



June 22, 2015

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 Determination on Prices and Other Items Concerning Issuance of
New Investment Units and Secondary Offering of Investment Units

Samty Residential Investment Corporation (the "Investment Corporation") announces that it has resolved at the Board of Directors' meeting held today the issue price, offer price and other items concerning issuance of new investment units and secondary offering of investment units that was resolved at the Board of Directors' meeting held on May 29, 2015, as described below.

1. Issuance of New Investment Units through Public Offering (Primary Offering)

- | | |
|--|--|
| (1) Total number of investment units to be offered | 153,340 units |
| (2) Paid-in amount (issue amount) | 97,920 yen per unit |
| (3) Total paid-in amount (total issue amount) | 15,015,052,800 yen |
| (4) Issue price (offer price) | 102,000 yen per unit |
| (5) Total issue price (total offer price) | 15,640,680,000 yen |
| (6) Subscription period | From June 23, 2015 (Tuesday) to June 26, 2015 (Friday) |
| (7) Payment date | June 29, 2015 (Monday) |
| (8) Delivery date | June 30, 2015 (Tuesday) |

(Note) The underwriters will perform the underwriting of investment units with the paid-in amount (issue amount) and the offering with the issue price (offer price).

2. Secondary Offering of Investment Units (Over-Allotment)

- | | |
|--|--|
| (1) Number of investment units to be offered | 7,660 units |
| (2) Offer price | 102,000 yen per unit. |
| (3) Total offer price | 781,320,000 yen |
| (4) Subscription period | From June 23, 2015 (Tuesday) to June 26, 2015 (Friday) |
| (5) Delivery date | June 30, 2015 (Tuesday) |

3. Issuance of New Investment Units through Third-Party Allotment

- | | |
|---|---------------------------|
| (1) Paid-in amount (issue amount) | 97,920 yen per unit |
| (2) Total paid-in amount (total issue amount) | 750,067,200 yen |
| (3) Subscription period (Subscription date) | July 28, 2015 (Tuesday) |
| (4) Payment date | July 29, 2015 (Wednesday) |

(Note) If there are no subscriptions for all or a part of the investment units on or before the subscription period (subscription date) described in (3) above, the issuance of such investment units shall be cancelled.

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 determination on prices and other items concerning issuance of new investment units and secondary offering of investment units 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. Grounds for calculation of issue price and offer price

In determining the issue price, book building was implemented, centering on institutional investors, etc., based on the indicative price range of the issue price (between 100,000 yen (inclusive) and 102,000 yen (inclusive)).

The status of the concerned book building was characterized by:

- (1) The number of investment units declared to be in demand in total being in a state that sufficiently exceeds the number of investment units to be issued through the public offering and secondary offering via over-allotment;
- (2) The number of subscriptions declared to be in demand in total being sufficient; and
- (3) The status of distribution in terms of the price declared to be in demand being concentrated at the maximum price of the indicative price range.

The issue price was determined at 102,000 yen, taking into account the results of the book building above finding that the price is one that can expect demand to exceed the number of investment units to be issued through the public offering and secondary offering via over-allotment, as well as sufficiency of the number of unitholders required at the time of listing, the real estate investment trust securities market and other market environment, price volatility risk during the period until the date of listing and other factors in a comprehensive manner.

Furthermore, the amount to be paid in (issue amount) of the issuance of new investment units through public offering was determined at 97,920 yen.

In addition, the offer price of the secondary offering via over-allotment was set at the same amount as the issue price (offering price) of the issuance of new investment units through public offering at 102,000 yen, and the amount to be paid in (issue amount) of the issuance of new investment units through third-party allotment was set at the same amount as the amount to be paid in (issue amount) of the issuance of new investment units through public offering at 97,920 yen.

*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.