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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer:  
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Notice Concerning Partial Amendments to Asset Management Guidelines of Asset Management Company

Samty Residential Investment Corporation (“Samty Residential”) announces that Samty Asset Management Co., Ltd. (the “Asset Management Company”), to which Samty Residential entrusts management of its assets, decided to partially amend its internal rules, the “asset management guidelines,” at the board of directors meeting of the Asset Management Company held today.

1. Reason for the Amendment

Concerning investment ratio of investment areas specified in the asset management guidelines, the guidelines left out description stating that the breakdown of regional cities is a future target while the securities reports submitted in the past, etc. included such statement. Therefore, the amendment will be made to add such statement to the guidelines.

2. Date of Amendment

January 15, 2018

3. Details of Amendment to the Asset Management Guidelines

Details of the amendment are as follows. Underlined is the amended part.

(Before the amendment)

(b) Investment areas

- (i) The target for the future is to have residential properties in regional cities account for around 70% of the portfolio based on the acquisition price. From the standpoint of expanding the portfolio and achieving diversification, around 30% of the portfolio will comprise residential properties in the greater Tokyo area.

Area	Breakdown of the area	Investment ratio (Note 1)	
Regional cities	Major regional cities (Note 2)	50% or over	Around 70%
	Other regional cities (regional cities excluding major regional cities)	20% or under	
Greater Tokyo area	Tokyo, Kanagawa, Saitama, Chiba	Around 30%	

(Note 1) “Investment ratio” is based on the acquisition price (excluding acquisition-related expenses and taxes).

(Note 2) “Major regional cities” refer to Sapporo, Sendai, Nagoya, Osaka, Kobe, Kyoto, Hiroshima and Fukuoka cities.

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 partial amendments to the asset management guidelines of the asset management company, 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.

(After the amendment)

(b) Investment areas

- (i) The target for the future is to have residential properties in regional cities account for around 70% of the portfolio based on the acquisition price. From the standpoint of expanding the portfolio and achieving diversification, around 30% of the portfolio will comprise residential properties in the greater Tokyo area.

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(Note 1) "Investment ratio" is based on the acquisition price (excluding acquisition-related expenses and taxes). The above investment ratios are future targets and actual portfolio composition may vary.

(Note 2) "Major regional cities" refer to Sapporo, Sendai, Nagoya, Osaka, Kobe, Kyoto, Hiroshima and Fukuoka cities.

#### 4. Future Outlook

The above partial amendment to the asset management guidelines have no impact on the business results of Samty Residential.

Investment ratios by area after the acquisition of assets to be acquired described in "Notice Concerning Acquisition and Lease of Domestic Real Estate" separately announced today are expected to be 79.2% for regional cities (56.1% for major regional cities and 23.1% for other regional cities) and 20.8% for the greater Tokyo area based on the (planned) acquisition prices. Going forward, Samty Residential will continue to aim to steadily expand the asset size under the above investment policy by comprehensively taking into account the market trend such as current rise of real estate prices in the greater Tokyo area as well as enhancement of the stability of the portfolio through progressing diversification by expanding the number of cities where properties are located, increasing the number of tenants and other measures.

\*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/>