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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer
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(Securities Code: 3459)

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Notice Concerning Partial Early Repayment of Existing Borrowing

Samty Residential Investment Corporation (“Samty Residential”) announced that Samty Asset Management Co., Ltd. decided on partial early repayment of existing borrowing (“the Early Repayment”), as described below.

1. Details of the Early Repayment

(1) Short-term loan (Term loan 1-E) ^(Note2)

i	Lender	Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd.
ii	Loan amount	1,350 million yen
iii	Interest rate	Base rate (1-month JBA Japanese yen TIBOR) + 0.4%(floating interest rate) ^(Note1)
iv	Drawdown date	July 1, 2015
v	Borrowing method	Individual loan agreements were concluded with the above lenders on June 26, 2015
vi	Principal repayment date	June 30, 2016
vii	Principal repayment method	Lump-sum repayment on principal repayment date
viii	Security	Unsecured and unguaranteed
ix	Principal repayment amount	650 million yen
x	Borrowing amount after repayment	700 million yen
xi	Repayment date	January 29, 2016

(Note1) The base rate applicable to the period from November 30, 2015 to December 29, 2015 is 0.53%.

(Note2) For the details of the borrowings, please refer to “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings”, announced July 1, 2015.

2. Funds for repayment

Appropriated from cash on hand

3. Outlook for Financial Results

The impact of the Early Repayment on the financial results of Samty Residential for the Fiscal Period Ending January 2016 (period from March 16, 2015 to January 31, 2016) and July 2016 (period from February 1, 2016 to July 31, 2016) will be minimal, and Samty Residential will not make any revisions to its forecasts of financial results for these periods.

4. Status of Borrowings, after the Early Repayments.

(Unit: million yen)

	Before the Early Repayments	After the Early Repayments	Increase (Decrease)
Short-term loans ^(Note)	1,812	1,162	(650)
Long-term loans ^(Note)	16,000	16,000	-
Total borrowings	17,812	17,162	(650)
Investment corporation bonds	-	-	-
Sum total of borrowings and investment corporation bonds	17,812	17,162	(650)
Other interest-bearing debt	-	-	-
Total interest-bearing debt	17,812	17,162	(650)

(Note) Short-term loans refer to borrowings for which the repayment dates are due in or within one year, and long-term loans refer to borrowings for which the repayment days are due in more than a year.

5. Other

Concerning the risks associated with the early repayments, there is no material change from what is described in Chapter 2: Fund Information, Section 1: Fund Status, 3. Investment Risks in the Securities Registration Statement Samty Residential submitted on May 29, 2015

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*Samty Residential Investment Corporation website: <http://www.samty-residential.com/en/>