



June 1, 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

(Correction) Notice Concerning Partial Correction to the Notice Concerning Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period Ending July 2016

Samty Residential Investment Corporation (“Samty Residential”) announces that it has made a partial correction to the description in the “Notice Concerning Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period Ending July 2016” announced on May 29, 2015, as described below. The underlined section indicates the correction.

As for the “Notice Concerning Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period Ending July 2016”, please refer to the following pages.

Corrected section

[Attachment]

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period

(Before correction)

Item	Assumption
Operating expenses	(Preliminaries omitted)
	<ul style="list-style-type: none"> Real estate rent income (excluding gain on sale of real estate properties) after deducting expenses related to the rent business (including depreciation) is assumed to be 802 million yen for the fiscal period ending January 2016 and <u>486</u> million yen for the fiscal period ending July 2016.
	(the rest omitted)

(After correction)

Item	Assumption
Operating expenses	(Preliminaries omitted)
	<ul style="list-style-type: none"> Real estate rent income (excluding gain on sale of real estate properties) after deducting expenses related to the rent business (including depreciation) is assumed to be 802 million yen for the fiscal period ending January 2016 and <u>560</u> million yen for the fiscal period ending July 2016.
	(the rest omitted)

*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.

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.



May 29, 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 Forecast of Management Status for
 Fiscal Period Ending January 2016 and Fiscal Period Ending July 2016

Samty Residential Investment Corporation (“Samty Residential”) announces the forecast of its management status for the fiscal period ending January 2016 (from March 16, 2015 to January 31, 2016) and fiscal period ending July 2016 (from February 1, 2016 to July 31, 2016), as described below.

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (including distribution in excess of earnings)	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
Fiscal period ending January 2016 (1st fiscal period)	1,363 million yen	600 million yen	109 million yen	109 million yen	1,384 yen	641 yen	743 yen
Fiscal period ending July 2016 (2nd fiscal period)	1,053 million yen	423 million yen	331 million yen	331 million yen	2,478 yen	1,940 yen	538 yen

(Reference)

Fiscal period ending January 2016:

Forecast number of investment units issued and outstanding: 171,000 units
 Forecast net income per unit: 641 yen

Fiscal period ending July 2016:

Forecast number of investment units issued and outstanding: 171,000 yen
 Forecast net income per unit: 1,940 yen

(Note 1) The fiscal periods of Samty Residential are every year from February 1 to July 31 and from August 1 to January 31 in the following year, but the 1st fiscal period is from March 16, 2015, when Samty Residential was incorporated, to January 31, 2016.

(Note 2) In the calculation of the forecast figures above, the issue price of new investment units is provisionally set at 100,000 yen per unit.

(Note 3) The forecast of the management status for the fiscal period ending January 2016 and fiscal period ending July 2016 is the current forecast calculated based on the assumptions stated in the attached “Assumptions Underlying Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period Ending July 2016.” Accordingly,

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.



discrepancies with the assumptions may arise due to future additional acquisition or disposition of real estate properties, real estate market and other developments, changes in interest rates, the number to be issued and issue price of new investment units actually determined, change in other circumstances surrounding Samty Residential and other factors. The actual operating revenue, operating income, ordinary income, net income, distribution per unit (excluding distribution in excess of earnings) and distribution in excess of earnings per unit may vary as a result. In addition, the forecast is not a guarantee of the amount of distributions and distributions in excess of earnings.

(Note 4) Samty Residential may revise the forecast in the event that it expects discrepancies above a certain level from the forecast above.

(Note 5) The date of listing of Samty Residential investment units on the Tokyo Stock Exchange Real Estate Investment Trust Securities Market is scheduled to be June 30, 2015.

(Note 6) Figures are rounded down to the nearest specified unit.

*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.

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.

