraisal NOI yield (%)*1
Office	Minami-Azabu Shibuya Building	Minato Ward, Tokyo	2,973	3,040	1.1	4.5
	Honmachibashi Tower	OsakaCity, Osaka	6,065	7,100	2.2	5.0
	Nishi-Shinjuku Matsuya Building	Shibuya Ward, Tokyo	1,763	2,780	0.6	7.0
	Urban Center Shibuya East	Shibuya Ward, Tokyo	2,042	3,370	0.7	5.7
	Urban Center Yokohama West	Yokohama City, Kanagawa	6,320	8,770	2.3	5.1
	Hakata-eki East Place	Fukuoka City, Fukuoka	2,286	3,530	0.8	7.1
	Nihonbashi Hamacho Park Building	Chuo Ward, Tokyo	1,450	1,510	0.5	4.3
	Amusement Media Gakuin Honkan	Shibuya Ward, Tokyo	2,580	3,260	0.9	4.7
	Higashi - Kobe Center Building	Kobe City, Hyogo	7,600	7,480	2.8	5.2
	Urban Center Shibuya South	Shibuya Ward, Tokyo	1,020	1,720	0.4	5.4
	Urban Center Shinjuku	Shinjuku Ward, Tokyo	11,200	12,300	4.1	3.7
	Urban Center Kanda Suda - cho	Chiyoda Ward, Tokyo	5,350	5,470	1.9	3.7
	Urban Center Kanda Tsukasamachi	Chiyoda Ward, Tokyo	4,590	4,540	1.7	3.7
	Takadanobaba Access	Shinjuku Ward, Tokyo	3,990	3,820	1.4	3.8
	Azabu Amerex BLDG.	Minato Ward, Tokyo	2,780	2,980	1.0	3.8
	Hiei-Kudan BLDG.	Chiyoda Ward, Tokyo	2,400	2,440	0.9	3.6
	Urban Center Shin-Yokohama	Yokohama City, Kanagawa	2,300	2,850	0.8	5.4
	The Portal Akihabara	Chiyoda Ward, Tokyo	1,510	1,480	0.5	3.8
	Urban Center Tachikawa	Tachikawa City, Tokyo	1,804	2,300	0.7	5.8
	Urban Center Hakata	Fukuoka City, Fukuoka	2,870	3,290	1.0	4.3
	Urban Center Fujisawa	Fujisawa City, Kanagawa	2,054	2,210	0.7	5.6
	Office Subtotal		74,947	86,240	27.2	4.6
Retail	La Park Kishiwada	Kishiwada City, Osaka	5,400	5,080	2.0	7.0
	Suroy Mall Chikushino	Chikushino City, Fukuoka	6,550	6,600	2.4	5.8
	Seiyu Minakuchi	Koka City, Shiga	3,320	3,590	1.2	7.6
	BAGUS Ikebukuro West	Toshima Ward, Tokyo	2,984	3,500	1.1	4.1
	abeno nini (Retail)	Osaka City, Osaka	9,721	10,800	3.5	4.2
	Urban Forum Warabi	Kawaguchi City, Saitama	1,100	1,240	0.4	4.8
	Retail Subtotal		29,075	30,810	10.5	5.5

	Property name	Location	Acquisition Price (mill)	Appraisal value (mill)	Investment ratio (%)	Appraisal NOI yield (%)*
Residence	Urban Park Azabujuban	Minato Ward, Tokyo	2,045	2,990	0.7	4.6
	Urban Park Daikanyama	Shibuya Ward, Tokyo	6,315	10,400	2.3	4.9
	Urban Park Kashiwa	Kashiwa City, Chiba	1,186	1,250	0.4	4.8
	Urban Park Ryokuchi koen	Suita City, Osaka	1,550	1,750	0.6	5.6
	Urban Park Ichigao	Yokohama City, Kanagawa	1,810	2,220	0.7	5.0
	Urban Park Gyotoku	Ichikawa City, Chiba	1,430	1,620	0.5	4.8
	Shiroi Logiman	Shiroi City, Chiba	2,470	2,570	0.9	5.6
	Urban Park Sekime	Osaka City, Osaka	2,150	2,520	0.8	5.4
	Urban Park Yoyogi	Shibuya Ward, Tokyo	1,740	2,040	0.6	3.7
	Urban Park Tokiwadai Koen	Yokohama City, Kanagawa	3,506	4,410	1.3	5.8
	Urban Park Mitsuike Koen	Yokohama City, Kanagawa	3,160	3,900	1.1	5.8
	Urban Park Ryogoku	Sumida Ward, Tokyo	1,115	1,450	0.4	4.9
	Urban Park Mizonokuchi	Kawasaki City, Kanagawa	2,019	2,130	0.7	4.7
	Urban Park Miyamaedaira	Kawasaki City, Kanagawa	1,060	1,270	0.4	5.0
	Urban Park Tsurumi	Yokohama City, Kanagawa	1,113	1,230	0.4	5.0
	Urban Park Mitaka	Mitaka City, Tokyo	743	980	0.3	4.8
	Urban Park Kamata Minami Ⅰ	Ota Ward, Tokyo	641	914	0.2	5.3
	Urban Park Kamata Minami Ⅱ	Ota Ward, Tokyo	1,375	1,790	0.5	5.1
	Urban Park Umejima	Adachi Ward, Tokyo	1,032	1,230	0.4	4.5
	Residence Subtotal		36,460	46,664	13.4	5.1
Logistics	Iwatsuki Logistics	Saitama City, Saitama	6,942	8,120	2.5	5.2
	Yokohama Logistics	Yokohama City, Kanagawa	3,560	4,150	1.3	5.6
	Funabashi Logistics	Funabashi City, Chiba	7,875	8,750	2.9	5.2
	Baraki Logistics	Ichikawa City, Chiba	4,700	5,230	1.7	4.1
	Tokoyozawa Logistics	Tokorozawa City, Saitama	1,300	1,680	0.5	6.2
	Funabashi Nishiura Logistics Ⅱ	Funabashi City, Chiba	821	911	0.3	7.2
	Matsubushi Logistics	Kitakatsushika-gun, Saitama	2,755	3,310	1.0	5.7
	Funabashi Hi-Tech Park Facty Ⅰ	Funabashi City, Chiba	1,997	2,180	0.7	7.1
	Logistics Subtotal		29,950	34,331	10.9	5.3

*1 Appraisal NOI yield" is the ratio of appraisal NOI using the direct capitalization method to the acquisition price of the property in the real estate appraisal report, rounded to the second decimal place.

Portfolio List (as of July 31, 2025) (2)

