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For Immediate Release

Real Estate Investment Trust Securities Issuer  
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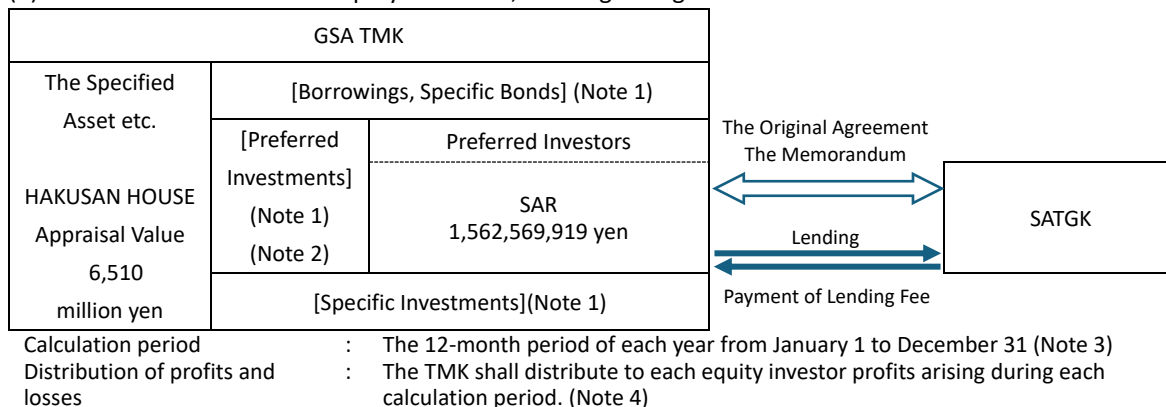
### Notice Concerning the Extension of Lending of Assets (Preferred Equity Securities)

As announced in the "Notice Concerning Acquisition and Lending of Assets (Preferred Equity Securities)" dated June 22, 2023, Star Asia Investment Corporation ("SAR") holds a portion of the preferred equity securities (the "Preferred Equity Securities") issued by GSAJP Project 1 Tokutei Mokuteki Kaisha ("GSA TMK") which holds trust beneficial interest for which the entrusted asset is HAKUSAN HOUSE (the "Property"). With respect to the Preferred Equity Securities, SAR is receiving a lending fee pursuant to an "Agreement on Lending Transaction of Preferred Equity Securities" (the "Original Agreement") signed with Star Asia Tatemono Godo Kaisha ("SATGK").

Given the expiration of the lending period under the Original Agreement, Star Asia Investment Management Co., Ltd. (the "Asset Manager") to which Star Asia Investment Corporation ("SAR") entrusts the management of its assets today announces of its decision to enter into a "Memorandum of Lending Transaction of Preferred Equity Securities" (the "Memorandum") with SATGK to extend the term of the Original Agreement.

SATGK, the counterparty to the Memorandum, does not fall under interested persons, etc. as defined in Article 201 Paragraph 1 of the Act on Investment Trusts and Investment Corporations and Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations; however, it falls under interested parties as defined under the Asset Manager's "Rules of Transactions with Interested Parties" which are self-imposed rules stipulating countermeasures for conflict of interest related to SAR's asset management. Upon making the decisions for the Memorandum, the Asset Manager has taken procedures for deliberation and approval by resolution in accordance with laws and regulations and such rules.

#### 1. Overview of the Preferred Equity Securities, the Original Agreement and the Memorandum (1) Structure of the Preferred Equity Securities, the Original Agreement and the Memorandum



- (Note 1) Names are not disclosed, as consents for disclosures have not been obtained from the lenders, other preferred equity investors, and specified investors.
- (Note 2) Along with the acquisition of the Preferred Equity Securities by SAR, with respect to such Preferred Equity Securities to be held, a preferred equity investors' agreement has been signed which provides for certain restrictions on assignment of the Preferred Equity Securities.
- (Note 3) Regardless of the calculation period, SAR shall receive payment of the lending fee on each lending fee payment date described below "(3) Overview of the Original Agreement and the Memorandum".
- (Note 4) The SATGK shall receive distribution of profit and losses as described below "(3) Overview of the Original Agreement and the Memorandum".

