



August 2, 2016

For Translation Purposes Only

Real Estate Investment Trust Securities Issuer
 Samty Residential Investment Corporation
 1-8-3 Marunouchi, Chiyoda-ku, Tokyo
 Tetsuro Kawamoto, Executive Director
 (Securities Code: 3459)

Asset Management Company:
 Samty Asset Management Co., Ltd.
 Yosuke Masuda, President
 Inquiries: Takeshi Fujiwara
 Director
 Business Management Department
 Phone: +81-3-5220-3841

Notice Concerning Early Repayment of Existing Borrowing

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

1. Details of the Early Repayment

(1) Term loan 2 ^(Note1)

i	Lender	Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd.
ii	Loan amount	462 million yen
iii	Interest rate	Base rate (1-month JBA Japanese yen TIBOR) + 0.4%(floating interest rate) ^(Note2)
iv	Drawdown date	October 1, 2015
v	Borrowing method	Individual loan agreements were 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	Security	Unsecured and unguaranteed
ix	Principal repayment amount	462 million yen
x	Borrowing amount after repayment	-
xi	Repayment date	August 31, 2016

(Note1) For the details of the borrowings, please refer to “Notice Concerning Borrowing of Funds” announced September 28, 2015.

(Note2) The base rate applicable to the period from July 29, 2016 to August 30, 2016 is 0.43182%.

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 2017 (period from August 1, 2016 to January 31, 2017) and July 2017 (period from February 1, 2017 to July 31, 2017) will be minimal, and Samty Residential will not make any revisions to its forecasts of financial results for these periods.

Disclaimer: This translation is for informational purposes only. Neither Samty Residential Investment Corporation nor Samty Asset Management Co., Ltd. guarantees the accuracy or completeness of the translation. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail. This document is an English translation of a press release for public announcement concerning early repayment of existing borrowings by Samty Residential, and has not been prepared as an inducement or invitation for investment. We caution investors to refer to Samty Residential’s prospectus (available in Japanese) and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.

4. Status of Borrowings, after the Early Repayments.

(Unit: million yen)

	Before the Early Repayments	After the Early Repayments	Increase (Decrease)
Short-term loans ^(Note1)	1,012	550	(462)
Long-term loans ^{(Note1)(Note2)}	16,000	27,200	11,200
Total borrowings	17,012	27,750	10,738
Investment corporation bonds	-	1,000	1,000
Sum total of borrowings and investment corporation bonds	17,012	28,750	11,738
Other interest-bearing debt	-	-	-
Total interest-bearing debt	17,012	28,750	11,738

(Note1) 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.

(Note2) The borrowing amount announced in "Notice Concerning Borrowing of Funds" dated on July 11, 2016, "Notice Concerning Borrowing of Funds (Determination of Conditions)" dated on July 29, 2016 and "Notice Concerning Execution of Borrowing of Funds" is reflected in the status of the increase(decrease) of the long-term loans after this early repayment of borrowing of funds.

(Note3) The issuance amount announced in "Notice Concerning Issuance of Investment Corporation Bonds" dated July 11, 2016, "Notice Concerning Issuance of Investment Corporation Bonds (Determination of Interest Rate)" dated July 29, 2016 and "Notice Concerning Completion of Payment for Issuance of Investment Corporation Bonds" announced today, is reflected in the status of the increase(decrease) of the investment corporation bonds after the execution of issuance.

5. Other

Concerning the risks associated with the Borrowings, there is no material change from what is described in Chapter2: Reference Information, Section 2: Supplementary Information on Reference Documents, 3. Investment Risks in the Securities Registration Statement Samty Residential submitted on July 11, 2016.

*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/>