STAR ASIA Investment Corporation

< Properties etc.>

	Property name	Location	Acquisition Price (mill)	Appraisal value (mill)	Investment ratio (%)	Appraisal NOI yield (%)*1
Hotel	Washington R&B Hotel Umeda East	Osaka City, Osaka	2,069	2,440	0.8	5.7
	KOKO HOTEL Tokyo Nishikasai	Edogawa Ward, Tokyo	3,827	3,810	1.4	4.8
	KOKO HOTEL Yokohama Tsurumi	Yokohama City, Kanagawa	3,248	3,160	1.2	4.9
	The BREAKFAST HOTEL Fukuoka Tenjin	Fukuoka City, Fukuoka	1,970	2,180	0.7	4.8
	GLANSIT AKIHABARA	Chiyoda Ward, Tokyo	2,500	2,440	0.9	3.9
	REMBRANDT STYLE TOKYO NISHIKASAI GRANDE	Edogawa Ward, Tokyo	3,180	3,120	1.2	4.0
	KOKO HOTEL Osaka Namba Ebisucho	Osaka City, Osaka	2,000	1,890	0.7	4.4
	abeno nini (Hotel)	Osaka City, Osaka	3,600	4,020	1.3	4.8
	KOKO HOTEL Ginza 1-chome	Chuo Ward, Tokyo	17,800	24,600	6.5	4.9
	KOKO HOTEL Sapporo Ekimae	Sapporo City, Hokkaido	6,700	8,330	2.4	5.5
	KOKO HOTEL Fukuoka Tenjin	Fukuoka City, Fukuoka	5,000	6,370	1.8	5.5
	KOKO HOTEL Hiroshima Ekimae	Hiroshima City, Hiroshima	4,100	4,630	1.5	5.4
	KOKO HOTEL Kagoshima Tenmonkan	Kagoshima City, Kagoshima	3,800	3,670	1.4	5.2
	KOKO HOTEL Sapporo Odori	Sapporo City, Hokkaido	4,200	4,830	1.5	5.1
	Best Western Plus Fukuoka Tenjin-minami	Fukuoka City, Fukuoka	3,800	5,590	1.4	8.3
	KOKO HOTEL Tsukiji Ginza	Chuo Ward, Tokyo	17,000	21,200	6.2	4.7
	KOKO HOTEL Residence Asakusa Kappabashi	Taito Ward, Tokyo	4,300	5,520	1.6	5.2
	KOKO HOTEL Residence Asakusa Tawaramachi	Taito Ward, Tokyo	5,900	7,460	2.1	5.1
	KOKO HOTEL Osaka Shinsaibashi	Osaka City, Osaka	7,500	8,170	2.7	4.7
	Hotel Subtotal		102,494	123,430	37.5	5.1
Total			272,927	321,475	99.0	5.0

Period-end appraisal value	:	321,475 million yen
Total book value	:	273,171 million yen
Period-end unrealized gains (losses)	:	48,303 million yen
Net assets per unit	:	53,904 yen
Unrealized gains per unit	:	17,977 yen
NAV per unit *	:	70,078 yen
P/NAV per **	:	0.84

* NAV per unit = (Period-end net assets + Period-end unrealized gains – Total cash distribution) / Total number of investment units issued and outstanding
** P/NAV per ＝Investment unit price(58,700 yen) / NAV per unit

< Mezzanine loan debt investment / Preferred equity security>

No.	Name of the security (asset overview)	Type	Interest rate *3	Acquisition Price *2 (mill)	Investment ratio (%)	Underlying asset, etc.	
						Asset name	Location
MEZ-10	Star Asia Mezzanine Loan Debt Investment Series 10	Corporate bond	Base rate +5.0%	414	0.2	ASTILE Ichigaya Yanagicho ASTILE Hatagaya CREAL premier Yushima	Shinjuku Ward Shibuya Ward, Bunkyo Ward, Tokyo
MEZ-11	Star Asia Mezzanine Loan Debt Investment Series 11	Corporate bond	Base rate +6.2%	870	0.3	Centurion Hotel Grand Akasaka	Minato Ward, Tokyo
TK-03	GSA JP Project 1 Tokutei Mokuteki Kaisha (TMK) Preferred Equity Securities	Preferred equity securities	(Lending Fee 4.0%)	1,562	0.6	HAKUSAN HOUSE	Bunkyo Ward, Tokyo
Total				2,846	1.0		

*1 Appraisal NOI yield is the ratio of appraisal NOI using the direct capitalization method to the acquisition price of the property in the real estate appraisal report, rounded to the second decimal place.
*2 Acquisition Price is rounded down to the nearest million yen.
*3 The base interest rate : JBA 3-month JPY TIBOR

Portfolio List (Asset to be acquired)

STAR ASIA Investment Corporation

< Properties etc.>

	Property name	Location	Acquisition Pric e*2 (mill)	Appraisal value (mill)	Appraisal NOI yield (%) *1
Hotel	KOKO HOTEL Nagoya Sakae	Nagoya City, Aichi	3,950	5,260	6.2
	KOKO HOTEL Sendai Station West	Sendai City, Miyagi	2,875	3,610	6.6
Total			6,825	8,870	6.4

< Mezzanine loan debt investment / Preferred equity security>

No.	Name of the security (asset overview)	Type	Interest rate *3	Acquisition Price (mill) *2	Underlying asset, etc.	
					Asset name	Location
MEZ-12	Star Asia Mezzanine Loan Debt Investment Series 12	Corporate bond	Base rate +5.0%	952	MONday Apart UENO SHINOKACHIMACHI	Taito Ward, Tokyo
					MONday Apart Premium ASAKUSA	Taito Ward, Tokyo
					MONday Apart Premium OSAKA NAMBA WEST	Osaka City, Osaka
					GRAND MONday GINZA	Chuo Ward, Tokyo
Total				952		

*1 Appraisal NOI yield is the ratio of appraisal NOI using the direct capitalization method to the acquisition price of the property in the real estate appraisal report, rounded to the second decimal place.

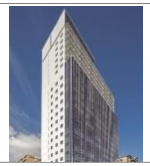
*2 Acquisition Price references to all monetary amounts have been rounded down to the nearest monetary unit described.

*3 The base interest rate : JBA 3-month yen TIBOR

Balance of Payments of Individual Properties (1)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	OFC-01		OFC-03		OFC-04		OFC-06		OFC-08		OFC-09	
Property name	Minami-Azabu Shibuya Building		Honmachibashi Tower		Nishi-Shinjuku Matsuya Building		Urban Center Shibuya East		Urban Center Yokohama West		Hakata-eki East Place	
												
Acquisition price	2,973 million yen		6,065 million yen		1,763 million yen		2,042 million yen		6,320 million yen		2,286 million yen	
Appraisal value	3,040 million yen		7,100 million yen		2,780 million yen		3,370 million yen		8,770 million yen		3,530 million yen	
Structure/Floors	SRC B1/7F		S・SRC B1/21F		SRC B1/9F		S 6F		S・SRC・RC B2/12F		SRC 9F	
Location	Minato Ward, Tokyo		Osaka City, Osaka		Shibuya Ward, Tokyo		Shibuya Ward, Tokyo		Yokohama City, Kanagawa		Fukuoka City, Fukuoka	
Lot area	766.11㎡		1,274.37㎡		589.94㎡		620.42㎡		1,906.86㎡		1,129.86㎡	
Total floor areas	4,137.21㎡		15,407.83㎡		5,117.80㎡		1,982.86㎡		12,353.83㎡		6,243.13㎡	
Construction completion	June 15, 1993		February 8, 2010		May 28, 1987		July 31, 1993		November 25, 1994		February 24, 1986	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	103,004	102,386	253,983	250,013	118,280	117,381	75,196	74,719	231,179	228,802	121,531	94,591
Lease business revenue	92,204	92,262	221,662	221,903	103,646	104,118	71,683	71,584	212,090	213,061	82,406	87,885
Other lease business revenue	10,800	10,124	32,321	28,110	14,633	13,262	3,513	3,134	19,088	15,740	39,124	6,706
Total operating expenses from real estate leasing	34,903	33,564	71,154	73,506	43,782	36,192	15,651	18,541	73,588	55,070	62,802	42,965
Management fee	7,574	7,140	15,609	16,181	6,872	6,887	5,631	5,689	15,374	14,808	7,828	7,918
Utilities expenses	7,827	7,112	31,005	26,500	12,579	10,255	3,049	2,719	20,884	19,026	7,058	7,283
Taxes and dues	4,469	4,461	20,258	20,431	3,396	3,426	4,877	4,848	16,497	17,019	8,274	8,944
Repair expenses	716	1,038	1,269	8,030	7,870	900	1,560	4,457	17,030	1,798	37,750	5,422
Trust fee	388	388	400	400	400	400	350	350	400	400	400	400
Insurance premium	206	203	673	661	232	228	90	88	652	642	312	307
Other expenses	13,719	13,221	1,938	1,300	12,430	14,095	91	388	2,749	1,374	1,178	12,689
NOI	68,101	68,821	182,828	176,507	74,498	81,188	59,545	56,177	157,590	173,732	58,729	51,626
Depreciation	14,205	14,200	47,051	49,275	12,244	12,189	4,092	4,713	35,219	36,215	14,239	14,496
Operating income (loss) from real estate leasing	53,896	54,621	135,777	127,231	62,253	68,999	55,452	51,464	122,371	137,516	44,489	37,129
Capital expenditures	550	-	57,313	50,416	5,061	-	10,875	27,196	64,601	2,931	7,939	27,854
NCF	67,551	68,821	125,515	126,090	69,436	81,188	48,670	28,981	92,989	170,800	50,790	23,771
Period-end book value (million yen)	2,933	2,918	5,501	5,502	1,801	1,789	2,085	2,107	6,292	6,259	2,417	2,431