[Attachment]

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending January 2016 and Fiscal Period

Ending July 2016

Item	Assumption
Fiscal period	<ul style="list-style-type: none"> Fiscal period ending January 2016 (from March 16, 2015 to January 31, 2016) (322 days) Fiscal period ending July 2016 (from February 1, 2016 to July 31, 2016) (182 days)
Managed assets	<ul style="list-style-type: none"> Fiscal period ending January 2016 and Fiscal period ending July 2016: it is assumed that Samty Residential will acquire trust beneficiary interests in real estate for 18 properties, to be acquired after issuance of new investment units which was resolved at the board of directors' meeting held today (hereafter the "to-be-acquired assets"), on July 1, 2015, on top of the trust beneficiary interests in real estate for the 10 properties it owns as of today (hereafter the "already acquired assets"), and continue to own the 28 properties in total through the end of the fiscal period ending July 2016, and that no other property will be newly acquired. In practice, change may arise due to acquisition of new properties other than the to-be-acquired assets, or disposition of owned properties, etc.
Operating revenue	<ul style="list-style-type: none"> Real estate rent revenues from the already acquired assets and the to-be-acquired assets are calculated by taking into account the information provided from the current owners of the respective properties, the lease agreements to become effective as of today, the market trends and other factors. Operating revenue is based on the assumption that there will be no accrual of gain or loss on sale of real estate, etc.
Operating expenses	<ul style="list-style-type: none"> Expenses related to the rent business, which are the principal operating expenses, are calculated on the basis of past results of Samty Residential (or the past results disclosed by the previous owners, etc. for the periods for which Samty Residential does not have past results), taking into account the fluctuation factors of expenses. Real estate rent income (excluding gain on sale of real estate properties) after deducting expenses related to the rent business (including depreciation) is assumed to be 802 million yen for the fiscal period ending January 2016 and 560 million yen for the fiscal period ending July 2016. In general practice, the property taxes and city planning taxes, etc. levied on transactions of real estate properties are settled at the time of acquisition by prorating for the period with the current owner. However, as Samty Residential includes the amount equivalent to such settlement in the acquisition costs for the property, the amount is not recorded as expenses. As for the to-be-acquired assets, the property taxes and city planning taxes, etc. to be included in the acquisition costs are assumed to be 87 million yen in total. Depreciation is calculated using the straight line method, and is assumed to be 364 million yen for the fiscal period ending January 2016 and 264 million yen for the fiscal period ending July 2016. Repair expenses for buildings are assumed to be 12 million yen for the fiscal period ending January 2016 and 9 million yen for the fiscal period ending July 2016, based on the medium- to long-term repair plans prepared by the asset management company. However, the amounts could differ significantly from the assumed figures, as increased or additional repair expenses may arise due to unpredictable factors.
Non-operating expenses	<ul style="list-style-type: none"> Non-operating expenses are assumed to be 490 million yen for the fiscal period ending January 2016. The amount is assumed to include 338 million yen as interest expenses and other borrowing-related expenses, as well as one-time expenses in the fiscal period comprising 76 million yen as expenses for establishing Samty Residential and 76 million yen as expenses related to the issuance, listing and public offering of new investment units. For the fiscal period ending July 2016, 92 million yen is assumed as interest expenses and other borrowing-related expenses.
Borrowings	<ul style="list-style-type: none"> The total interest-bearing debt is assumed to be 16,000 million yen at the end of the fiscal period ending January 2016 and 16,000 million yen at the end of the fiscal period ending July 2016. As of today, Samty Residential's balance of borrowings stands at 11,150 million yen. Samty Residential plans to newly borrow 17,350 million yen in total in July 2015 from qualified institutional investors (limited to the institutional investors as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation) as stipulated in Article 2-3-1 of the Financial Instruments and Exchange Act and, by using the new borrowings, etc., will repay the above-mentioned 11,150 million

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.

