



August 20, 2018

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)

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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 August 10, 2018, as described below.

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

- | | | |
|-----|--|---|
| (1) | Issue price (offer price) | 89,895 yen per unit |
| (2) | Total issue price
(total offer price) | 4,270,012,500 yen |
| (3) | Paid-in amount (issue amount) | 86,668 yen per unit |
| (4) | Total paid-in amount
(total issue amount) | 4,116,730,000 yen |
| (5) | Subscription period | From August 21 (Tuesday), 2018 to August 22 (Wednesday), 2018 |
| (6) | Payment date | August 27 (Monday), 2018 |
| (7) | Delivery date | August 28 (Tuesday), 2018 |

(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 | 2,375 units |
| (2) | Offer price | 89,895 yen per unit |
| (3) | Total offer price | 213,500,625 yen |
| (4) | Subscription period | From August 21 (Tuesday), 2018 to August 22 (Wednesday), 2018 |
| (5) | Delivery date | August 28 (Tuesday), 2018 |

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.



< Reference >

1. Grounds for calculation of issue price and offer price

(1) Base date of calculation and price	August 20 (Monday), 2018	92,200 yen
(2) Discount rate		2.50%

2. Period of syndicate covering transaction

From August 23 (Thursday), 2018 to September 21 (Friday), 2018

3. Use of procured funds

The proceeds from the primary offering of 4,116,730,000 yen are scheduled to be used as part of funds for acquiring to-be-acquired assets by Samty Residential.

For details of the to-be-acquired assets, please refer to the "Notice Concerning Acquisition and Lease of Domestic Real Estate(Trust Beneficiary Interests in Real Estate and Real Estate (in Kind))" announced August 10, 2018.

*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 the Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

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

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