Balance of Payments of Individual Properties (2)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	OFC-10		OFC-11		OFC-12		OFC-13		OFC-14		OFC-15	
Property name	Nihonbashi Hamacho Park Building		Amusement Media Gakuin Honkan		Higashi-Kobe Center Building		Urban Center Shibuya South		Urban Center Shinjuku		Urban Center Kanda Suda-cho	
Acquisition price	1,450 million yen		2,580 million yen		7,600 million yen		1,020 million yen		11,200 million yen		5,350 million yen	
Appraisal value	1,510 million yen		3,260 million yen		7,480 million yen		1,720 million yen		12,300 million yen		5,470 million yen	
Structure/Floors	SRC 11F		SRC・S B1/8F		S・SRC 14F		RC 7F		SRC B1/10F		SRC B1/10F	
Location	Chuo Ward, Tokyo		Shibuya Ward, Tokyo		Kobe City, Hyogo		Shibuya Ward, Tokyo		Shinjuku Ward, Tokyo		Chiyoda Ward, Tokyo	
Lot area	319.04㎡		433.21㎡		8,488.11㎡		203.43㎡		886.93㎡		590.72㎡	
Total floor areas	2,384.03㎡		1,892.18㎡		25,740.46㎡		913.71㎡		7,624.66㎡		4,994.70㎡	
Construction completion	July 13, 1992		November 2, 1994		January 6, 1992		January 25, 1999		March 31, 1989		October 28, 1991	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	52,089	52,089	(※)	(※)	323,265	321,906	(※)	(※)	245,559	252,534	135,196	130,224
Lease business revenue	52,089	52,089			288,285	290,676			227,092	236,285	128,204	124,500
Other lease business revenue	-	-			34,980	31,230			18,466	16,249	6,992	5,723
Total operating expenses from real estate leasing	18,587	19,572			127,838	120,927			64,287	64,593	42,624	41,843
Management fee	885	885			23,981	30,593			22,642	18,092	12,445	14,588
Utilities expenses	-	-			41,914	39,857			13,372	11,290	6,910	5,770
Taxes and dues	4,664	4,765			30,856	31,354			24,269	24,633	11,733	11,724
Repair expenses	3,462	-			11,127	7,060			2,678	2,996	10,597	4,503
Trust fee	400	400			400	400			350	350	350	350
Insurance premium	265	259			1,260	1,239			383	376	284	279
Other expenses	8,909	13,261			18,298	10,420			590	6,853	304	4,627
NOI	33,501	32,517	49,046	51,255	195,427	200,979	20,411	-2,214	181,271	187,941	92,572	88,380
Depreciation	3,137	3,137	4,907	5,101	62,885	64,582	1,805	1,805	23,159	23,679	10,254	11,132
Operating income (loss) from real estate leasing	30,364	29,379	44,139	46,154	132,542	136,397	18,605	-4,019	158,112	164,262	82,317	77,247
Capital expenditures	-	-	2,051	21,808	115,979	35,393	-	-	16,409	12,030	54,788	34,450
NCF	33,501	32,517	46,995	29,446	79,447	165,586	20,411	-2,214	164,862	175,910	37,784	53,929
Period-end book value (million yen)	1,439	1,436	2,570	2,587	8,261	8,231	1,030	1,028	11,425	11,414	5,382	5,405

(※)Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (3)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	OFC-16		OFC-17		OFC-18		OFC-19		OFC-20		OFC-21	
Property name	Urban Center Kanda Tsukasamachi		Takadanobaba Access		Azabu Amerex BLDG.		Hiei-Kudan BLDG.		Urban Center Shin-Yokohama		The Portal Akihabara	
Acquisition price	4,590 million yen		3,990 million yen		2,780 million yen		2,400 million yen		2,300 million yen		1,510 million yen	
Appraisal value	4,540 million yen		3,820 million yen		2,980 million yen		2,440 million yen		2,850 million yen		1,480 million yen	
Structure/Floors	SRC B1/8F		S・RC B1/14F		SRC B1/8F		SRC・S B1/11F		S・SRC B1/11F		SRC・S 8F	
Location	Chiyoda Ward, Tokyo		Shinjuku Ward, Tokyo		Minato Ward, Tokyo		Chiyoda Ward, Tokyo		Yokohama City, Kanagawa		Chiyoda Ward, Tokyo	
Lot area	709.52㎡		930.70㎡		601.71㎡		478.27㎡		700.59㎡		184.76㎡	
Total floor areas	4,629.27㎡		5,757.14㎡		2,909.80㎡		3,205.72㎡		5,356.99㎡		1,010.67㎡	
Construction completion	January 20, 1988		January 14, 1994		June 30, 1988		September 17, 1991		March 17, 1992		May 31, 2002	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	113,703	116,605	112,598	112,976	77,246	77,636	70,484	73,423	88,972	81,184	32,465	36,142
Lease business revenue	106,376	110,402	101,999	103,754	72,767	74,393	70,484	72,544	81,169	70,142	30,660	33,458
Other lease business revenue	7,326	6,203	10,599	9,222	4,478	3,243	-	879	7,803	11,042	1,805	2,684
Total operating expenses from real estate leasing	29,725	30,616	39,472	35,513	29,238	21,584	25,393	25,296	29,858	31,644	10,475	7,087
Management fee	10,284	12,607	13,185	13,168	7,135	7,331	3,582	3,618	8,290	8,115	2,827	2,822
Utilities expenses	7,689	6,606	10,901	9,106	4,005	3,148	27	27	7,899	6,241	1,685	1,717
Taxes and dues	8,324	8,447	9,780	9,909	8,714	8,892	7,382	7,385	8,297	8,328	1,695	1,697
Repair expenses	2,211	1,813	4,319	912	7,484	1,647	254	840	3,900	3,027	2,167	387
Trust fee	400	400	400	400	375	375	500	500	350	350	400	400
Insurance premium	274	270	296	291	142	140	259	255	254	250	53	52
Other expenses	539	472	589	1,725	1,381	48	13,387	12,668	865	5,331	1,647	10
NOI	83,978	85,988	73,125	77,462	48,007	56,052	45,091	48,127	59,114	49,540	21,989	29,055
Depreciation	14,051	14,281	13,585	13,987	4,643	5,122	4,095	4,122	18,090	18,365	4,122	4,122
Operating income (loss) from real estate leasing	69,926	71,707	59,540	63,475	43,363	50,929	40,995	44,005	41,024	31,175	17,867	24,933
Capital expenditures	-	16,206	11,283	1,161	35,649	543	1,633	2,403	7,027	13,189	-	-
NCF	83,978	69,782	61,842	76,301	12,357	55,508	43,457	45,723	52,086	36,350	21,989	29,055
Period-end book value (million yen)	4,698	4,700	4,020	4,007	2,823	2,818	2,375	2,374	2,517	2,511	1,493	1,489

