

For Translation Purposes Only

November 30, 2021

Real Estate Investment Trust Securities Issuer
Samty Residential Investment Corporation
1-8-3 Marunouchi, Chiyoda-ku, Tokyo
Masafumi Takahashi, Executive Director
(Securities Code: 3459)

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Director

Notice Concerning Completion of Acquisition of Properties

Samty Residential Investment Corporation ("Samty Residential") announces that it today completed acquisition of the following 3 properties as announced in "Notice Concerning Acquisition of Properties" dated November 15, 2021. In addition, Samty Residential again announces the overview of the properties as details concerning "Leased area," "Number of tenants," "Monthly rental revenue" and "Security and guarantee deposits," which were undecided at the time of the announcement, have been finalized. Changes from "Notice Concerning Acquisition of Properties" dated November 15, 2021, are underlined.

1. Completion of Acquisition of Properties

<Acquired Assets>

Vicquired 7135	.000						
Property number	Property name	Location	Acquisition price ^(Note) (million yen)				
Major Regio	Major Regional Cities						
A-84	S-RESIDENCE Joshin II	Nishi-ku, Nagoya-shi	787				
A-85	S-RESIDENCE Sengencho	Nishi-ku, Nagoya-shi	443				
Other Regional Cities							
B-45	S-FORT Utsunomiya Minamiodori	Utsunomiya-shi, Tochigi	1,309				
Total			2,539				

(Note) "Acquisition price" is the amount that was required for the acquisition of the acquired assets excluding various costs such as commissions for mediation of transaction, taxes and public dues, etc. (the amount of the price of purchase of the real estate, etc. indicated in the purchase agreement, etc.) Amounts of less than 1 million yen are rounded down.



2. Details of Acquired Assets

"A-84 S-RESIDENCE Joshin II"

	ESIDENCE JOSHIII II					
Property name		S-RESIDENCE Joshin II				
Location		2-16-2 Kaminagoya, Nishi-ku, Nagoya-shi, Aichi				
Type of specified asset		Real estate trust beneficiary interest				
	cquisition price	787 million yen				
Trustee		Mizuho Trust & Ba				
	blishment date	November 30, 202				
	ration date	November 30, 2031				
Planned a	cquisition date	November 30, 2021				
	Type of ownership	Ownership				
	Site area	769.16 m ^{2 (Note 1)}				
Land	Building coverage ratio	80%				
	Floor area ratio	200%				
	Zoning	Neighborhood commercial district				
	Type of ownership	Ownership				
	Use	Apartment				
	Total floor area	1,631.16 m ²				
Building	Completion date	August 24, 2021				
	Structure and floors	Reinforced concret	te structure, fla	t roof, 10 floors		
	Number of leasable units	58				
Collateral	units	None				
	management					
company	- 0	Samty Property Management Co., Ltd.				
	ase company	Samty Property Management Co., Ltd.				
Master lea	ase type	Pass-through lease (Note 2)				
Appraisal (date of va		801 million yen (September 30, 2021)				
	e appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD.				
	maximum loss	,				
(PML value)		8.7%				
-	of leasing					
	easable area	1,486.62 m ²				
Leased	l area	1,486.62 m ^{2 (Note 2)}				
Numbe	er of tenants	1 (Note 2)				
Month	ly rental revenue	4,143 thousand yen (Note 2)				
Securit	ty and guarantee	500 thousand yen	(Note 2)			
deposi	ts	500 tilousallu yell	· ·			
Occupa	ancy rate	June 2021 _ (Note 2)	July 2021 _ (Note 2)	August 2021	September 2021	October 2021 34.6% (Note 2)
Characteristics of the property		The property is about a 6-minute walk from Joshin Station on the Nagoya City Subway Tsurumai Line and has single-type units. The property offers excellent transportation convenience to the central commercial areas and the main business districts as Joshin Station to Nagoya Station is about a 6-minute ride via Marunouchi Station on the Nagoya City Subway Sakura-dori Line and Sakae Station is about a 7-minute ride via Fushimi Station on the Nagoya City Subway Higashiyama Line. In addition, there are convenience stores, supermarkets, etc. within walking distance and also parks and other public facilities, making the district one that offers both living convenience and a favorable living environment. With such characteristics, the property is believed to be highly competitive in the leasing market shared with areas of similar supply and demand.				
Special remarks		Not applicable				
		2				