	<p>yen in borrowings. Moreover, it is assumed that, if the new investment units of up to 7,660 units are issued through the third-party allotment described in the “Investment units” column below, Samty Residential will use the proceeds as well as cash on hand to repay 1,350 million yen out of the above-mentioned new borrowings in the fiscal period ending January 2016. Other than these, it is assumed that there will be no change in the balance of borrowings through the end of the fiscal period ending July 2016.</p>
Investment units	<ul style="list-style-type: none"> • It is assumed that, in addition the 10,000 investment units issued and outstanding as of today, the 161,000 units at the maximum to be newly issued, comprising the 153,340 new investment units to be issued through public offering and 7,660 units (maximum) to be issued by way of third-party allotment as resolved at the meeting of Samty Residential’s board of directors held today, will be fully issued. • Other than the above, it is assumed that there will be no change in the number of investment units due to issuance of new investment units, etc. through the ends of the fiscal periods ending January 2016 and July 2016. • Net income per unit, distribution per unit (excluding distribution in excess of earnings) and distribution in excess of earnings per unit are calculated by using the forecast number of 171,000 investment units issued and outstanding, which includes the 7,660 units that is the maximum number of new investment units to be newly issued by way of third-party allotment, as stated above.
Distribution per unit (excluding distribution in excess of earnings)	<ul style="list-style-type: none"> • Distribution per unit (excluding distribution in excess of earnings) is calculated on the assumption that the amount of earnings is distributed pursuant to the cash distribution method stipulated in Samty Residential’s Articles of Incorporation. • There is the possibility that the distribution per unit (excluding distribution in excess of earnings) may vary due to various factors including changes of managed assets, variation in real estate rental revenues in accordance with changes of tenants, and occurrence of unpredicted repairs.
Distribution in excess of earnings per unit (*)	<ul style="list-style-type: none"> • Distribution in excess of earnings per unit is calculated pursuant to the cash distribution method stipulated in Samty Residential’s Articles of Incorporation as well as its internal regulations. • As of today, Samty Residential believes that no significant deterioration is likely to take place for the current external economic environment, the real estate market conditions and Samty Residential’s financial conditions. • For the fiscal period ending January 2016 and the fiscal period ending July 2016, it is anticipated that there will be ample opportunities, etc. to acquire new properties as investments that should contribute to enhanced profitability of the portfolio, although part of the real estate transaction market appears to be overheated. Accordingly, it is highly necessary to reserve certain amounts of funds to make it possible to respond to such opportunities flexibly. On the other hand, in consideration of such factors as Samty Residential’s financial conditions and the prospect of its ability to refinance the funds planned to be borrowed after listing, we consider ourselves to be not in a position in the said two fiscal periods to allocate funds preferentially for reinforcing the financial base through such measures as reducing interest-bearing liabilities. While depreciation for the already acquired assets and the to-be-acquired assets (28 properties in total) is anticipated to be 364 million yen for the fiscal period ending January 2016 and 264 million yen for the fiscal period ending July 2016, the six-month average of the sum total of the estimated urgent repair expenses, estimated short-term repair expenses and estimated long-term repair expenses for the said 28 properties described in the building condition survey reports will be only 29 million yen (estimated to be 33 million yen for the fiscal period ending January 2016 and 24 million yen for the fiscal period ending July 2016). Accordingly, Samty Residential expects to have residual free cash flows even after making certain reserves from the cash and deposits on hand equivalent to the depreciation amount at the end of each fiscal period as reserves for capital expenditures to maintain the building functions, etc., as funds equivalent to the estimated amount of working capital, etc. and as reserves in preparation for investments that should contribute to enhanced profitability of the portfolio as stated above. • Considering the above, Samty Residential believes as of today that it is appropriate to implement distribution in excess of earnings for the fiscal periods ending January 2016 and July 2016, and anticipates 127 million yen and 92 million yen, respectively, as total distribution in excess of earnings (Note). In this case, the total distribution in excess of earnings will be equivalent to 34.8% and 34.8%, respectively, of the depreciation expected to accrue in each fiscal period, and the payout ratio is anticipated to be 49.9% and 71.1%, respectively. <p>(Note) Distribution in excess of earnings shall be implemented only when the total continuous appraisal value of the real</p>

	<p>estate properties owned by Samty Residential at the end of the relevant fiscal period is greater than the total book value of the owned real estate properties plus total reserves for the planned construction work amount (capital expenditures) of the repair and renewal expenses scheduled for the next fiscal period as well as other planned reserves (Please refer to B. Implementation Method in < (Reference) Samty Residential's Basic Policy and Implementation Method for Distributions in Excess of Earnings > below.). If these requirements are not satisfied, therefore, Samty Residential will not implement distribution in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 despite the above forecasts.</p> <p>Moreover, if any significant deterioration or other changes newly occur in the external economic environment, the real estate market conditions or Samty Residential's financial conditions, etc., the policy as of today to implement distribution in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 as part of the cash management may be changed and, despite the above forecasts, distribution in excess of earnings may not be implemented for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016. In addition, as described in the <Implementation of Distributions in Excess of Earnings> below, Samty Residential believes as of today that it is appropriate to implement distribution in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 to the extent of the payout ratio not surpassing around 70% and targeting the amount equivalent to 35% of depreciation, respectively. However, such an amount or percentage may be reviewed if there newly arises a major change in the revenue and expense structure of the portfolio due to significant additions of new assets, etc. or important changes take place in the financial environment and the real estate investment trust market conditions, etc. As a result, the amount of distribution in excess of profit for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 as anticipated above may be changed.</p>
Others	<ul style="list-style-type: none"> • It is assumed that there will be no revision to laws and regulations, tax system, accounting standards, regulations applying to publicly listed companies and rules of the Investment Trusts Association, Japan, etc. that will impact the aforementioned forecast figures. • It is also assumed that there will be no unexpected material changes in general economic trends and real estate market conditions, etc.