Balance of Payments of Individual Properties (4)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	OFC-22		OFC-23		OFC-24	
Property name	Urban Center Tachikawa		Urban Center Hakata		Urban Center Fujisawa	
Acquisition price	1,804 million yen		2,870 million yen		2,054 million yen	
Appraisal value	2,300 million yen		3,290 million yen		2,210 million yen	
Structure/Floors	RC・S B1/6F		S 8F		SRC B1/8F	
Location	Tachikawa City, Tokyo		Fukuoka City, Fukuoka		Fujisawa City, Kanagawa	
Lot area	964.80㎡		656.72㎡		1,005.52㎡	
Total floor areas	4,659.20㎡		3,566.56㎡		4,392.71㎡	
Construction completion	May 30, 1990		August 27, 2020		April 9, 1991	
	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	65,961	72,697	87,136	86,396	84,638	81,664
Lease business revenue	60,793	67,457	80,817	80,882	75,418	73,975
Other lease business revenue	5,168	5,239	6,319	5,514	9,220	7,688
Total operating expenses from real estate leasing	23,493	17,297	20,569	18,937	27,788	18,045
Management fee	5,084	5,246	5,288	5,214	5,794	4,742
Utilities expenses	4,786	4,822	5,960	5,857	7,765	6,459
Taxes and dues	4,642	4,646	6,578	6,747	4,203	4,213
Repair expenses	5,527	1,726	1,704	338	8,960	1,716
Trust fee	400	400	400	400	400	400
Insurance premium	214	211	189	186	217	213
Other expenses	2,837	245	448	192	447	299
NOI	42,468	55,399	66,567	67,458	56,850	63,618
Depreciation	9,128	9,273	15,281	15,281	8,219	8,616
Operating income (loss) from real estate leasing	33,339	46,126	51,285	52,176	48,630	55,002
Capital expenditures	4,552	-	-	-	39,589	-
NCF	37,915	55,399	66,567	67,458	17,260	63,618
Period-end book value (million yen)	1,922	1,913	2,793	2,778	2,223	2,215

Balance of Payments of Individual Properties (5)

STAR ASIA Investment Corporation

Asset to be Transferred

(Unit : Thousand yen)

Asset no.	RTL-01		RTL-02		RTL-03		RTL-05		RTL-06		RTL-07	
Property name	La Park Kishiwada		Suroy Mall Chikushino		Seiyu Minakuchi		BAGUS Ikebukuro West		abeno nini (Retail)		Urban Forum Warabi	
Acquisition price	5,400 million yen		6,550 million yen		3,320 million yen		2,984 million yen		9,721 million yen		1,100 million yen	
Appraisal value	5,080 million yen		6,600 million yen		3,590 million yen		3,500 million yen		10,800 million yen		1,240 million yen	
Structure/Floors	RC・S 3F		S 1F other		S 4F		S・RC B2/8F		RC B2/24F		S 6F	
Location	Kishiwada City, Osaka		Chikushino City, Fukuoka		Koka City, Shiga		Toshima Ward, Tokyo		Osaka City, Osaka		Kawaguchi City, Saitama	
Lot area	39,779.74㎡		96,101.96㎡		19,917.56㎡		264.15㎡		649.97㎡		408.90㎡	
Total floor areas	65,663.02㎡		30,974.63㎡		31,829.71㎡		1,497.45㎡		5,003.52㎡		1,489.22㎡	
Construction completion	August 30, 1994		June 22, 2007		May 31, 1999		November 20, 1992		January 31, 2012		December 1, 2023	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	514,725	504,467	285,186	291,022	(※)	(※)	(※)	(※)	223,804	226,612	31,025	33,905
Lease business revenue	405,932	405,212	254,262	260,955					223,804	226,612	29,338	31,911
Other lease business revenue	108,792	99,255	30,923	30,066					-	-	1,687	1,994
Total operating expenses from real estate leasing	325,967	313,284	115,305	100,111					28,468	29,110	4,433	7,314
Management fee	113,042	118,610	27,563	29,703					1,200	1,300	2,539	2,768
Utilities expenses	139,039	125,246	35,520	31,359					-	-	1,465	1,812
Taxes and dues	43,324	43,495	21,926	23,341					8,620	8,762	8	2,143
Repair expenses	10,801	7,480	23,113	11,229					-	-	-	130
Trust fee	1,150	1,150	350	350					350	350	321	350
Insurance premium	1,538	1,512	808	795					220	247	64	69
Other expenses	17,071	15,788	6,022	3,330					18,077	18,449	33	40
NOI	188,758	191,183	169,880	190,910	122,738	128,857	56,521	59,710	195,335	197,502	26,591	26,591
Depreciation	34,778	35,276	25,490	26,433	28,598	28,598	2,397	2,425	16,639	16,928	5,284	5,284
Operating income (loss) from real estate leasing	153,980	155,907	144,389	164,477	94,139	100,258	54,123	57,285	178,696	180,573	21,307	21,307
Capital expenditures	14,217	21,438	36,251	12,476	-	-	766	2,453	-	-	-	-
NCF	174,541	169,745	133,628	178,433	122,738	128,857	55,754	57,257	195,335	197,502	26,591	26,591
Period-end book value (million yen)	5,559	5,545	6,429	6,415	3,174	3,146	2,995	2,995	9,522	9,748	1,116	1,111

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (6)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	RSC-01		RSC-02		RSC-07		RSC-08		RSC-10		RSC-11	
Property name	Urban Park Azabujuban		Urban Park Daikanyama		Urban Park Kashiwa		Urban Park Ryokuchi Koen		Urban Park Ichigao		Urban Park Gyotoku	
Acquisition price	2,045 million yen		6,315 million yen		1,186 million yen		1,550 million yen		1,810 million yen		1,430 million yen	
Appraisal value	2,990 million yen		10,400 million yen		1,250 million yen		1,750 million yen		2,220 million yen		1,620 million yen	
Structure/Floors	SRC B1/12F		RC B1/3F Other		SRC B1/8F		RC 8F Other		RC B1/8F		SRC 10F	
Location	Minato Ward, Tokyo		Shibuya Ward, Tokyo		Kashiwa City, Chiba		Suita City, Osaka		Yokohama City, Kanagawa		Ichikawa City, Chiba	
Lot area	417.67㎡		2,469.06㎡		1,597.85㎡		2,804.56㎡		1,758.84㎡		1,122.57㎡	
Total floor areas	2,564.94㎡		8,261.29㎡		4,243.71㎡		5,854.64㎡		5,243.85㎡		3,397.95㎡	
Construction completion	November 29, 1999		November 15, 1982 other		August 28, 1997		March 10,1989		July 10, 1998		March 24, 1995	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	62,073	61,370	200,613	195,238	38,509	40,895	61,931	61,819	58,591	59,060	45,128	45,727
Lease business revenue	59,474	59,151	186,196	188,102	37,873	39,218	59,434	57,948	56,715	56,175	40,954	42,372
Other lease business revenue	2,598	2,219	14,416	7,136	636	1,677	2,496	3,870	1,876	2,884	4,173	3,354
Total operating expenses from real estate leasing	14,075	11,702	44,759	43,486	7,958	9,617	26,636	20,032	16,521	15,673	14,920	12,389
Management fee	2,340	2,293	9,596	10,327	2,057	2,115	2,706	2,811	3,078	3,323	2,214	2,225
Utilities expenses	630	609	4,424	3,648	591	584	2,627	2,468	1,371	1,399	2,980	2,558
Taxes and dues	3,057	3,217	12,556	12,586	2,973	2,977	3,724	3,640	4,023	4,020	2,470	2,493
Repair expenses	4,171	3,380	7,855	6,819	563	2,180	15,445	8,182	5,825	4,671	5,241	3,843
Trust fee	350	350	350	350	350	350	350	350	400	400	400	400
Insurance premium	103	102	339	333	161	158	229	226	196	192	133	131
Other expenses	3,421	1,749	9,636	9,421	1,261	1,251	1,552	2,353	1,626	1,666	1,479	736
NOI	47,998	49,668	155,854	151,751	30,550	31,277	35,295	41,786	42,070	43,386	30,207	33,337
Depreciation	5,378	5,304	13,587	14,036	7,879	8,165	8,929	9,563	6,531	7,113	4,854	4,959
Operating income (loss) from real estate leasing	42,619	44,363	142,267	137,714	22,670	23,111	26,366	32,222	35,538	36,272	25,352	28,378
Capital expenditures	142	4,754	4,337	42,379	12,296	531	66,600	1,790	5,638	38,950	3,196	4,892
NCF	47,855	44,913	151,517	109,372	18,254	30,746	-31,305	39,996	36,431	4,436	27,011	28,445
Period-end book value (million yen)	2,059	2,058	6,307	6,335	1,200	1,193	1,622	1,614	1,912	1,944	1,500	1,500

