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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 Completion of Acquisition and Determination of Rent Pertaining to Lease of  
Domestic Real Estate

Samty Residential Investment Corporation (“Samty Residential”) announces the completion of the acquisition of the following 17 properties announced in “Notice Concerning Acquisition and Lease of Domestic Real Estate” dated July 11, 2016 and the determination of rent pertaining to lease of S-FORT Aoi which was undecided.

1. Completion of Acquisition of Domestic Real Estate

< Acquisition assets >

| Property number              | Name of property to be acquired | Location                   | Acquisition price <sup>(Note 2)</sup><br>(Million yen) |
|------------------------------|---------------------------------|----------------------------|--|
| <b>Major Regional Cities</b> |                                 |                            |  |
| A-17                         | S-RESIDENCE Shin Osaka Ekimae   | Higashi Yodogawa-ku, Osaka | 2,489  |
| A-19                         | S-FORT Aoi                      | Higashi-ku, Nagoya         | 870  |
| A-22                         | S-FORT Tsurumai arts            | Nishi-ku, Nagoya           | 680  |
| A-23                         | S-FORT Tsurumai cube            | Naka-ku, Nagoya            | 570  |
| A-24                         | S-FORT Fukuoka Higashi          | Hakata-ku, Fukuoka         | 1,900  |
| A-25                         | S-RESIDENCE Kobe Motomachi      | Chuo-ku, Kobe              | 1,200  |
| A-26                         | S-FORT Kobe Kaguracho           | Nagata-ku, Kobe            | 1,858  |
| A-27                         | S-FORT Nijo-jo mae              | Nakagyo-ku, Kyoto          | 812  |
| A-28                         | S-FORT Chion-in mae             | Higashiyama-ku, Kyoto      | 500  |
| A-29                         | S-FORT Miyamachi                | Aoba-ku, Sendai            | 1,085  |
| <b>Other Regional Cities</b> |                                 |                            |  |
| B-05                         | S-RESIDENCE Esaka               | Suita-shi, Osaka           | 2,323  |
| B-06                         | S-FORT Utsunomiya               | Utsunomiya-shi, Tochigi    | 612  |
| B-07                         | S-FORT Yokkaichi Nishishinchi   | Yokkaichi-shi, Mie         | 630  |
| B-08                         | S-FORT Saga Honjo               | Saga-shi, Saga             | 1,050  |

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|                    |                           |                          |     |
|--------------------|---------------------------|--------------------------|-----|
| B-09               | S-FORT Saga Idaimae       | Saga-shi, Saga           | 375 |
| Greater Tokyo Area |                           |                          |     |
| C-10               | S-RESIDENCE Yokosuka Chuo | Yokosuka-shi, Kanagawa   | 850 |
| C-11               | S-FORT Sagamihara         | Sagamihara-shi, Kanagawa | 585 |

(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

## 2. Determination of Rent Pertaining to Lease of Domestic Real Estate (S-FORT Aoi)

The rent of S-FORT Aoi has been resolved with the conclusion of fixed-term building lease agreement between Good Works, Co., Ltd., the master lease company, and Marumo Corporation, the seller as of today. Moreover, the said agreement calls for a lease of units (up to the number of units that are vacant as of today) to Marumo Corporation as the end tenant to January 31, 2017, and the units occupied as of today and the units that will become vacant after today are not subject to leasing to Marumo Corporation.

| Overview of fixed-term building lease agreement  |                             |   |   |
|--|-----------------------------|---|---|
| Tenant name  | Monthly rent (thousand yen) | Contract period                         | Security and guarantee deposits (million yen) |
| Marumo Corporation   | 3,535 (Note)                | From August 2, 2016 to January 31, 2017 | —   |
| Rent revision: There is no provision regarding rent revisions.<br>Cancellation: Marumo Corporation shall, even before January 31, 2017, mediate end tenants to Good Works Co., Ltd., the lessor, on similar lease terms and conditions as those of the said fixed-term building lease agreement and, if a new lease agreement is concluded between Good Works Co., Ltd. and new end tenants, Marumo Corporation shall be able to cancel the fixed-term building lease agreement with Good Works Co., Ltd. on the day preceding the date when the said new lease agreement enters into force. |                             |   |   |

(Note) Amounts are rounded down to the nearest thousand yen. Consumption tax and other taxes are excluded.

\*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/>