(*) Samty Residential discloses the assumptions for the distributions in excess of earnings per unit based on the following <Basic Policy for Cash Management Regarding Distributions in Excess of Earnings> and <Perception of the Current Situation>, etc.

<Basic Policy for Cash Management Regarding Distributions in Excess of Earnings>

Residential properties located in regional cities, which are the major investment targets of Samty Residential, have a higher proportion of buildings in the total property acquisition price in comparison with residential properties located in Tokyo's 23 wards and, if the property acquisition price is the same, tend to have higher depreciation expenses that are the source of the free cash flow (to be allocated through cash management). In addition, with regard to the already acquired assets and the to-be acquired assets of Samty Residential, the total depreciation anticipated to be recorded in the future is projected to surpass the replacement (rebuilding) cost of the buildings for the entire portfolio.

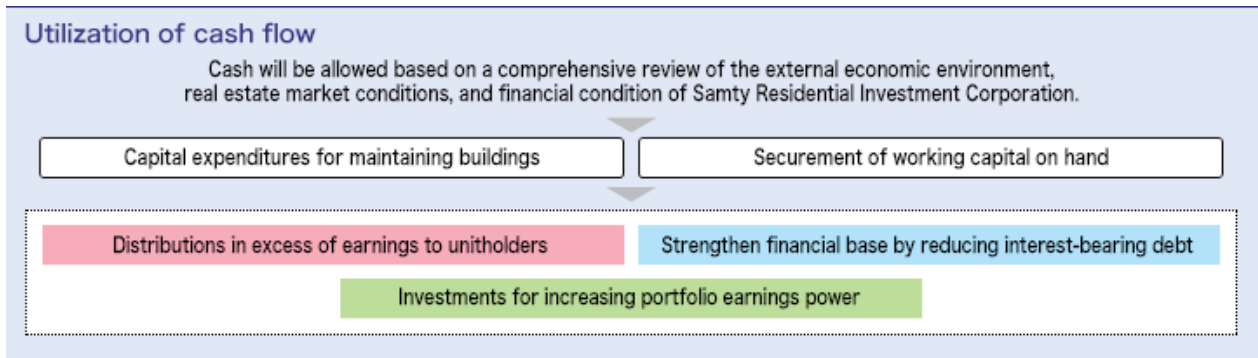
On the other hand, in consideration of the average building age, etc. of the already acquired assets and the to-be-acquired assets, the proportion of the capital expenditures amount actually required against the amount recorded as depreciation for each fiscal period will remain low for a certain length of time. At the same time, Samty Residential believes that, with the estimated amount of capital expenditures in the future highly predictable, the difference between the estimated amount and the amount of capital expenditures actually required will remain small. Moreover, the investment amount per residential property, which is the main investment target of Samty Residential, is smaller compared with other asset types including offices and commercial facilities, and provides the diversification effect of the portfolio. Consequently, Samty Residential is characterized by the fact that it tends to be easier to manage the budgets and results of the capital expenditure plan for the entire portfolio. From a medium- to long-term perspective, Samty Residential is oriented to place newly developed properties supplied by the sponsor at the core of the additional incorporation into the portfolio in the future. Depending on what is additionally incorporated pursuant to this policy, the proportion of the capital expenditures amount to the depreciation expenses of the entire portfolio after such incorporation may possibly remain relatively low compared with the portfolio comprising the already acquired assets and the to-be-acquired assets.

Taking into consideration these characteristics of Samty Residential portfolio that centers on residential properties located in regional cities, and on the assumption that 1) appropriate measures are taken to maintain and enhance the competitiveness of the owned assets and 2) the stable financial base of Samty Residential is fully maintained, Samty Residential believes that implementing distributions in excess of earnings as 3) a means of cash management to achieve improved capital efficiency, if the implementation is deemed to be most appropriate, will help maximize the unitholder value and enhance the evaluation of Samty Residential in the capital market, and thus should contribute to reinforcing its fund procurement ability.

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.