Balance of Payments of Individual Properties (7)

STAR ASIA Investment Corporation

Asset to be Transferred | Sold

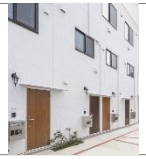
(Unit : Thousand yen)

Asset no.	RSC-12		RSC-13		RSC-14		RSC-15		RSC-16		RSC-17	
Property name	Shiroi Logiman		Urban Park Sekime		Urban Park Imazato		Urban Park Yoyogi		Urban Park Tokiwadai Koen		Urban Park Mitsuike Koen	
Acquisition price	2,470 million yen		2,150 million yen		993 million yen		1,740 million yen		3,506 million yen		3,160 million yen	
Appraisal value	2,570 million yen		2,520 million yen		—		2,040 million yen		4,410 million yen		3,900 million yen	
Structure/Floors	RC 13F		SRC 15F		RC 10F		RC 8F		RC 7F other		RC 6F other	
Location	Shiroi City, Chiba		Osaka City, Osaka		Osaka City, Osaka		Shibuya Ward, Tokyo		Yokohama City, Kanagawa		Yokohama City, Kanagawa	
Lot area	11,485.06㎡		2,346.39㎡		1,803.70㎡		464.09㎡		12,544.61㎡		10,216.95㎡	
Total floor areas	22,448.08㎡		8,190.11㎡		4,862.83㎡		1,418.03㎡		15,708.08㎡		10,918.37㎡	
Construction completion	May 9, 1995		August 18, 1989		December 20, 1991		September 4, 2017		Feb 17, 1994		March 24, 1992	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	144,718	147,641	90,027	90,977	40,420	26,888	43,130	43,336	152,006	155,332	134,540	134,604
Lease business revenue	136,329	140,654	86,909	88,272	40,199	26,717	42,422	42,587	146,407	147,839	127,165	128,146
Other lease business revenue	8,389	6,987	3,118	2,704	221	170	708	748	5,599	7,493	7,374	6,457
Total operating expenses from real estate leasing	73,589	73,399	36,487	27,147	13,883	9,217	8,849	6,921	36,006	54,058	40,028	40,987
Management fee	6,141	6,369	9,875	9,873	3,969	2,513	2,355	2,437	12,494	14,144	11,408	11,685
Utilities expenses	78	44	2,542	2,564	286	185	343	335	1,859	1,578	1,127	1,080
Taxes and dues	13,880	13,873	5,320	5,301	3,212	2,659	2,026	2,010	10,944	10,989	8,802	8,792
Repair expenses	17,613	17,902	14,575	6,858	4,962	3,168	1,280	621	6,502	20,510	11,757	11,666
Trust fee	750	750	375	375	375	247	400	400	400	400	400	400
Insurance premium	1,097	1,077	382	375	192	147	71	70	559	550	446	439
Other expenses	34,029	33,382	3,415	1,800	884	295	2,371	1,046	3,245	5,884	6,086	6,923
NOI	71,128	74,241	53,540	63,829	26,537	17,671	34,281	36,415	116,000	101,273	94,511	93,616
Depreciation	19,475	19,504	14,333	14,596	5,883	4,027	4,393	4,393	15,862	16,215	13,242	13,377
Operating income (loss) from real estate leasing	51,652	54,737	39,206	49,232	20,654	13,643	29,887	32,021	100,138	85,058	81,269	80,239
Capital expenditures	-	444	5,027	7,562	6,101	-	-	-	6,005	16,261	6,003	3,286
NCF	71,128	73,796	48,513	56,267	20,436	17,671	34,281	36,415	109,994	85,012	88,507	90,329
Period-end book value (million yen)	2,304	2,285	2,168	2,161	963	-	1,700	1,696	3,618	3,618	3,256	3,246

Balance of Payments of Individual Properties (8)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	RSC-18		RSC-19		RSC-20		RSC-21		RSC-22		RSC-23	
Property name	Urban Park Ryogoku		Urban Park Mizonokuchi		Urban Park Miyamaedaira		Urban Park Tsurumi		Urban Park Mitaka		Urban Park Kamata Minami Ⅰ	
												
Acquisition price	1,115 million yen		2,019 million yen		1,060 million yen		1,113 million yen		743 million yen		641 million yen	
Appraisal value	1,450 million yen		2,130 million yen		1,270 million yen		1,230 million yen		980 million yen		914 million yen	
Structure/Floors	SRC 9F		RC B1/5F		S 3F		RC 6F		S 3F		RC 5F	
Location	Sumida Ward, Tokyo		Kawasaki City, Kanagawa		Kawasaki City, Kanagawa		Yokohama City, Kanagawa		Mitaka City, Tokyo		Ota Ward, Tokyo	
Lot area	669.98㎡		2,624.51㎡		1,239.53㎡		2,172.70㎡		947.92㎡		502.47㎡	
Total floor areas	2,351.42㎡		5,029.52㎡		2,039.17㎡		3,169.13㎡		1,180.02㎡		1,239.35㎡	
Construction completion	October 31, 1997		August 23, 1988		June 10, 2021		February 17, 1994		June 8, 2023		September 29, 2022	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	37,817	39,588	67,049	67,643	33,030	36,305	(※)	(※)	16,285	17,992	23,201	23,727
Lease business revenue	37,025	38,066	64,193	62,806	32,035	32,993			16,038	16,430	21,740	22,421
Other lease business revenue	792	1,521	2,855	4,836	995	3,311			247	1,562	1,461	1,305
Total operating expenses from real estate leasing	8,760	9,294	15,467	21,804	7,832	8,481			4,288	6,683	6,235	6,322
Management fee	2,591	2,713	4,424	5,229	1,735	1,528			755	664	1,285	1,304
Utilities expenses	432	411	669	657	55	53			66	77	213	203
Taxes and dues	1,907	1,932	3,559	3,565	1,554	1,565			697	703	1,148	1,148
Repair expenses	2,673	2,780	2,822	8,475	1,770	1,454			23	3,348	778	477
Trust fee	400	400	400	400	400	400			350	350	350	350
Insurance premium	116	114	229	225	79	77			52	51	54	53
Other expenses	638	941	3,361	3,250	2,238	3,402			2,342	1,488	2,406	2,785
NOI	29,057	30,294	51,582	45,839	25,197	27,823	29,625	27,036	11,997	11,309	16,965	17,404
Depreciation	2,699	2,752	8,113	8,154	4,533	4,533	2,957	3,080	3,443	3,460	3,322	3,322
Operating income (loss) from real estate leasing	26,358	27,541	43,468	37,684	20,664	23,290	26,667	23,955	8,554	7,848	13,643	14,082
Capital expenditures	367	1,520	1,587	512	-	-	8,234	-	606	-	-	-
NCF	28,689	28,773	49,994	45,326	25,197	27,823	21,390	27,036	11,390	11,309	16,965	17,404
Period-end book value (million yen)	1,141	1,139	2,113	2,105	1,078	1,073	1,148	1,145	772	769	671	667