(Note 1) The site area includes a portion of private road burden (about 0.37 m²) based on Article 42, Paragraph 1, Item 1 of the Building Standards



(Note 2) The property was handed over to Samty Co., Ltd. ("Samty") by a construction company on September 30, 2021 after completion, and is currently being leased. Concerning the property, effective as of November 30, 2021, a pass-through master lease agreement between the trustee and Samty Property Management Co., Ltd., and a lease agreement between Samty Property Management Co., Ltd. and Samty, the seller of the property, have been concluded. The agreement stipulates that Samty guarantees lease as the end tenant until November 29, 2023, in principle, with the number of vacancies as of November 30, 2021 as the upper limit, and units that are occupied as of November 30, 2021 or become newly vacant after the conclusion of the agreement are not subject to Samty's lease.

Overview of the rental unit lease agreement						
Name of tenant	Monthly rent (thousand yen)	Contract period	Security and guarantee deposits (thousand yen)			
Samty Co., Ltd.	<u>4,049</u>	From November 30, 2021, to November 29, 2023	-			

Rent revision: There is no rent revision clause.

cancellation stated above.

Cancellation:

The lessee may end the agreement by consultation on or after November 29, 2022, or when the remaining residential units subject to the agreement becomes two units. However, even on or before November 30, 2021, if a tenant finds Samty Property Management Co., Ltd., the lessor, an end tenant to substitute under similar lease terms and conditions as the concerned rental unit lease agreement and a new lease agreement is concluded between Samty Property Management Co., Ltd. and the new end tenant, Samty may have the rental unit lease agreement with Samty Property Management Co., Ltd. canceled, effective the day preceding the date of commencement of the concerned new lease agreement, limited to the residential units subject thereto.

(Note 3) The monthly rent payable by Samty will decrease if the rental unit lease agreement is partially canceled based on the provisions of



"A-85 S-RESIDENCE Sengencho"

