

June 21, 2021

For Translation Purposes Only

Real Estate Investment Trust Securities Issuer  
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### Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings

Samty Residential Investment Corporation (“Samty Residential”) announces the decision made today on the following borrowing of funds (the “Borrowings”) and early repayment of existing borrowings (the “Early Repayment”).

#### **1. Details of the Borrowings**

##### (1) Reasons for the Borrowings

Samty Residential will conduct the Borrowings to fund the repayment of existing borrowings due on June 30, 2021, and the early repayment of existing borrowings due on July 31, 2021. For the overview of the existing borrowings, please refer to “2. Repayment of Borrowings” and “3. Details of the Early Repayment” below.

##### (2) Details of the Borrowings

###### i. Term loan 16-A

1.	Lenders	Sumitomo Mitsui Banking Corporation
2.	Loan amount	920 million yen
3.	Interest rate	To be decided (fixed interest rate) <sup>(Note 1)</sup>
4.	Drawdown date	June 30, 2021
5.	Borrowing method	An individual loan agreement shall be concluded with the above lenders on June 28, 2021 (scheduled)
6.	Principal repayment date	January 31, 2026 <sup>(Note 2)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on July 31, 2021, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 2)</sup>
9.	Security/guarantee	Unsecured and unguaranteed

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ii. Term Loan 16-B

1.	Lenders	The Bank of Fukuoka, Ltd., The Bank of Yokohama, Ltd., The Kagawa Bank, Ltd., Shinsei Bank, Ltd., The Juhachi-Shinwa Bank, Limited and The Kumamoto Bank, Ltd.
2.	Loan amount	4,280 million yen
3.	Interest rate	To be decided (fixed interest rate) <sup>(Note 1)</sup>
4.	Drawdown date	June 30, 2021
5.	Borrowing method	An individual loan agreement shall be concluded with the above lenders on June 28, 2021 (scheduled)
6.	Principal repayment date	July 31, 2026 <sup>(Note 2)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on July 31, 2021, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 2)</sup>
9.	Security/guarantee	Unsecured and unguaranteed

(Note 1) The interest rate will be announced as soon as it is determined.

(Note 2) If the relevant day is not a business day, the business day immediately following the relevant day shall be the date. If the said business day is in the following month, the business day immediately preceding the relevant day shall be the date.

(3) Amount, Use and Scheduled Outlay of Funds to Be Procured

i. Amount of funds to be procured

5,200 million yen

ii. Specific use of funds to be procured

For use as funds for the repayment of the existing borrowings described in “2. Repayment of Borrowings” and “3. Details of the Early Repayment” below.

iii. Scheduled outlay

June 30, 2021

**2. Repayment of Borrowings**

Term loan	Lender	Loan amount (million yen)	Drawdown date	Principal repayment date
1-D	Loan syndicate with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	2,000	July 1, 2015	June 30, 2021

(Note) For more details, please refer to “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings” dated July 1, 2015.

**3. Details of the Early Repayment**

Term loan	Lender	Loan amount (million yen)	Drawdown date	Repayment date	Scheduled early repayment date
7-A	Loan syndicate with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	3,200	February 1, 2018	July 31, 2021	June 30, 2021

(Note) For more details, please refer to “Notice Concerning Borrowing of Funds and Partial Refinancing and Partial Early Repayment of Existing Borrowings” dated January 15, 2018.

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#### 4. Status of Interest-Bearing Debt After the Borrowings and the Early Repayment

(Unit: million yen)

	Before the Borrowing and the Early Repayment (as of today)	After the Borrowing and the Early Repayment (as of June 30, 2021)	Increase (Decrease)
Short-term loans <sup>(Note)</sup>	10,550	5,350	(5,200)
Long-term loans <sup>(Note)</sup>	50,185	55,385	5,200
Total borrowings	60,735	60,735	-
Investment corporation bonds	2,700	2,700	-
Total interest-bearing debt	63,435	63,435	-

(Note) Short-term loans refers to borrowings for which repayment is due in or within one year (including current portion of long-term loans payable), and long-term loans refers to borrowings for which repayment is due in more than a year.

#### 5. Other

Concerning the risks associated with the Borrowings, they are as described in Chapter 1: Fund Information, Section 1: Fund Status, 3. Investment Risks in the securities report submitted by Samty Residential on April 28, 2021.

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

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