

(REIT) Summary of Financial Results for Fiscal Period Ended January 2016

March 16, 2016

REIT Securities Issuer: Samty Residential Investment Corporation
("Samty Residential")

Listing: Tokyo Stock Exchange

Securities Code: 3459

URL: <http://www.samty-residential.com/en/>

Representative: Tetsuro Kawamoto, Executive Director

Asset Management Company: Samty Asset Management Co., Ltd.

Inquiries: Takeshi Fujiwara

Representative: Yosuke Masuda, President

Director

Business Management Department

Phone: +81-3-5220-3841

Scheduled date of submission of securities report: April 27, 2016

Scheduled date of commencement of distribution payout: April 21, 2016

Preparation of supplementary financial results briefing materials: Yes

Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Status of Management and Assets for Fiscal Period Ended January 2016 (from March 16, 2015 to January 31, 2016)

(1) Management Status

(% figures are the rate of period-on-period increase (decrease))

	Operating revenue		Operating income		Ordinary income		Net income	
	mn yen	%	mn yen	%	mn yen	%	mn yen	%
Fiscal period ended Jan. 2016	1,458	–	598	–	170	–	168	–

	Net income per unit	Ratio of net income to equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenue
Fiscal period ended Jan. 2016	yen 1,501	% 2.1	% 1.0	% 11.7

(Note 1) The calculation period for the fiscal period ended January 2016 of Samty Residential is a period of 322 days from March 16, 2015 to January 31, 2016.

(Note 2) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units (112,527 units).

(Note 3) Percentage figures for operating revenue, operating income, ordinary income and net income are the rate of period-on-period increase (decrease), but are not applicable for the fiscal period ended January 2016 because it is the first fiscal period.

(2) Distribution Status

	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	Total distribution (including distribution in excess of earnings)	Total distribution (excluding distribution in excess of earnings)	Total distribution in excess of earnings	Payout ratio	Ratio of distribution to net assets
Fiscal period ended Jan. 2016	yen 1,810	yen 1,034	yen 776	mn yen 295	mn yen 168	mn yen 126	% 100.0	% 1.0

(Note 1) The breakdown of total distribution in excess of earnings is 0 million yen in total distribution from the allowance for temporary difference adjustment and 126 million yen in total distribution from distribution accompanying decrease in capital, etc. under tax law.

(Note 2) The ratio of decrease in surplus, etc. by implementing distribution in excess of earnings (refund of capital contribution to unitholders) is 0.008.

(Note 3) Payout ratio is calculated by the following formula.

$$\text{Total distribution (excluding distribution in excess of earnings)} \div \text{Net income} \times 100$$

(3) Financial Position

	Total assets	Net assets	Equity ratio	Net assets per unit
Fiscal period ended Jan. 2016	mn yen 33,890	mn yen 16,184	% 47.8	yen 99,081

(4) Status of Cash Flows

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	mn yen	mn yen	mn yen	mn yen
Fiscal period ended Jan. 2016	643	(32,780)	33,119	982

2. Forecast of Management Status for Fiscal Period Ending July 2016 (from February 1, 2016 to July 31, 2016)

(% figures are the rate of period-on-period increase (decrease))

	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
	mn yen	%	mn yen	%	mn yen	%	mn yen	%	yen	yen	yen
Fiscal period ending July 2016	1,085	(25.6)	423	(29.3)	330	93.8	329	95.0	2,591	2,017	574

(Reference) Forecast net income per unit for fiscal period ending July 2016: 2,017 yen

* Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates and Retrospective Restatement

- ① Changes in accounting policies accompanying amendments to accounting standards, etc.: No
- ② Changes in accounting policies other than ①: No
- ③ Changes in accounting estimates: No
- ④ Retrospective restatement: No

(2) Total Number of Investment Units Issued and Outstanding

- ① Total number of investment units issued and outstanding (including own investment units) at end of period

Fiscal period ended January 2016	163,340 units
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- ② Number of own investment units at end of period

Fiscal period ended January 2016	0 units
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* Presentation of the status of implementation of audit procedures

At the time of disclosure of this summary of financial results, audit procedures for financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.

* Explanation of the appropriate use of the forecast of management status, and other matters of special note

The management status outlook and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by Samty Residential, and actual management status, etc. may differ materially due to various factors. In addition, the forecast is not a guarantee of the amount of distributions.