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (9)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	RSC-24		RSC-25	
Property name	Urban Park Kamata Minami Ⅱ		Urban Park Umejima	
Acquisition price	1,375 million yen		1,032 million yen	
Appraisal value	1,790 million yen		1,230 million yen	
Structure/Floors	RC 6F		RC 5F	
Location	Ota Ward, Tokyo		Adachi Ward, Tokyo	
Lot area	1,031.39㎡		770.36㎡	
Total floor areas	2,260.91㎡		1,785.40㎡	
Construction completion	September 25, 2023		October 23, 2023	
	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	45,248	45,644	28,622	29,230
Lease business revenue	45,186	45,551	28,622	28,991
Other lease business revenue	62	93	-	239
Total operating expenses from real estate leasing	8,804	9,302	4,760	5,801
Management fee	2,574	2,574	1,694	1,699
Utilities expenses	355	338	274	263
Taxes and dues	2,676	2,675	1,767	1,769
Repair expenses	66	301	206	265
Trust fee	350	350	350	350
Insurance premium	98	96	72	71
Other expenses	2,683	2,965	395	1,382
NOI	36,444	36,342	23,862	23,428
Depreciation	6,858	6,858	5,208	5,208
Operating income (loss) from real estate leasing	29,585	29,483	18,653	18,220
Capital expenditures	-	-	-	-
NCF	36,444	36,342	23,862	23,428
Period-end book value (million yen)	1,439	1,433	1,083	1,078

Balance of Payments of Individual Properties (10)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	LGC-01		LGC-02		LGC-03		LGC-04		LGC-05		LGC-07	
Property name	Iwatsuki Logistics		Yokohama Logistics		Funabashi Logistics		Baraki Logistics		Tokorozawa Logistics		Funabashi Nishiura Logistics Ⅱ	
Acquisition price	6,942 million yen		3,560 million yen		7,875 million yen		4,700 million yen		1,300 million yen		821 million yen	
Appraisal value	8,120 million yen		4,150 million yen		8,750 million yen		5,230 million yen		1,680 million yen		911 million yen	
Structure/Floors	S 5F		RC 8F		S 8F other		RC・S 5F		S 2F		S 4F other	
Location	Saitama City, Saitama		Yokohama City, Kanagawa		Funabashi City, Chiba		Ichikawa City, Chiba		Tokorozawa City, Saitama		Funabashi City, Chiba	
Lot area	15,623.14㎡		10,565.95㎡		19,858.00㎡		6,242.76㎡		8,645.63㎡		3,964.00㎡	
Total floor areas	29,729.72㎡		18,387.89㎡		38,871.45㎡		12,471.50㎡		5,994.75㎡		6,316.32㎡	
Construction completion	October 29, 2014		October 1, 1994		September 25, 1992 other		August 14, 2015		April 30, 1999		March. 20, 1991	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	206,673	210,473	(※)	(※)	275,767	270,455	(※)	(※)	(※)	(※)	(※)	(※)
Lease business revenue	190,166	197,572			253,414	254,145						
Other lease business revenue	16,507	12,900			22,353	16,309						
Total operating expenses from real estate leasing	41,909	37,659			65,274	64,366						
Management fee	6,400	6,562			13,629	14,768						
Utilities expenses	16,507	12,900			22,643	16,589						
Taxes and dues	13,476	13,561			21,077	21,919						
Repair expenses	2,155	1,173			6,021	9,676						
Trust fee	350	350			400	400						
Insurance premium	466	458			690	767						
Other expenses	2,552	2,652			810	245						
NOI	164,764	172,814	96,469	96,913	210,493	206,088	98,013	98,848	33,372	-52,133	27,289	30,023
Depreciation	47,332	47,473	22,562	23,050	33,322	35,080	15,961	16,192	6,157	8,116	4,953	5,013
Operating income (loss) from real estate leasing	117,432	125,340	73,907	73,863	177,171	171,007	82,051	82,655	27,214	-60,249	22,335	25,009
Capital expenditures	17,325	3,718	20,929	10,365	39,069	56,911	5,460	6,529	6,651	61,505	5,998	-
NCF	147,439	169,095	75,540	86,547	171,424	149,177	92,553	92,318	26,721	-113,638	21,291	30,023
Period-end book value (million yen)	6,217	6,173	3,655	3,642	7,748	7,769	4,511	4,501	1,333	1,386	842	837

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (11)

STARASIA Investment Corporation

(Unit : Thousand yen)

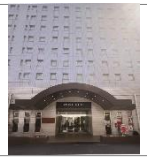
Asset no.	LGC-08		LGC-09	
Property name	Matsubushi Logistics		Funabashi Hi-Tech Park Factory Ⅰ	
Acquisition price	2,755 million yen		1,997 million yen	
Appraisal value	3,310 million yen		2,180 million yen	
Structure/Floors	RC 3F		S 2F	
Location	Kitakatsushika-gun, Saitama		Funabashi City, Chiba	
Lot area	11,580.65㎡		13,420.44㎡	
Total floor areas	19,833.47㎡		8,598.11㎡	
Construction completion	March 31, 1997		May 19, 2003 other	
	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	(※)	(※)	(※)	(※)
Lease business revenue				
Other lease business revenue				
Total operating expenses from real estate leasing				
Management fee				
Utilities expenses				
Taxes and dues				
Repair expenses				
Trust fee				
Insurance premium				
Other expenses				
NOI	76,661	72,098	68,661	67,892
Depreciation	22,259	23,204	10,011	10,280
Operating income (loss) from real estate leasing	54,401	48,894	58,649	57,611
Capital expenditures	49,306	79,725	9,093	2,266
NCF	27,355	-7,626	59,568	65,626
Period-end book value (million yen)	2,775	2,832	1,953	1,945

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (12)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	HTL-01		HTL-03		HTL-04		HTL-05		HTL-06		HTL-07	
Property name	Washington R&B Hotel Umeda East		KOKO HOTEL Tokyo Nishikasai		KOKO HOTEL Yokohama Tsurumi		The BREAKFAST HOTEL Fukuoka Tenjin		GLANSIT AKIHABARA		REMBRANDT STYLE TOKYO NISHIKASAI GRANDE	
												
