



September 28, 2015

For Translation Purposes Only

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

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Notice Concerning Borrowing of Funds

Samty Residential Investment Corporation (“Samty Residential”) announces the decision made today on the following borrowing of funds (the “Borrowings”).

1. Details of the Borrowings
 Short-term loan (Term Loan 2)

i	Lenders	Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd.
ii	Loan amount	462 million yen
iii	Interest rate	Base rate (1-month JBA Japanese yen TIBOR) ^(Note 1) + 0.4% (floating interest rate)
iv	Drawdown date	October 1, 2015
v	Borrowing method	An individual loan agreement was concluded with the above lenders on September 28, 2015
vi	Principal repayment date	September 30, 2016
vii	Principal repayment method	Lump-sum repayment on principal repayment date
viii	Interest repayment date	The first interest payment shall be due on October 30, 2015, and subsequent interest payments shall be due on the last day of every month thereafter and on the principal repayment date ^(Note3)
ix	Security	Unsecured and unguaranteed

(Note 1) The base rate applicable to the interest rate calculation period for each interest payment date will be determined on the date two business days prior to the interest payment date (or the drawdown date for the first interest rate calculation period). The relevant 1-month JBA Japanese Yen TIBOR will be available on the website of JBA TIBOR Administration (JBATA) (<http://www.jbatibor.or.jp/english/>). (The 1-month JBA Japanese yen TIBOR is 0.13% as of September 28, 2015.)

(Note 2) If the relevant day is not a business day, the business day immediately following the relevant day shall be the date. If the said business day is in the following month, the business day immediately preceding the relevant day shall be the date.

2. Reasons for the Borrowings

Samty Residential will conduct the Borrowing to partly fund the acquisition of the trust beneficiary interest in real estate stated as “Property to be Acquired” (one property, planned acquisition price: 462 million yen) in the “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate” dated today.

With the Borrowings and agile property acquisitions, Samty Residential works to improve earnings.

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3. Amount, Use and Scheduled Outlay of Funds to Be Procured

(1) Amount of funds to be procured

462 million yen

(2) Specific use of funds to be procured

For use as funds for acquisition of to-be-acquired asset described in 2 above.

(3) Scheduled outlay

October 1, 2015

4. Status of Borrowings, Etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans ^(Note)	1,350	1,812	462
Long-term loans ^(Note)	16,000	16,000	-
Total borrowings	17,350	17,812	462
Investment corporation bonds	-	-	-
Sum total of borrowings and investment corporation bonds	17,350	17,812	462
Other interest-bearing debt	-	-	-
Total interest-bearing debt	17,350	17,812	462

(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 Borrowings, 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

*This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

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