<Perception of the Current Situation>

As of today, as explained in detail in the < (Reference) Samty Residential's Basic Policy and Implementation Method for Distributions in Excess of Earnings >, Samty Residential makes it a policy to determine whether or not to implement distribution in excess of earnings as part of its cash management each time for each fiscal period, as the optimum fund allocation in the cash management as indicated in the chart below, comprehensively taking into account the current external economic environment, the real estate market conditions and its financial conditions, etc.



Based on the above, Samty Residential anticipates that there will be ample opportunities, etc. to acquire new properties as investments that should contribute to increasing portfolio earnings power in the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016, although part of the real estate transaction market appears to be overheated. Accordingly, it is highly necessary to reserve certain amounts of funds to make it possible to respond to such opportunities flexibly. On the other hand, in consideration of such factors as Samty Residential's financial conditions and the prospect of its ability to refinance the funds planned to be borrowed after listing, Samty Residential considers itself to not be in a position in the said two fiscal periods to allocate funds preferentially for reinforcing its financial base through such measures as reducing interest-bearing liabilities.

Moreover, while depreciation for the already acquired assets and the to-be-acquired assets (28 properties in total) is anticipated to be 364 million yen for the fiscal period ending January 2016 and 264 million yen for the fiscal period ending July 2016, the six-month average of the sum total of the estimated urgent repair expenses, estimated short-term repair expenses and estimated long-term repair expenses for the said 28 properties described in the building condition survey reports prepared by Tokio Marine & Nichido Risk Consulting Co., Ltd. , Nippon Kanzaei Co., Ltd. and Japan Constructive Inspect Association will be only 29 million yen (estimated to be 33 million yen for the fiscal period ending January 2016 and 24 million yen for the fiscal period ending July 2016).

<Implementation of Distributions in Excess of Earnings>

Based on these, Samty Residential expects as of today to have residual free cash flow for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 even after making certain reserves from the cash and deposits on hand equivalent to the depreciation amount at the end of each fiscal period as reserves for capital expenditures to maintain the building functions, etc., as funds equivalent to the estimated amount of working capital, etc. and as reserves in preparation for investments that should contribute to increasing portfolio earnings power as stated above. Taking into account the size of the residual free cash flow, Samty Residential believes that it is appropriate to implement distribution in excess of earnings, targeting the amount equivalent to 35% of depreciation, for each fiscal period. Moreover, upon determining whether or not to actually implement distribution in excess of earnings after each fiscal period is ended, Samty Residential will not allow the payout ratio (Note 1) to surpass around 70% (Note 2), with reference to the payout ratio levels of investment corporations listed on the J-REIT market as of today and that may compete with Samty Residential.

Based on the above judgment and policies, Samty Residential anticipates to pay distribution in excess of earnings of 127 million yen for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016, respectively (Note 3) (Note 4). In this case, the total distribution in excess of earnings will be equivalent to 34.8% and 34.8%, respectively, of the depreciation expected to accrue in each fiscal period, and the payout ratio is anticipated to be 49.9% and 71.1%, respectively.

(Note 1) "Payout ratio" represents the ratio of total cash distribution, including distribution in excess of earnings, to net income and depreciation

combined. The same follows hereafter.

(Note 2) The above ratios to the amount equivalent to depreciation have been determined based on the capital expenditures amount assumed under Samty Residential's long-term property repair plans as of today and other capital demand, etc. assumed as of today. The target payout ratio indicated above has been determined in consideration of the financial environment and the real estate investment trust market conditions, etc. as of today. Accordingly, these ratios in respective fiscal periods may be reviewed if there newly arises a major change in the revenue and expense structure of the portfolio due to significant additions of new assets, etc. or important changes take place in the financial environment and the real estate investment trust market conditions, etc.

(Note 3) Despite the above forecast, distributions in excess of earnings shall be implemented only when the total continuous appraisal value of the real estate properties owned by Samty Residential at the end of the relevant fiscal period is greater than the total book value of the owned real estate properties plus total reserves for the planned construction work amount (capital expenditures) of the repair and renewal expenses scheduled for the next fiscal period as well as other planned reserves (Please refer to B. Implementation Method in < (Reference) Samty Residential's Basic Policy and Implementation Method for Distributions in Excess of Earnings > below.). If these requirements are not satisfied, therefore, Samty Residential will not implement distribution in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016.