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending July 2016

Item	Assumption
Fiscal period	<ul style="list-style-type: none"> Fiscal period ending July 2016 (from February 1, 2016 to July 31, 2016) (182 days)
Managed assets	<ul style="list-style-type: none"> It is assumed that Samty Residential will continue to own the trust beneficiary interests in real estate for 29 properties it owns as of today 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 or disposition of owned properties, etc.
Operating revenue	<ul style="list-style-type: none"> Real estate rent revenue is calculated on the basis of historical data and by taking into account the status of leasing.
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, taking into account the fluctuation factors of expenses. Real estate rent income (excluding gain on sales of real estate properties) after deducting expenses related to the rent business (including depreciation) is assumed to be 507 million yen. Depreciation is calculated using the straight line method, and is assumed to be 268 million yen. The property taxes and city planning taxes, etc. to be recorded as expenses are assumed to be 71 million yen. Repair expenses for buildings are assumed to be 7 million yen, 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"> Interest expenses and borrowing related expenses are assumed to be 93 million yen.
Borrowings	<ul style="list-style-type: none"> Interest-bearing liabilities due for repayment during the fiscal period ending July 2016 subsequent to the date of this document are assumed to be financed through refinancing the entire amount, and the balance of interest-bearing liabilities is assumed to be 17,162 million yen.
Investment units	<ul style="list-style-type: none"> The total number of investment units issued and outstanding is assumed to be 163,340 units, which is the figure as of today. 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 end of the fiscal period ending July 2016.

Item	Assumption
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 revenue 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 the asset management company's 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. • 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 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 borrowings, Samty Residential considers itself to not be in a position in the fiscal period to allocate funds preferentially for reinforcing its financial base through such measures as reducing interest-bearing liabilities. While depreciation for the trust beneficiary interests in real estate for 29 properties it owns as of today is anticipated to be 268 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 29 properties described in the building condition survey reports will be only 29 million yen. Accordingly, Samty Residential expects to have residual free cash flow even after making certain reserves from the cash and deposits on hand equivalent to the depreciation amount at the end of the 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. • Considering the above, Samty Residential believes as of today that it is appropriate to implement distribution in excess of earnings for the fiscal period ending July 2016, and anticipates 93 million yen as total distribution in excess of earnings (Note 1). In this case, the payout ratio (Note 2) is anticipated to be 70.8%, and the total distribution in excess of earnings is anticipated to be equivalent to 35.0% of the depreciation expected to accrue in the fiscal period. <p>(Note 1) Distribution 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 fiscal period (refers to the appraisal value indicated in the real estate appraisal reports or the investigated value indicated in the valuation reports obtained for the real estate properties owned by Samty Residential with the fiscal period end as the date of value (appraised value at end of period); the same follows hereafter) is greater than the total adjusted book value of the owned real estate properties (refers to the book value of the respective owned real estate properties at the end of the fiscal period of Samty Residential, after deducting the amount equivalent to the incidental expenses upon acquisition of the owned real estate properties; the same follows hereafter) 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. If these requirements are not satisfied, therefore, Samty Residential will not implement distribution in excess of earnings for the 2nd fiscal period ending July 2016 despite the above forecast.</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. or if any major changes, etc. in Samty Residential's financial conditions (including, but not limited to, LTV level and conflicts with financial covenants established for Samty Residential's borrowings) occur as a result of new borrowing of funds accompanying acquisition of new assets (including to-be-acquired assets), the policy as of today to implement distribution in excess of earnings for the 2nd fiscal period ending July 2016 as part of the cash management may be changed and, despite the above forecast, distribution in excess of earnings may not be implemented for the 2nd fiscal period ending July 2016. In addition, Samty Residential believes as of today that it is appropriate to implement distribution in excess of earnings for the 2nd fiscal period ending July 2016 with target payout ratio of around 70% and up to the amount equivalent to 35% of depreciation in the fiscal period. 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 earnings for the 2nd fiscal period ending July 2016 as anticipated above may be changed.</p> <p>(Note 2) "Payout ratio" represents the ratio of total cash distribution, including distribution in excess of earnings, to net income and depreciation combined.</p>
Other	<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.