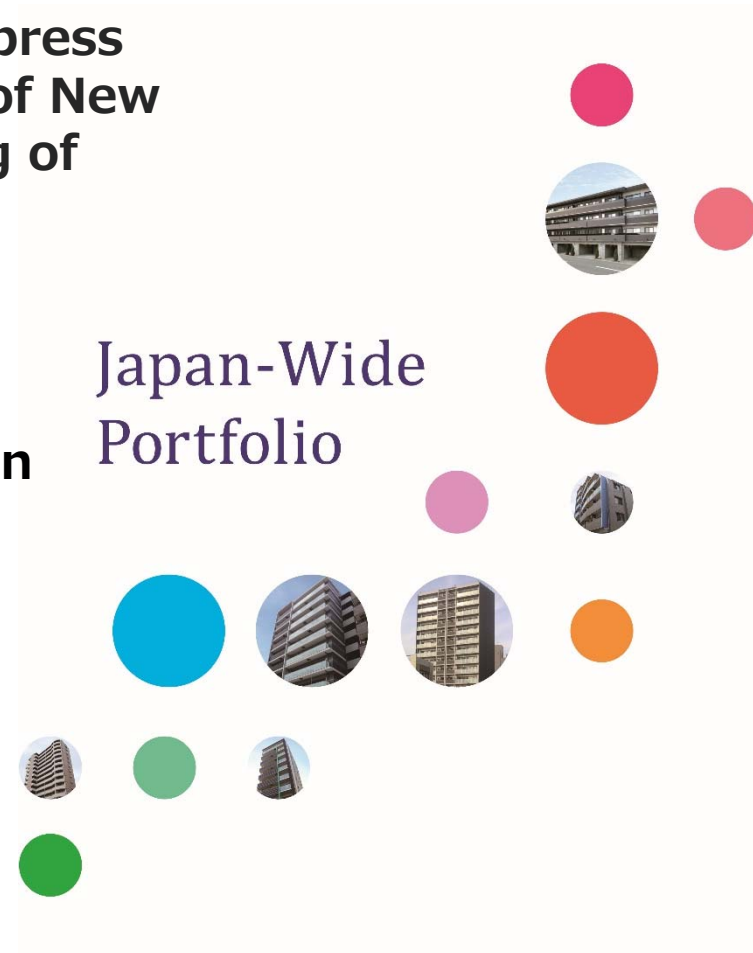
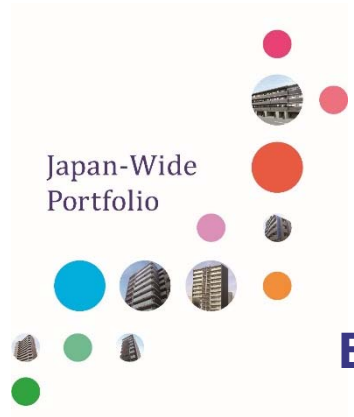


Supplementary briefing material for the press release on “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced today

Samty Residential Investment Corporation
(Securities CODE : 3459)