## (2) Structure of the Preferred Equity Securities

- |    |  |   |   |
|----|--|---|---|
| a) | Type of acquired asset   | : | Preferred equity securities issued by GSA TMK which holds trust beneficial interests of a trust where real estate is the entrusted asset (Note) |
| b) | Name of acquired asset   | : | GSA JP Project 1 Tokutei Mokuteki Kaisha Preferred Equity Securities  |
| c) | Real estate in trust   | : | HAKUSAN HOUSE   |
| d) | Acquired number of units   | : | 13,328,342 units  |
| e) | Acquisition value  | : | 1,562,569,919 yen   |
| f) | Signing date of the Preferred Equity Securities assignment agreement | : | June 23, 2023   |

(Note) The Preferred Equity Securities fall under "real estate related assets".

For details, please refer to "Notice Concerning Acquisition and Lending of Assets (Preferred Equity Securities)" dated June 22, 2023.

## (3) Overview of the Original Agreement and the Memorandum

Borrower	Star Asia Tatemono Godo Kaisha
Main contents	SAR shall lend to SATGK all of the Preferred Equity Securities which it acquires during the lending period (as defined below), and receive each month a lending fee for the lending transaction in amounts calculated based on the formula described below. During the lending period, dividends paid on the Preferred Equity Securities shall be received by SATGK.
Lending Fee	The monthly lending fee shall be calculated based on the formula below. Any fractions of one yen which arise as a result of the calculation shall be rounded up to the nearest yen. Lending fee = acquisition price of the Preferred Equity Securities × lending fee rate (4%) × actual number of days (one end putting) / 365
Lending period stated in the Memorandum	From June 23, 2025 to June 30, 2026 Provided, however, in the case where SAR and SATGK do not notify the contract counterparty otherwise, this agreement will be automatically extended for one year, and the same applies thereafter.
Signing date of the Memorandum	June 23, 2025
Lending fee payment date	Lending fees are to be calculated as of the end of June and December each year, and is to be paid at the end of the immediately following month.
Others	(1) In the case where SAR additionally acquires the Preferred Equity Securities within the lending period, SAR shall lend the number of such additional acquisitions of Preferred Equity Securities to SATGK in the same manner. (2) With respect to the Original Agreement and the Memorandum, a funding guarantee agreement has been signed which sets forth that if it becomes difficult or impossible for SATGK to pay the lending fees as they come due for payment, Star Asia Finance LLC who is a member of the Star Asia Group shall provide funds to SATGK.

## 2. Reason for the signing of the Memorandum

The Property is a next-generation type student residence which is new to Japan, developed under the collaboration of Star Asia Group with GSA Group which is engaged in development of student residences worldwide.

The Property is located in a highly convenient area where there are multiple universities nearby, and is featured by facilities (such as common-use open space, common-use kitchen, etc.) as well as operations (holding events for residents etc.) which promote interaction among the international students entering the residence and Japanese students.

Although the number of international exchange students entering the Property which decreased during the COVID-19 pandemic is recently increasing again, many of the contracts are short-term, and, the status of operations is not yet necessarily stable. However, Star Asia Group expects that profitability of the Property will improve and stabilize in the future, and when the status of operations of the Property stabilizes, the earnings from the Preferred Equity Securities are expected to exceed the lending fee described below.

Based on the anticipations described above, it has been decided for SAR and SATGK which is a member of Star Asia Group to sign the “Memorandum of Lending Transaction of Preferred Equity Securities” which sets forth the extension of the lending period under the Original Agreement which stipulates that a lending fee shall be paid for an amount equal to 4% per annum on the acquisition price of the Preferred Equity Securities. From the Asset Manager’s perspective, it has been determined that by entering into the lending transaction, it is possible to exclude profitability fluctuation risk of SAR for a certain terms by the extension of the Original Agreement.

## 3. Overview of SATGK

Name	Star Asia Tatemono Godo Kaisha
Location	Atago Green Hills Mori Tower 18F , 2-5-1 Atago, Minato-ku, Tokyo
Representative	Representative Partner General Incorporated Association Star Asia Tatemono Executive Manager Takaaki Fukunaga
Main business	1. The purchase, holding, and disposal of trust beneficial interests in real estate. 2. The purchase, holding, and disposal of loan receivables. 3. The purchase, holding, and disposal of bonds, tokumei kumiai (silent partnership) equity interests and other securities. 4. The sale and purchase, leasing, supervision, acquisition, holding, disposal, and use of real estate properties. 5. All other business matters incidental to or related to each of the above listed items.
Capital	300,000 yen
Date of establishment	January 11, 2023
Net asset	Not disclosed, as consent for disclosure has not been obtained from SATGK.
Total asset	
Major shareholders and shareholding ratios	
Relationship with SAR and the Asset Manager	
Capital relationship	There is no capital relationship to report.
Personnel relationship	There is no personnel relationship to report.
Business relationship	There is no business relationship to report.
Related party or not	Although SATGK does not fall under interested persons, etc. of SAR or the Asset Manager; however, it falls under interested parties as defined under the Asset Manager’s “Rules of Transactions with Interested Parties” which are self-imposed rules stipulating countermeasures for conflict of interest related to SAR’s asset management. Upon making the decision to sign the Memorandum, the Asset Manager has taken procedures for deliberation and approval by resolution in accordance with laws and regulations and the relevant rules.