Moreover, if any significant deterioration or other changes newly occur in the external economic environment, the real estate market conditions or Samty Residential's financial conditions, etc., the policy as of today to implement distribution in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 as part of the cash management may be changed and, despite the above forecasts, distributions in excess of earnings may not be implemented for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016. In addition, as described above, Samty Residential believes as of today that it is appropriate to implement distributions in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 to the extent of the payout ratio not surpassing around 70% and targeting the amount equivalent to 35% of depreciation, respectively. However, such an amount or percentage may be reviewed as described in (Note 2) above. As a result, the amount of distributions in excess of earnings for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 as anticipated above may be changed.

(Note 4) As stated above, Samty Residential makes it a policy to determine whether or not to implement distributions in excess of earnings as part of its cash management each time for each fiscal period, taking into account the future external economic environment, the real estate market conditions and its financial conditions, etc. As of today, Samty Residential has prepared its management plans for the two fiscal period (the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016), and made such a decision based on these management plans. Accordingly, it has not decided yet as to the policy to implement distributions in excess of earnings for the 3rd fiscal period ending January 2017 and the subsequent fiscal periods. Therefore, Samty Residential neither plans nor guarantees to follow the policy of implementing distributions in excess of earnings for the 3rd fiscal period ending January 2017 and the subsequent fiscal periods, as it will for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016. Moreover, the ratio to the amount equivalent to depreciation will be reviewed in each fiscal period by taking into account such factors as the decrease in depreciation associated with the completion of depreciation in the relevant fiscal period for facilities with shorter useful life, the increase in capital expenditures in association of the aging of buildings and the outlook of Samty Residential's net income levels, while the target payout ratio will be reviewed in each fiscal period by considering such factors as the financial environment and the real estate investment trust market conditions on the latest date of the relevant fiscal period. As such, there is no guarantee that the respective ratios indicated above for the 1st fiscal period ending January 2016 and the 2nd fiscal period ending July 2016 will be applied for the 3rd fiscal period ending January 2017 and the subsequent fiscal periods.

< (Reference) Samty Residential's Basic Policy and Implementation Method for Distributions in Excess of Earnings >

A. Basic Policy for Distributions in Excess of Earnings

As part of its cash management policy, Samty Residential may implement distributions in excess of earnings (refund of capital contribution to unitholders) (hereafter "Excess Earnings Distribution") on top of cash distributions conducted within the range of earnings (Note).

(Note) The Excess Earnings Distribution represents distributions implemented by an investment corporation based on its judgment, in addition to cash distributions conducted within the range of its earnings, and differs from the refund of investment units conducted in response to the claim by each unitholder of an open-ended investment corporation. In this regard, Samty Residential is a closed-end investment corporation for which no refund of investment units in response to the claim by a unitholder is allowed.

As described in B. Implementation Method, Samty Residential will determine whether or not to implement the Excess Earnings Distribution by comprehensively taking into account the various conditions at the time of determination for each fiscal period. Accordingly, Samty Residential does not plan to implement the Excess Earnings Distribution continuously for each period or



over several periods. However, it may turn out that the Excess Earnings Distribution is implemented continuously over several periods for a certain length of time. Moreover, if the Excess Earnings Distribution is implemented, the relevant amount will be deducted as refund of capital contribution from unitholders' capital or capital surplus.

B. Implementation Method

Specifically, if Samty Residential implements the Excess Earnings Distribution as part of its cash management, as stated in the basic policy above, it will determine whether it is appropriate to implement it and, if so, the amount, as described below.

The Excess Earnings Distribution shall be implemented only when the "continuous appraisal value" (Note 1) of the real estate properties owned by Samty Residential at the end of the relevant fiscal period (representing the fiscal period of Samty Residential over which Samty Residential distributes its cash flows and implements the Excess Earnings Distribution; the "next fiscal period" represents the fiscal period of Samty Residential immediately following the said fiscal period. The same follows hereafter) is greater than the total book value (excluding the amount equivalent to the incidental expenses upon acquisitions) of the owned real estate properties at the end of the said fiscal period plus total reserves for the planned construction work amount (capital expenditures) of the repair and renewal expenses scheduled for the next fiscal period as well as other planned reserves.