August 10, 2018



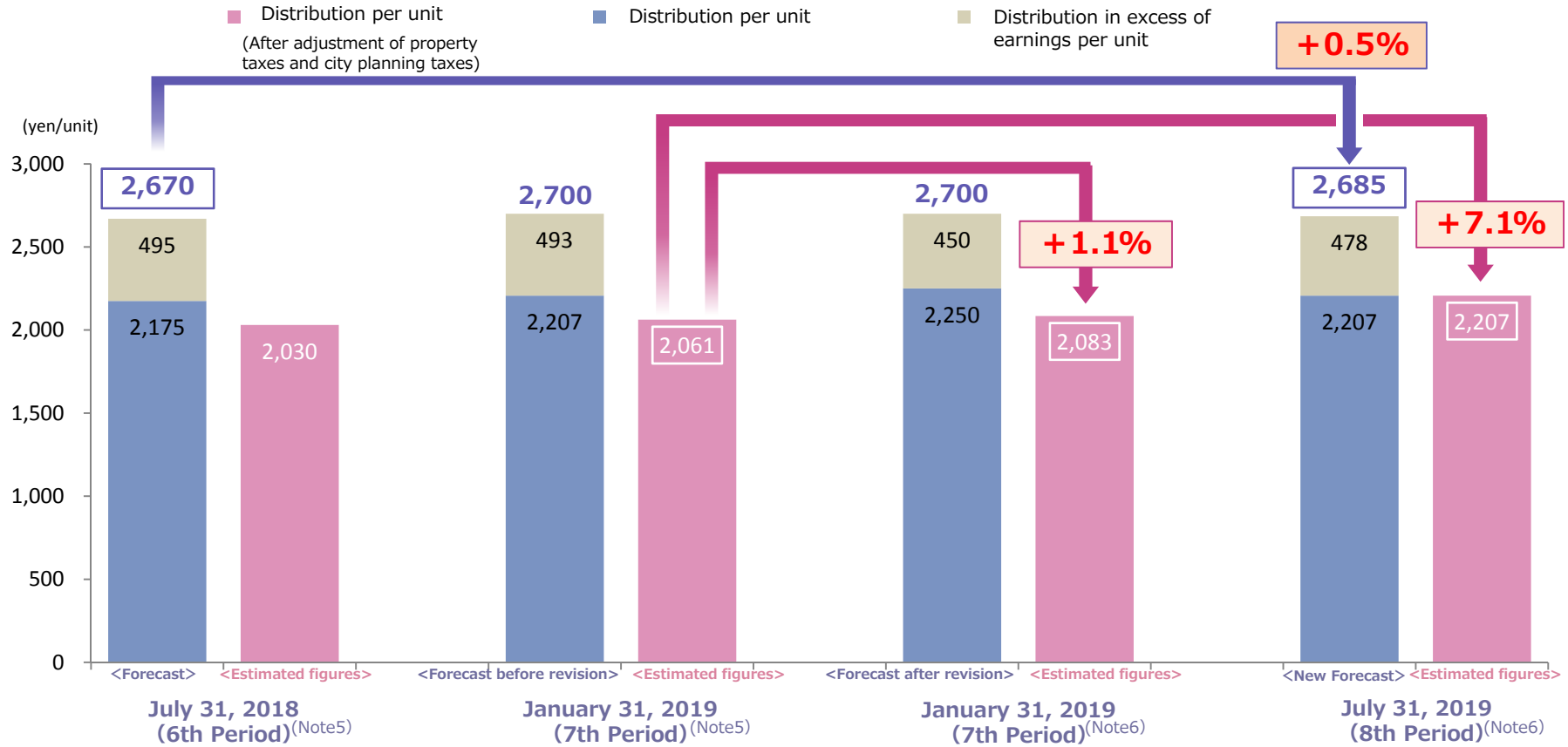


Effect of various efforts by Samty Residential

Effect of various efforts by Samty Residential ①



Steadily increasing distributions through continuous external growth



(Note 1) For details of "Distribution of earnings per unit" and "Distribution in excess of earnings per unit," please refer to "Notice Concerning Revisions to the Forecast of Management Status and Distribution per Unit for Fiscal Period Ending January 2019 and Forecast of Management Status and Distribution per Unit for Fiscal Period Ending July 2019" announced today. In addition, "Distribution of earnings per unit (after adjustment of property taxes and city planning taxes, etc.)" is the estimated value of distribution of earnings per unit calculated under the assumption that property taxes, city planning taxes and depreciation, which are included in the acquisition costs in each calculation period, are expensed.

(Note 2) The above forecast is the current forecast calculated based on the assumptions stated in the attached "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending January 2019 and Fiscal Period Ending July 2019." Accordingly, discrepancies with the assumptions may arise due to future additional acquisition or disposition of real estate properties, real estate market and other developments, changes in interest rates, the issue price of new investment units actually determined, further issuance of new investment units in the future, change in other circumstances surrounding Samty Residential and other factors. The actual operating revenue, operating income, ordinary income, net income, distribution per unit (excluding distribution in excess of earnings) and distribution in excess of earnings per unit may vary as a result. In addition, the forecast is not a guarantee of the amount of distributions and distributions in excess of earnings.

(Note 3) Samty Residential may revise the forecast in the event that it expects discrepancies above a certain level from the forecast above.

(Note 4) Amounts are rounded down to the nearest specified unit.

(Note 5) The number of investment units issued and outstanding is assumed to be 456,600 units.

