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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Completion of Acquisition of Domestic Real Estate
(Trust Beneficiary Interests in Real Estate and Real Estate (in Kind))

Samty Residential Investment Corporation (“Samty Residential”) announces the completion of the acquisition of the following 32 properties announced in “Notice Concerning Acquisition and Lease of Domestic Real Estate (Trust Beneficiary Interests in Real Estate and Real Estate (in Kind))” dated January 15, 2018.

1. Completion of the acquisition of domestic real estate

< Acquisition assets >

Property number	Name of property to be acquired	Location	Acquisition price ^(Note) (Million yen)
Major Regional Cities			
A-30	S-RESIDENCE Midoribashi Ekimae	Higashinari-ku, Osaka-shi	1,846
A-31	S-FORT Tsurumai reale	Showa-ku, Nagoya-shi	1,571
A-33	S-FORT Kita-Sanno	Nakagawa-ku, Nagoya-shi	1,147
A-34	S-FORT Aratamabashi	Minami-ku, Nagoya-shi	841
A-35	S-FORT Toyohira Sanjyo	Toyohira-ku, Sapporo-shi	449
A-36	S-FORT Kitamaruyama	Chuo-ku, Sapporo-shi	762
A-37	S-FORT Hakata-Higashi I	Hakata-ku, Fukuoka-shi	425
A-38	S-FORT Hakata-Higashi II	Hakata-ku, Fukuoka-shi	389
A-39	S-FORT Kobe Sannomiya-Kita	Chuo-ku, Kobe-shi	382
A-40	S-FORT Nakahirodori	Nishi-ku, Hiroshima-shi	515
A-41	S-FORT Tsurumicho	Naka-ku, Hiroshima-shi	885
A-42	S-FORT Aoba Kamisugi	Aoba-ku, Sendai-shi	918
Other Regional Cities			
B-10	S-FORT Nishinomiya	Nishinomiya-shi, Hyogo	1,412
B-11	S-FORT Nishinomiya Uegahara	Nishinomiya-shi, Hyogo	789
B-12	S-FORT Mito Chuo	Mito-shi, Ibaraki	1,807
B-13	S-FORT Tsu Shinmachi	Tsu-shi, Mie	767

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 completion of acquisition of domestic real estate 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.

B-14	S-FORT Mie Daigaku-mae	Tsu-shi, Mie	599
B-15	S-FORT Takasagomachi	Oita-shi, Oita	1,015
B-16	S-FORT Oita Ekimae	Oita-shi, Oita	904
B-17	S-FORT Oita Otemachi	Oita-shi, Oita	277
B-18	S-FORT Suizenji	Chuo-ku, Kumamoto	1,332
B-19	S-FORT Kumadaibyoin-mae	Chuo-ku, Kumamoto	1,125
B-20	S-FORT Kumamoto Senba	Chuo-ku, Kumamoto	1,010
Greater Tokyo Area			
C-12	S-FORT Hoya	Nishitokyo-shi, Tokyo	645
C-13	S-FORT Tamagawagakuen-	Machida-shi, Tokyo	587
C-14	mae	Machida-shi, Tokyo	520
C-15	S-FORT Tsurukawa	Kanagawa-ku, Yokohama-shi	627
C-16	S-RESIDENCE Yokohama Tanmachi	Chigasaki-shi, Kanagawa	1,137
C-17	S-FORT Chigasaki	Kawaguchi-shi, Saitama	1,110
C-18	S-FORT Kawaguchi Namiki	Toda-shi, Saitama	914
C-19	S-FORT Todakoen	Funabashi-shi, Chiba	1,900
C-20	S-FORT Funabashi Tsukada	Kashiwa-shi, Chiba	536

(Note) “ Acquisition price” is the amount which was required for the acquisition of the acquired asset excluding various costs such as commition fees, taxes and public dues, etc. (the amout of the price of purchase of the real estate, provided in the sales agreement etc.). , rounded down to the nearest million 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.

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