

July 15, 2022

For Translation Purposes Only

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

Asset Management Company:  
Samty Asset Management Co., Ltd.  
Masafumi Takahashi, Representative Director  
Inquiries: Hidekazu Nizawa  
Director  
Head of Business Management Division  
Phone: + 81-3-5220-3841

### Notice Concerning Borrowing of Funds

Samty Residential Investment Corporation (“Samty Residential”) announces the decision made today to perform borrowing of funds (the “Borrowings”) as follows.

#### 1. Details of the Borrowings

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

Samty Residential will conduct the Borrowings to fund part of the acquisition of trust beneficiary interest in real estate and real estate (in kind) (19 properties with a total planned acquisition price of 15,067 million yen) (Assets to Be Acquired) and expenses incidental to the acquisition.

For details of the Assets to Be Acquired, please refer to “Notice Concerning Acquisition of Properties” separately announced today.

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

###### i. Term loan 21-A <sup>(Note 1)</sup>

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	2,000 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 30, 2027 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

###### ii. Term Loan 21-B <sup>(Note 1)</sup>

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	1,500 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 31, 2028 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

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.

iii. Term Loan 21-C <sup>(Note 1)</sup>

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	3,000 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 31, 2029 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

iv. Term Loan 21-D <sup>(Note 1)</sup>

1.	Lender(s)	Mizuho Bank, Ltd.
2.	Loan amount	500 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 30, 2027 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

v. Term Loan 21-E <sup>(Note 1)</sup>

1.	Lender(s)	Mizuho Bank, Ltd.
2.	Loan amount	500 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 31, 2028 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

vi. Term Loan 21-F <sup>(Note 1)</sup>

1.	Lender(s)	Mizuho Bank, Ltd.
2.	Loan amount	500 million yen <sup>(Note 2)</sup>
3.	Interest	To be decided (fixed interest rate) <sup>(Note 3)</sup>
4.	Drawdown date	August 2, 2022 <sup>(Note 4)</sup>
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender on July 29, 2022 (scheduled).
6.	Principal repayment date	July 31, 2029 <sup>(Note 5)</sup>
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on August 31, 2022, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date <sup>(Note 5)</sup> .
9.	Security/guarantee	Unsecured/Unguaranteed

(Note 1) As to the Borrowings, although the result of discussions has been notified by Sumitomo Mitsui Banking Corporation, the arranger of the loan syndicate for i., ii., and iii above, and Mizuho Bank, Ltd., the lender of iv., v., vi. above, individual loan agreements for the Borrowings have not been concluded as of today. Therefore, it is not guaranteed that the Borrowings will actually be conducted, and the actual total loan amount is subject to change.

(Note 2) Scheduled loan amount is the scheduled loan amount of Samty Residential as of today and may be changed before the final drawdown date, taking into account the amount of proceeds from the primary offering, etc. (meaning the primary offering, etc. described in "Notice Concerning Issuance of New Investment Units through Public Offering and Third-Party Allotment and Secondary Offering of Investment Units" separately announced today), etc.

(Note 3) The Interest rate will be announced as soon as it is decided.

(Note 4) Drawdown date is subject to change in line with the change in scheduled outlay, etc. as described in "3) Amount, Use and Scheduled Outlay of Funds to Be Procured" below.

(Note 5) If the relevant day is not a business day, the business day immediately following the relevant day shall be the date. If said business day is in the following month, the business day immediately preceding the relevant day shall be the date.

**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.

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

i. Amount of funds to be procured

8,000 million yen

ii. Specific use of funds to be procured

The funds will be used to partially fund the acquisition of the Assets to Be Acquired and their incidental expenses.

iii. Scheduled outlay

August 2, 2022

**2. Status of Interest-Bearing Debt after the Borrowings**

(Unit: million yen)

	Before the Borrowings (as of today)	After the Borrowing (as of August 2, 2022)	Increase (Decrease)
Short-term loans <sup>(Note)</sup>	10,385	10,685	300
Long-term loans <sup>(Note)</sup>	62,850	70,550	7,700
Total borrowings	73,235	81,235	8,000
Investment corporation bonds	4,200	4,200	-
Total interest-bearing debt	77,435	85,435	8,000

(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.

**3. Other**

Concerning the risks associated with the Borrowings, they are described in Chapter 2: Reference Information, 2. Supplementary Information on Reference Documents, and 4. Investment Risks in the Securities Registration Statement submitted by Samty Residential today.

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