Location	"A-85 S-RESIDENCE Sengencho"				
Type of specified asset Planned acquisition price Trustee Trust establishment date Trust expiration date Planned acquisition date Planned acquisition date Type of ownership Site area Building coverage ratio Zoning Type of ownership Use Apartment Total floor area delors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Number of tenants Number of leasing Total elasable area Leased area Number of tenants Nease (Note 1) Number of leasing Total leasable area Leased area Number of tenants Number of	S-RESIDENCE Sengencho				
Planned acquisition price Trustee Trust establishment date Trust expiration date Planned acquisition date Type of ownership Site area Building coverage ratio Type of ownership Use Apartment Total floor area deliance Structure and floors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Number of leasing Total leasable area Leased area Number of tenants Nease deposits Occupancy rate Characteristics of the property The surrounding restaurants, stores well as excellent live The management condistricts as it is about as Higashiyama Line. The surrounding restaurants, stores well as excellent live	ii-ku, Nagoya-shi	i, Aichi			
Trustee	Real estate (Actual real estate)				
Trust establishment date Trust expiration date Planned acquisition date Type of ownership Site area Building coverage ratio Floor area ratio Type of ownership Ownership Site area Building coverage ratio Floor area ratio Type of ownership Use Total floor area Building Completion date Structure and floors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area None Property management Samty Property May Master lease type Appraisal value (date of value) Real estate appraiser The Tanizawa Sogo Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area None Real estate appraiser The Tanizawa Sogo Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Manthly rental revenue Security and guarantee deposits Occupancy rate Characteristics of the property Characteristics of the property Characteristics of the property The surrounding restaurants, stores well as excellent live The surrounding restaurants, stores well as excellent live	443 million yen				
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Planned acquisition date Type of ownership Site area 221.34 m² Building coverage ratio Floor area ratio Zoning Commercial district Type of ownership Use Apartment Total floor area Building Completion date Structure and floors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate Characteristics of the property Completion date None Property management Samty Property Margine Agenty Property Margine Agenty Real estate appraiser The Tanizawa Sogo Real estate appraiser The Tanizawa Sogo Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Real estate appraiser Real estate appraiser Probable maximum loss (PML value) Overview of tenants Number of tenants Number of tenants Security and guarantee deposits Occupancy rate Characteristics of the property The surrounding restaurants, stores well as excellent live The surrounding restaurants, stores well as excellent live					
Land Type of ownership Site area 221.34 m²					
Land Site area 221.34 m²	1				
Land Building coverage ratio Floor area ratio Floor area ratio Zoning Commercial distriction Type of ownership Ownership Use Apartment Total floor area 971.24 m² October 8, 2021 Structure and floors Reinforced concrete Number of leasable units 36					
ratio Floor area Gommercial district Floor area Free Floor	221.34 m ²				
Type of ownership Ownership					
Building Type of ownership Use Apartment Total floor area 971.24 m² Completion date Structure and floors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate The property is abise subway Sakura-do Station is about a Higashiyama Line. The surrounding restaurants, stores well as excellent liv					
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Building Total floor area Completion date Structure and floors Number of leasable units Collateral Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate Characteristics of the property Total separation condistricts as it is about a Higashiyama Line. The surrounding restaurants, stores well as excellent live					
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Structure and floors Number of leasable units 36 Collateral None Property management Samty Property Material Samty Property Materi					
Number of leasable units 36	te structure, flat	roof, 10 floors			
Property management company Master lease company Master lease type Appraisal value (date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate Characteristics of the property Samty Property Maximum					
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(date of value) Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate Image: Subway Tsurumai transportation con districts as it is about a Higashiyama Line. Characteristics of the property The Tanizawa Sogo 8.9% 8.9% 8.9% Interpolation (Note 1) The property is about a Higashiyama Line. The surrounding restaurants, stores well as excellent live	Pass-through lease (Note 1)				
Real estate appraiser Probable maximum loss (PML value) Overview of leasing Total leasable area Leased area Number of tenants Monthly rental revenue Security and guarantee deposits Occupancy rate In the Tanizawa Sogoon 8.9% 8.9% 8.43.75 m² 843.75 m² (Note 1) 1 (Note 1) June 2021 (Note 1) The property is about a Subway Tsurumai transportation condistricts as it is about a Higashiyama Line. The surrounding restaurants, stores well as excellent live		24)			
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Overview of leasing Total leasable area 843.75 m² Leased area 843.75 m² Number of tenants 1 (Note 1) Monthly rental revenue 2,446 thousand yes deposits Occupancy rate June 2021 (Note 1) The property is about a Subway Tsurumai transportation condistricts as it is about a Higashiyama Line. Characteristics of the property Total leasable area 843.75 m² (Note 1) June 2021 (Note 1) The property is about a Higashiyama Line. The surrounding restaurants, stores well as excellent liv	8.9%				
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Security and guarantee deposits Occupancy rate June 2021 (Note 1) The property is about a Subway Tsurumai transportation condistricts as it is about a Subway Sakura-do Station is about a Higashiyama Line. Characteristics of the property The surrounding restaurants, stores well as excellent live	<u> </u>				
deposits Occupancy rate June 2021	2,446 thousand yen (Note 1)				
Occupancy rate June 2021 (Note 1) The property is about a subway Tsurumai transportation con districts as it is about a Subway Sakura-do Station is about a Higashiyama Line. Characteristics of the property The surrounding restaurants, stores well as excellent liv	(Note 1)				
The property is about a Higashiyama Line. Characteristics of the property The property is about a Higashiyama Line. The surrounding restaurants, stores well as excellent liv	July 2021	August 2021	September 2021	October 2021	
Subway Tsurumai transportation con districts as it is about a Higashiyama Line. Characteristics of the property The surrounding restaurants, stores well as excellent liv	_ (Note 1)	_ (Note 1)	_ (Note 1)	16.7% (Note 1)	
households who w can be anticipated	The property is about a 2-minute walk from Sengencho Station on the Nagoya City Subway Tsurumai Line and has single-type units. The property offers excellent transportation convenience to the central commercial areas and the main business districts as it is about a 6-minute ride via Marunouchi Station on the Nagoya City Subway Sakura-dori Line from Sengencho Station to Nagoya Station, and Sakae Station is about a 7-minute ride via Fushimi Station on the Nagoya City Subway Higashiyama Line. The surrounding area of Sengencho Station with a concentration of many restaurants, stores selling daily necessities, etc. offers high living convenience as well as excellent living environment as hospitals, elementary schools, parks, etc. are located. Therefore, stable rental demand mainly from single working adult households who work in the surrounding areas of Nagoya Station and Sakae Station can be anticipated. With such characteristics, the property is believed to be highly competitive in the leasing market shared with areas of similar supply and demand.				