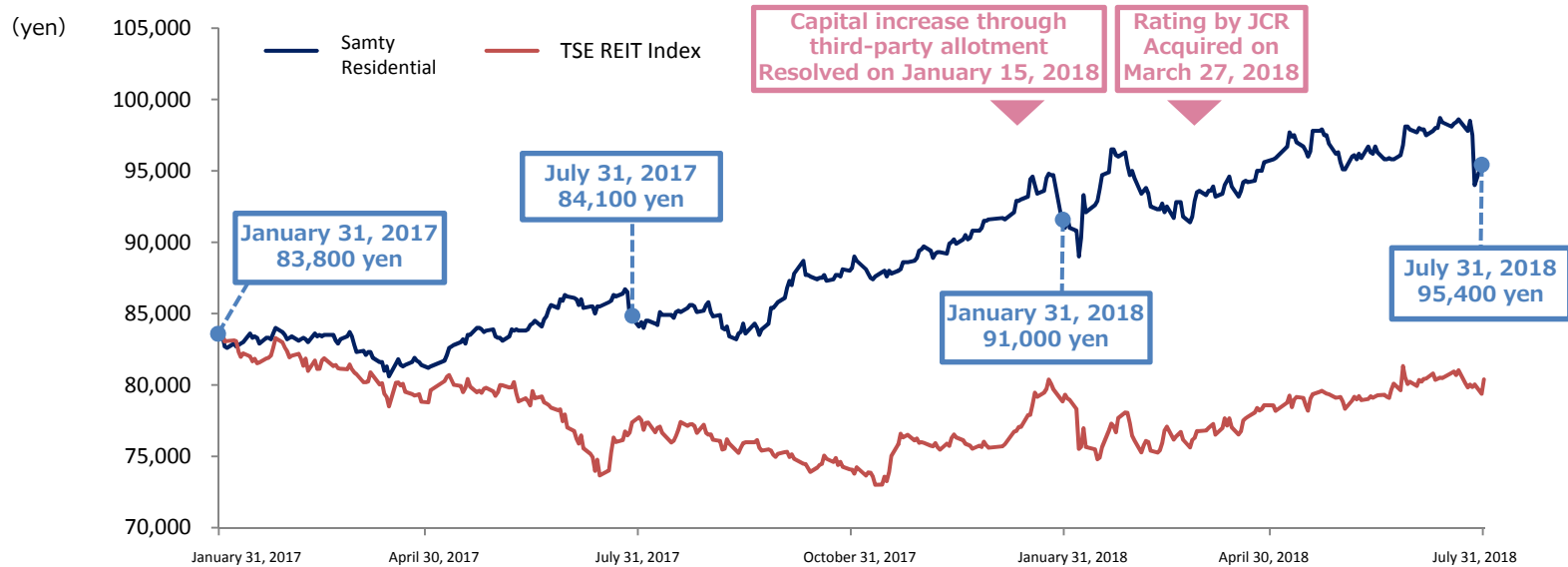
(Note 6) The number of investment units issued and outstanding is assumed to be 504,100 units (number of units after adding 47,500 new investment units issued through public offering resolved at Samty Residential's board of directors held today to 345,600 units issued and outstanding).

Effect of various efforts by Samty Residential ②



Realizing the increase in investment unit price through the expansion of asset size and acquisition of credit rating

Change in Investment Unit Price



	January 31, 2017 (3rd Period)	July 31, 2017 (4th Period)	January 31, 2018 (5th Period)	After capital increase through third-party allotment
Total acquisition price (billion yen)	51.5	51.5	51.5	81.5
No. of Properties	49	49	49	82
NAV per unit (yen)	97,779	101,449	102,854	94,954

(Note 1) "Capital increase through third-party allotment" refers to the issuance of new investment units through third-party allotment based on the press release "Notice Concerning Issuance of New Investment Units through Third-Party Allotment" dated January 15, 2018.

(Note 2) For details of the to-be-acquired assets in the Offering, please refer to "Notice Concerning Acquisition and Lease of Domestic Real Estate (Trust Beneficiary Interests in Real Estate and Real Estate (in Kind))" announced today.

(Note 3) "NAV per unit" is calculated as follows and amounts are rounded down to the nearest specified unit.

- From the end of the 3rd fiscal period to the end of the 5th fiscal period: [Net assets in the balance sheet as of the end of each period + Unrealized gain/loss (Appraisal value (*1) - Book value (*2))] / Number of investment units issued
- After capital increase through third-party allotment: [Assumed net assets in the balance sheet after capital increase through third-party allotment (*3) + Unrealized gain/loss of properties acquired upon capital increase through third-party allotment (Appraisal value of properties acquired (*4) - Book value of properties acquired (*5))] / Number of investment units issued after capital increase through third-party allotment

(Note 4) "TSE REIT Index" in the upper graph is calculated by converting the closing price of the TSE REIT Index as of January 31, 2017 (1,843.40 pt) into the closing price of Samty Residential's investment units on the same date (83,800 yen).

*1: Appraisal value of owned properties as of the end of each fiscal period

*2: Book value of owned properties as of the end of each fiscal period

*3: The paid-in amount in the capital increase through third-party allotment is added to the net assets on the balance sheet as of the end of 5th fiscal period

*4: As of November 1, 2017

*5: Acquisition costs + assumed expenses required for the acquisition

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