#### 4. Overview of the Property

Property name		HAKUSAN HOUSE				
Asset type		Student residence	Type of asset	Trust beneficial interest		
Location (residential address)		4-33-14 Hakusan, Bunkyo-ku, Tokyo				
Nearest Stations		Approx. 4-minute walk from Hakusan station on the Toei Mita Line, Approx. 9-minute walk from Komagome station on the Tokyo Metro Namboku Line				
Land	Form of ownership	Proprietary right of ownership				
	Site area	1,185.44㎡	Use district	Neighborhood commercial zone (Note 1)		
	Building coverage ratio	80%	Floor area ratio	400%		
Building	Form of ownership	Proprietary right of ownership				
	Gross floor area	4,961.40㎡	Use	Dormitory		
	Construction completion	January 18, 2018	Structure / number of stories	S・SRC / 9F		
Master lease company		Uninest Godo Kaisha	Type of master lease	Pass-through		
Status of leases (as of end of May 2025)						
Leasable area		3,095.33㎡	Monthly rent (including common area fees)	Not disclosed (Note 2)		
Leased area		3,095.33㎡	Lease and guarantee deposits	0		
Number of tenants		1 (Note 3)				
Occupancy rate						
		January 2025	February 2025	March 2025	April 2025	May 2025
		100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
Summary of real estate appraisal report (Note 4)						
Appraisal value		6,510 million yen				
Timing of valuation		January 31, 2025				
Net operating income		273,830,000 yen				
Capitalization rate		4.2%				
Appraisal agency		Japan Real Estate Institute				
Special notes		Not applicable.				
Characteristics		The Property is a student residence located within walking distance from “Hakusan” station and “Komagome” station. The area where the Property is located has multiple university campuses which accept international exchange students, including Tokyo University. The Property is offered to international exchange students as well as Japanese students who wish to interact with international exchange students. The Property has enhanced common-use space including a multi-purpose room and common-use kitchen and dining space, aiming to promote interaction among the resident international and Japanese students, and holds events for residents and offers a concierge service which can accommodate foreign languages, and is a student residence which features facilities and operations rarely seen in Japan to date. The Property has introduced a 24-hour security system using technologies to pursue safety, and there are no cumbersome procedures for commencing the leases. Utility costs etc. are included in the rents, and also given the prolonged weak yen, the Property is particularly attractive to international exchange students.				

(Note 1) The land of the Property is situated crossing over two different use districts and districts with differing floor area ratio requirements (neighborhood commercial zone and Type 1 exclusive district for medium and high-rise residential properties) and the permitted floor area ratio is 395.23%.

(Note 2) Not disclosed, as consent for disclosure has not been obtained from the owner.

(Note 3) The occupancy rates of end tenants are not disclosed, as consent for such disclosure has not been obtained from the owner.

(Note 4) The figure is the income value based on the income capitalization method.

5. Transactions with Interested Persons, etc.

SATGK, the counterparty to the Memorandum, does not fall under interested persons, etc. of SAR and the Asset Manager; however, it falls under interested parties as defined under the Asset Manager's "Rules of Transactions with Interested Parties" which are self-imposed rules stipulating countermeasures for conflict of interest related to SAR's asset management.

Upon making the decisions for the asset acquisition and lending transaction, the Asset Manager has taken procedures for deliberation and approval by resolution in accordance with laws and regulations and the relevant rules.

6. Outlook

The impact of the signing of the Memorandum on SAR's operating results is immaterial, and there are no changes to the assumptions underlying management status forecast for the fiscal period ending July 31, 2025 (February 1, 2025 to July 31, 2025) and ending January 31, 2026 (August 1, 2025 to January 31, 2026) which were announced in the "(REIT) Financial Report for Fiscal Period Ended January 31, 2025" dated March 17, 2025 and "Notice Concerning Revision to Forecasts for Operating Results for the Fiscal Period Ending July 31, 2025 (upward)" dated April 25, 2025.

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

*This is an English translation of the announcement in Japanese dated June 30, 2025. However, no assurance or warranties are given for the completeness or accuracy of this English translation.*