Special remarks

The property has not secured parking capacity under the obligation to set up a parking lot as provided in the Nagoya City ordinance regarding prevention and adjustments of disputes on the construction of medium- to high-rise buildings. Since the application of exception in the establishment of parking lots as provided in the guidelines for handling parking lots in the detailed enforcement regulations of ordinances regarding prevention and adjustment of disputes on the construction of medium- to high-rise buildings was permitted after having discussions with Nagoya City, the obligation of securing insufficient parking capacity has been excluded.

(Note 1) The property was handed over to Samty by a construction company on October 29, 2021 after completion, and is currently being leased. Concerning the property, effective as of November 30, 2021, a pass-through master lease agreement between the trustee and Samty Property Management Co., Ltd., and a lease agreement between Samty Property Management Co., Ltd. and Samty, the seller of the property, have been concluded. The agreement stipulates that Samty guarantees lease as the end tenant until November 29, 2023, in principle, with the number of vacancies as of November 30, 2021 as the upper limit, and units that are occupied as of November 30, 2021 or become newly vacant after the conclusion of the agreement are not subject to Samty's lease.

Overview of the rental unit lease agreement					
Name of tenant	Monthly rent (thousand yen)	Contract period	Security and guarantee deposits (thousand yen)		
Samty Co., Ltd.	<u>2,425</u>	From November 30, 2021, to November 29, 2023	-		

Rent revision: Cancellation: There is no rent revision clause.

The lessee may end the agreement by consultation on or after November 29, 2022, or when the remaining residential units subject to the agreement becomes one unit. However, even on or before November 30, 2021, if a tenant finds Samty Property Management Co., Ltd., the lessor, an end tenant to substitute under similar lease terms and conditions as the concerned rental unit lease agreement and a new lease agreement is concluded between Samty Property Management Co., Ltd. and the new end tenant, Samty may have the rental unit lease agreement with Samty Property Management Co., Ltd. canceled, effective the day preceding the date of commencement of the concerned new lease agreement, limited to the residential units subject thereto.

(Note 2) The monthly rent payable by Samty will decrease if the rental unit lease agreement is partially canceled based on the provisions of cancellation stated above.



"B-45 S-FORT Utsunomiya Minamiodori"