Acquisition price	2,069 million yen		3,827 million yen		3,248 million yen		1,970 million yen		2,500 million yen		3,180 million yen	
Appraisal value	2,440 million yen		3,810 million yen		3,160 million yen		2,180 million yen		2,440 million yen		3,120 million yen	
Structure/Floors	RC 9F		SRC B1/9F		SRC B1/9F		RC 10F		S・SRC B1/10F		S 8F	
Location	Osaka City, Osaka		Edogawa Ward, Tokyo		Yokohama City, Kanagawa		Fukuoka City, Fukuoka		Chiyoda Ward, Tokyo		Edogawa Ward, Tokyo	
Lot area	730.26㎡		1,418.00㎡		782.66㎡		543.94㎡		167.74㎡		657.00㎡	
Total floor areas	3,945.65㎡		5,293.88㎡		4,686.09㎡		2,281.49㎡		1,081.97㎡		2,755.19㎡	
Construction completion	October 20, 2000		March 19, 1991		September 21, 1987		February 20, 2017		September 20, 2017		February 7, 2017	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	65,212	67,814	84,600	101,054	80,400	77,041	(※)	(※)	(※)	(※)	70,002	70,202
Lease business revenue	65,212	67,814	84,600	101,054	80,400	77,041					70,002	70,202
Other lease business revenue	-	-	-	-	-	-					-	-
Total operating expenses from real estate leasing	9,012	14,008	10,990	36,220	8,523	22,127					8,226	6,871
Management fee	742	742	1,200	2,449	1,343	2,938					990	990
Utilities expenses	2	1	-	-	-	-					-	-
Taxes and dues	5,632	5,626	8,883	9,084	4,501	4,667					5,316	5,309
Repair expenses	2,053	1,597	195	21,735	2,072	13,492					1,373	28
Trust fee	350	350	400	800	400	800					400	400
Insurance premium	208	204	288	284	183	180					123	121
Other expenses	23	5,486	23	1,866	23	48					22	22
NOI	56,200	53,805	73,609	64,834	71,876	54,914	65,307	41,909	48,759	48,564	61,775	63,330
Depreciation	10,870	13,343	16,199	17,621	13,451	13,791	8,662	8,662	4,643	4,643	10,857	10,870
Operating income (loss) from real estate leasing	45,329	40,462	57,410	47,212	58,424	41,122	56,644	33,247	44,116	43,921	50,918	52,460
Capital expenditures	-	97,027	1,225	119,441	346	30,059	-	-	-	-	-	752
NCF	56,200	-43,221	72,383	-54,607	71,530	24,854	65,307	41,909	48,759	48,564	61,775	62,578
Period-end book value (million yen)	2,059	2,137	3,837	3,939	3,165	3,181	1,879	1,870	2,462	2,457	3,067	3,057

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (13)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

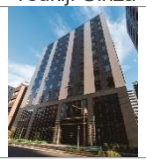
Asset no.	HTL-08		HTL-09		HTL-10		HTL-11		HTL-12		HTL-13	
Property name	KOKO HOTEL Osaka Namba Ebisucho		abeno nini (Hotel)		KOKO HOTEL Ginza 1-chome		KOKO HOTEL Sapporo Ekimae		KOKO HOTEL Fukuoka Tenjin		KOKO HOTEL Hiroshima Ekimae	
Acquisition price	2,000 million yen		3,600 million yen		17,800 million yen		6,700 million yen		5,000 million yen		4,100 million yen	
Appraisal value	1,890 million yen		4,020 million yen		24,600 million yen		8,330 million yen		6,370 million yen		4,630 million yen	
Structure/Floors	RC 9F		RC B2/24F		S・SRC B1/12F		S B1/12F		RC 14F		S・RC B1/14F	
Location	Osaka City, Osaka		Osaka City, Osaka		Chuo Ward, Tokyo		Sapporo City, Hokkaido		Fukuoka City, Fukuoka		Hiroshima City, Hiroshima	
Lot area	335.31㎡		586.44㎡		848.78㎡		734.34㎡		752.89㎡		534.09㎡	
Total floor areas	2,061.38㎡		7,764.81㎡		7,299.11㎡		5,886.67㎡		4,404.91㎡		5,370.75㎡	
Construction completion	April 7, 2017		January 31, 2012		October 29, 2014		October 20, 2015		Augst 20, 2007		December 17, 2019	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	59,448	91,872	(※)	(※)	629,996	642,593	243,734	285,837	171,666	176,351	144,942	146,452
Lease business revenue	59,448	91,872			629,996	642,593	243,734	285,837	171,666	176,351	144,942	146,452
Other lease business revenue	-	-			-	-	-	-	-	-	-	-
Total operating expenses from real estate leasing	5,694	5,922			38,870	39,969	41,582	20,006	29,255	17,106	13,249	16,182
Management fee	900	900			2,020	720	660	1,350	1,420	720	960	720
Utilities expenses	-	-			-	-	-	-	-	-	-	-
Taxes and dues	3,413	3,518			30,805	30,807	13,877	14,482	12,942	13,846	11,509	11,483
Repair expenses	435	216			3,486	5,667	25,695	3,402	14,213	1,863	-	2,009
Trust fee	350	350			400	400	400	400	400	400	400	400
Insurance premium	87	86			448	441	352	347	258	254	306	301
Other expenses	508	851			1,709	1,933	596	24	20	22	72	1,268
NOI	53,753	85,950	58,125	58,095	591,126	602,623	202,152	265,830	142,411	159,244	131,693	130,269
Depreciation	8,750	8,761	6,892	6,929	25,441	27,947	30,580	30,833	7,757	7,882	33,563	33,563
Operating income (loss) from real estate leasing	45,003	77,189	51,232	51,165	565,684	574,676	171,572	234,997	134,653	151,362	98,129	96,706
Capital expenditures	-	653	1,298	-	52,407	33,104	7,135	10,121	-	18,352	-	-
NCF	53,753	85,297	56,826	58,095	538,718	569,519	195,017	255,709	142,411	140,892	131,693	130,269
Period-end book value (million yen)	1,909	1,901	3,618	3,611	17,916	17,921	6,677	6,657	5,018	5,028	4,039	4,005

(*) Not disclosed as consent for disclosure has not been obtained from the tenant.

Balance of Payments of Individual Properties (14)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	HTL-14		HTL-15		HTL-16		HTL-17		HTL-18		HTL-19	
Property name	KOKO HOTEL Kagoshima Tenmonkan		KOKO HOTEL Sapporo Odori		Best Western Plus Fukuoka Tenjin-minami		KOKO HOTEL Tsukiji Ginza		KOKO HOTEL Residence Asakusa Kappabashi		KOKO HOTEL Residence Asakusa Tawaramachi	
												
Acquisition price	3,800 million yen		4,200 million yen		3,800 million yen		17,000 million yen		4,300 million yen		5,900 million yen	
Appraisal value	3,670 million yen		4,830 million yen		5,590 million yen		21,200 million yen		5,520 million yen		7,460 million yen	
Structure/Floors	S 13F		RC 10F		S 13F		S 11F		S 12F		S 11F	
Location	Kagoshima City, Kagoshima		Sapporo City, Hokkaido		Fukuoka City, Fukuoka		Chuo Ward, Tokyo		Taito Ward, Tokyo		Taito Ward, Tokyo	
Lot area	882.69㎡		626.34㎡		1,788.92㎡		829.96㎡		261.16㎡		296.66㎡	
Total floor areas	4,622.48㎡		3,854.01㎡		7,322.03㎡		6,086.48㎡		1,608.74㎡		2,226.57㎡	
Construction completion	April 19, 2019		June 9, 2020		April 3, 2020		December 15, 2020		November 27, 2020		November 22, 2021	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	81,409	66,621	137,919	165,419	264,394	257,220	454,663	503,586	114,391	133,377	159,247	183,540
Lease business revenue	81,409	66,621	137,919	165,419	264,394	257,220	454,663	503,586	114,391	133,377	159,247	183,540
Other lease business revenue	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expenses from real estate leasing	10,352	10,750	13,807	10,598	57,507	62,205	1,515	19,274	1,190	4,794	1,221	6,274
Management fee	720	720	720	720	720	720	759	900	759	900	759	900
Utilities expenses	-	-	-	-	-	-	-	-	-	-	-	-
Taxes and dues	8,949	8,909	8,781	9,089	9,696	9,696	9	14,900	8	3,315	8	4,828
Repair expenses	-	442	3,662	45	-	4,586	1	62	1	-	1	-
Trust fee	400	400	400	400	400	400	358	425	337	400	337	400
Insurance premium	262	257	220	216	416	409	381	445	76	89	107	125
Other expenses	21	21	22	126	46,274	46,392	5	2,540	7	89	7	20
NOI	71,056	55,870	124,112	154,820	206,886	195,014	453,147	484,312	113,201	128,582	158,025	177,265
Depreciation	39,251	39,251	21,432	21,463	52,052	52,052	37,562	37,567	16,312	16,314	19,871	19,873
Operating income (loss) from real estate leasing	31,805	16,619	102,679	133,357	154,834	142,962	415,584	446,745	96,888	112,268	138,153	157,392
Capital expenditures	-	-	428	354	-	-	218	437	208	-	208	-
NCF	71,056	55,870	123,683	154,466	206,886	195,014	452,928	483,874	112,992	128,582	157,816	177,265
Period-end book value (million yen)	3,754	3,715	4,175	4,154	3,783	3,731	17,065	17,028	4,314	4,298	5,920	5,900