Moreover, the amount of the Excess Earnings Distribution for the said fiscal period shall be up to the amount obtained by deducting the capital expenditures from the amount equivalent to depreciation recorded respectively in the said fiscal period (or up to 60% of depreciation if the amount exceeds 60% of depreciation) (Note 2). However, the actual Excess Earnings Distribution amount shall be determined by Samty Residential for the respective fiscal periods, to the extent of not affecting the capital expenditures plan (long-term property repair plan) and not negatively impacting its financial conditions after reserving cash and deposits that it believes appropriate in consideration of the establishment of credit lines and other financial arrangements in order to meet other capital demand (for the working capital of Samty Residential and payment of cash distributions as well as for repayment of debt when the real estate market conditions are worsened and securing flexible funds for property acquisitions when new acquisition opportunities are anticipated that are considered to help enhance the investment unit value, among other factors). In addition, references shall be made to the payout ratio levels of other listed J-REITs that may compete with Samty Residential.

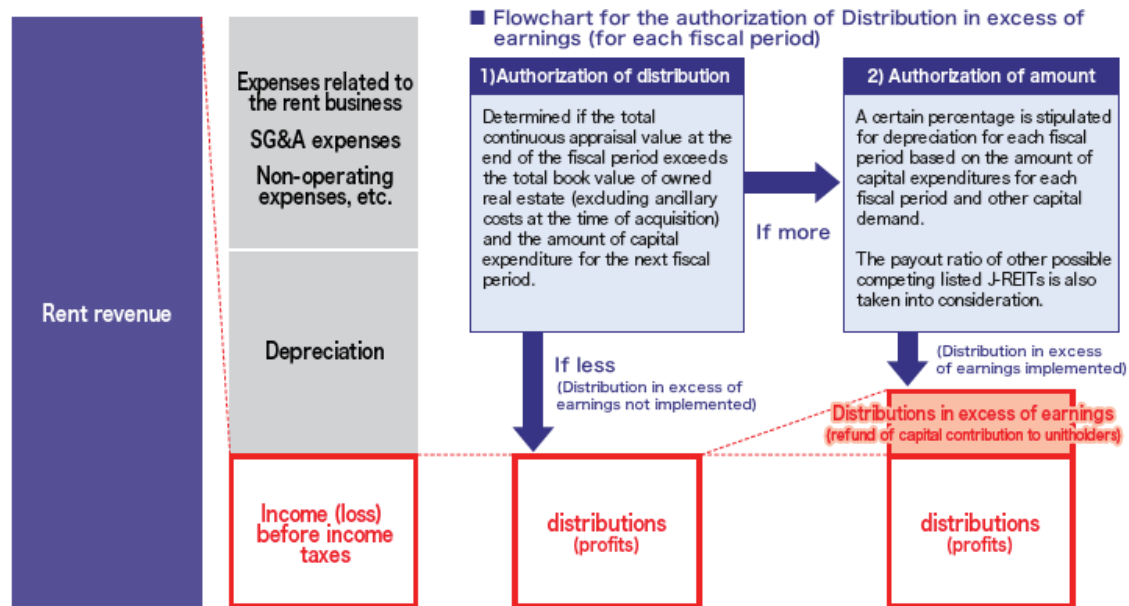
Moreover, when temporary expenses for accounting purposes accrue incidentally to financing, such as the investment unit issuance costs for issuing new investment units and the loan arrangement fees associated with new borrowings, or when accounting losses arise that are not accompanied by an outflow of cash and deposits on hand, such as losses on sale of real estate properties, the amount determined by Samty Residential as the amount corresponding to the whole or part of the said expenses or losses may be included in the amount of the Excess Earnings Distribution determined by Samty Residential as set forth above.

(Note 1) "Continuous appraisal value" refers to the total appraisal value of the real estate properties owned by Samty Residential, indicated in the real estate appraisal reports it obtains for each fiscal period as the appraisal date. The same follows hereafter.

(Note 2) A closed-end investment corporation may make cash distributions in excess of earnings up to the amount equivalent to 60% of the depreciation recorded on the last day of a fiscal period ("Rules Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" by the Investment Trusts Association of Japan).

(Note 3) The following is an illustrative scheme of the process for determining whether or not to implement the Excess Earnings Distribution at the end of each fiscal period and, if so, the amount.

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 forecast of management status for fiscal period ending January 2016 and fiscal period ending July 2016 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.



The above figure is nothing but an illustrative scheme, and does not indicate the ratio of the Excess Earnings Distribution to net assets, etc. In reality, the actual amount of the Excess Earnings Distribution may vary depending on the economic environment, trends in the real estate market, conditions of the owned assets, financial conditions and other factors, or the Excess Earnings Distribution may not be implemented.