	ORT Utsunomiya Mina						
Property r	name	S-FORT Utsunomiya Minamiodori					
Location		3-1-1 Minamiodori, Utsunomiya-shi, Tochigi					
Type of specified asset		Real estate trust beneficiary interest					
Planned a	cquisition price	1,309 million yen					
Trustee		Mitsubishi UFJ Trust and Banking Corporation					
Trust estal	olishment date	November 30, 2021					
Trust expir	ration date	November 30, 2031					
Planned a	cquisition date	November 30, 2021					
	Type of ownership	Ownership					
	Site area	1,826.63 m ²					
1	Building coverage	C00/					
Land	ratio	60%					
	Floor area ratio	200%					
	Zoning	Quasi-industrial	district				
	Type of ownership	Ownership					
	Use	Apartment					
	Total floor area	3,427.42 m ²					
Building	Completion date	August 19, 2021					
	Structure and floors	Reinforced conc	rete structure, fla	t roof, 10 floors			
	Number of leasable units	70					
Collateral	units	None					
Property r	nanagement	Hasaka Liyanat	Inc				
company		Haseko Livenet, Inc.					
Master lea	ase company	Haseko Livenet, Inc.					
Master lea	ise type	Pass-through lease (Note 1)					
Appraisal value		1,320 million yen (September 30, 2021)					
(date of value) Real estate appraiser		DAIWA REAL ESTATE APPRAISAL CO., LTD.					
	naximum loss						
(PML value		3.3%					
Overview	of leasing						
Total le	asable area	3,258.30 m ²					
Leased	area	3,258.30 m ² (Note 1)					
Numbe	er of tenants	1 (Note 1)					
Month	ly rental revenue	7,162 thousand	yen (Note 1)				
Securit	y and guarantee	348 yen (Note 1)					
deposit	ts	346 yell (***********************************					
000000	nov rato	June 2021	July 2021	August 2021	September 2021	October 2021	
Occupa	incy rate	_ (Note 1)	_ (Note 1)	_ (Note 1)	_ (Note 1)	5.0% (Note 1)	
Characteri	stics of the property	The property is about a 9-minute walk from Utsunomiya Station on the JR Line and has compact- and family-type units. It offers excellent transportation convenience as Utsunomiya Station, the nearest station, offers access to Tohoku Shinkansen as well as the Tohoku Main Line and Nikko Line and is a transportation hub connecting the greater Tokyo area and the Tohoku region. In addition, there are convenience stores, supermarkets, drug stores and restaurants within walking distance, and also extensive public facilities, such as elementary schools, police boxes and nursery schools, making the district one that offers a favorable living environment and living convenience. With such characteristics, the property is believed to be highly competitive in the leasing market shared with areas of similar supply and demand.					
Special re-	marks		nareu with areas	or similar supply	and demand.		
Special rer		Not applicable			completion, and is curre		

(Note 1) The property was handed over to Samty by a construction company on September 30, 2021 after completion, and is currently being leased. Concerning the property, effective as of November 30, 2021, a pass-through master lease agreement between the trustee and Haseko Livenet, Inc., and a lease agreement between Haseko Livenet, Inc. and Samty, the seller of the property, have been concluded. The agreement stipulates that Samty guarantees lease as the end tenant until November 29, 2023, in principle, with the number of vacancies as of November 30, 2021 as the upper limit, and units that are occupied as of November 30, 2021 or become newly vacant after the conclusion of the agreement are not subject to Samty's lease.



Overview of the rental unit lease agreement					
Name of tenant	Monthly rent (thousand yen)	Contract period	Security and guarantee deposits (thousand yen)		
Samty Co., Ltd.	7,142	From November 30, 2021, to November 29, 2023	-		
Rent revision: There is no rent revision clause. Cancellation: The lessee may end the agreement by consultation on or after November 29, 2022, or when the remaining residential					

The lessee may end the agreement by consultation on or after November 29, 2022, or when the remaining residential units subject to the agreement becomes three units. However, even on or before November 30, 2021, if a tenant finds Haseko Livenet, Inc., the lessor, an end tenant to substitute under similar lease terms and conditions as the concerned rental unit lease agreement and a new lease agreement is concluded between Haseko Livenet, Inc. and the new end tenant, Samty may have the rental unit lease agreement with Haseko Livenet, Inc. canceled, effective the day preceding the date of commencement of the concerned new lease agreement, limited to the residential

units subject thereto.

(Note 2) The monthly rent payable by Samty will decrease if the rental unit lease agreement is partially canceled based on the provisions of cancellation stated above.

3. Future Outlook

The above content has minimal impact on Samty Residential's business performance, and there are no changes to the forecasts of management status for the fiscal period ending January 2022 (from August 1, 2021, to January 31, 2022) and fiscal period ending July 2022 (from February 1, 2022, to July 31, 2022) described in "(REIT) Summary of Financial Results for Fiscal Period Ended July 2021" announced on September 15, 2021.

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