Balance of Payments of Individual Properties (15)

STAR ASIA Investment Corporation

(Unit : Thousand yen)

Asset no.	HTL-20	
Property name	KOKO HOTEL Osaka Shinsaibashi	
Acquisition price	7,500 million yen	
Appraisal value	8,170 million yen	
Structure/Floors	S・SRC B1/10F	
Location	Osaka City, Osaka	
Lot area	1,636.96㎡	
Total floor areas	8,881.68㎡	
Construction completion	April 19, 2005	
	FP18	FP19
Total operating revenue from real estate leasing	197,999	286,967
Lease business revenue	197,999	286,967
Other lease business revenue	-	-
Total operating expenses from real estate leasing	1,582	27,703
Management fee	759	900
Utilities expenses	-	-
Taxes and dues	9	18,722
Repair expenses	1	6,965
Trust fee	337	400
Insurance premium	468	546
Other expenses	6	168
NOI	196,417	259,263
Depreciation	16,598	16,740
Operating income (loss) from real estate leasing	179,818	242,523
Capital expenditures	218	23,810
NCF	196,198	235,453
Period-end book value (million yen)	7,521	7,528

Balance of Payments of Individual Properties(16)

Total operating revenue from real estate leasing by asset types (FP19)

STAR ASIA Investment Corporation

(unit：thousand yen)

	Office OFC		Retail RTL		Residence RSC		Logistics LGC		Hotel HTL		Total	
	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19	FP18	FP19
Total operating revenue from real estate leasing	2,479,858	2,438,685	1,280,778	1,282,045	1,368,122	1,358,651	979,748	948,680	3,176,426	3,446,267	9,284,934	9,474,330
Lease business revenue	2,241,972	2,252,752	1,139,375	1,150,729	1,309,989	1,300,076	925,537	906,467	3,176,426	3,446,267	8,793,301	9,056,293
Other lease business revenue	237,885	185,933	141,403	131,315	58,133	58,575	54,211	42,212	-	-	491,633	418,037
Total operating expenses from real estate leasing	809,141	739,068	520,952	487,289	398,625	400,917	204,022	256,135	294,995	361,760	2,227,737	2,245,170
Management fee	182,494	188,467	146,805	154,841	86,325	89,476	35,336	36,472	17,814	19,702	468,776	488,960
Utilities expenses	200,459	177,783	176,026	158,418	21,584	19,481	54,501	43,305	2	1	452,575	398,990
Taxes and dues	195,749	198,849	88,120	91,950	89,887	88,454	76,616	78,311	146,442	190,129	596,816	647,695
Repair expenses	132,906	49,335	45,519	21,183	104,781	108,360	25,097	64,999	53,551	62,115	361,856	305,994
Trust fee	8,263	8,363	3,071	3,100	7,969	7,772	3,000	3,000	7,209	8,225	29,513	30,460
Insurance premium	6,425	6,318	3,391	3,372	4,781	4,622	2,513	2,678	4,814	4,893	21,927	21,886
Other expenses	82,842	109,951	58,017	54,421	83,294	82,748	6,957	27,367	65,160	76,692	296,271	351,182
NOI	1,670,716	1,699,616	759,826	794,756	969,497	957,734	775,726	692,545	2,881,430	3,084,506	7,057,197	7,229,160
Depreciation	324,419	333,701	113,189	114,946	160,173	158,630	162,561	168,412	382,245	388,112	1,142,591	1,163,803
Operating income (loss) from real estate leasing	1,346,296	1,365,915	646,636	679,810	809,323	799,104	613,164	524,133	2,499,184	2,696,393	5,914,606	6,065,356
Capital expenditures	435,305	245,587	51,235	36,368	126,144	122,887	153,833	221,021	63,697	334,114	830,216	959,978
NCF	1,235,411	1,454,029	708,590	758,388	843,352	834,847	621,893	471,523	2,817,733	2,750,392	6,226,981	6,269,181
Period-end book value (million yen)	76,011	75,923	28,799	28,963	38,062	37,066	29,036	29,088	102,187	102,128	274,097	273,171

8. Note

STAR ASIA Investment Corporation

P.20 (note 1) “Average building age” is the weighted average calculated by dividing the building age of each property.
* Building age” refers to, except for “Urban Park Daikanyama”, the period commencing on the date of completion of construction (based on the date of completion of construction of the principal building as registered in the registry of real estates) to January 31, 2024. As for “Urban Park Daikanyama”, which consists of two buildings, “building age” refers to the period commencing on the date of completion of the older building and ends on respective date.

P.20 (note 2) “Average appraisal NOI Yield” is the average ratio of appraisal NOI using the direct capitalization method to the acquisition price of the property in the real estate appraisal report, rounded to the second decimal place. Preferred securities and mezzanine loan debts are excluded from calculation of “Average appraisal NOI yields”.

P.20 (note 3) “Average post-depreciation appraisal NOI yield” is the ratio of total appraisal NOI (Net Operating Income) values of the assets held by SAR at the end of each period using the direct capitalization method, given in the respective real estate appraisal reports of each property, minus the actual annualized depreciation expenses of such assets for each period, to the total acquisition price of all such assets, all rounded to the first decimal place. Preferred securities and mezzanine loan debts are excluded from calculation of “Average appraisal NOI yields”.

P.37 (note 1) “GRESB Real Estate Assessment” benchmarks ESG performance based on multiple factors and gives participants a five-grade relative evaluation. GRESB is the name of the organization which provides annual benchmarking assessments to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds. It was founded in 2009 by a group of major European pension funds who played leading roles in launching the Principles for Responsible Investment (PRI).

P.39 (note 1) The ratio of assets obtaining environmental certification is calculated by dividing the total floor area of assets which are environmentally certified as of July 31, 2025 by the total floor area of assets.

P.39 (note 2) “BELS Evaluation Certification” is a third-party evaluation framework to assess energy saving performance of buildings based on criteria stipulated by the Ministry of Land, Infrastructure, Transport and Tourism.

P.39 (note 3) CASBEE Real Estate Certification integrates multiple assessment methods including CASBEE’s real estate assessment system, which SAR was assessed. 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, the assessment results are granted under one of four ranks: Rank S, Rank A, Rank B+, and Rank B. The same shall apply hereinafter.

P.39 (note 4) The certification is limited to the expansion building.

P.39 (note 5) “Urban Park Miyamaedaira” consists of two buildings (“Urban Park Miyamaedaira EAST” and “Urban Park Miyamaedaira WEST”) and each of them received certification.

P.39 (note 6) “Green lease contracts” indicates the lease contracts stating that the lessor and the tenant jointly determine rules including reduction of environmental burdens such as energy saving of properties and improvement of working environment by concluding contracts, memorandums, etc., and implement such rules.

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