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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer  
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### Notice Concerning Partial Early Repayment of Existing Borrowings

Samty Residential Investment Corporation (“Samty Residential”) announces it decided today on the partial early repayment of existing borrowings (the “Early Repayment”) as described below.

#### 1. Details of the Early Repayment

Lender	Balance of loan amount before repayment (million yen)	Early repayment amount (million yen)	Balance of loan amount after repayment (million yen)	Drawdown date	Repayment date	Scheduled early repayment date
Loan syndicate <sup>(Note 1)</sup> with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	4,000	1,000	3,000	July 1, 2015	June 30, 2020	January 31, 2020

(Note 1) The loan syndicate comprises Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd., The Kagawa Bank, Ltd., The Tokyo Star Bank, Limited, Aozora Bank, Ltd., Resona Bank, Ltd., The Shinwa Bank, Ltd., Shinsei Bank, Ltd. and The Kumamoto Bank, Ltd.

(Note 2) There will be no settlement payment upon the Early Repayment.

(Note 3) For the details of the borrowings, please refer to “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings” announced on July 1, 2015.

#### 2. Funds for Repayment

Appropriated from cash on hand and the proceeds from the disposition of S-FORT Fujigaoka scheduled to be disposed on January 31, 2020. For the details of the disposition, please refer to “Notice Concerning Acquisition, Lease and Disposition of Properties” announced on August 9, 2019.

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### 3. Status of Interest-Bearing Debt after the Early Repayment

(Unit: million yen)

	Before the Early Repayment (as of today)	After the Early Repayment (as of January 31, 2020)	Increase (Decrease)
Short-term loans <sup>(Note)</sup>	9,600	8,600	(1,000)
Long-term loans <sup>(Note)</sup>	48,385	48,385	-
Total borrowings	57,985	56,985	(1,000)
Investment corporation bonds	2,000	2,000	-
Total interest-bearing debt	59,985	58,985	(1,000)

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

### 4. Future Outlook

The impact of conducting the Early Repayment will be minimal and there will be no revisions to the forecasts of management status for fiscal period ending July 2020 (from February 1, 2020 to July 31, 2020) disclosed in the “(REIT) Summary of Financial Results for Fiscal Period Ended July 2019” announced on September 13, 2019.

### 5. Other

Risks associated with the Early Repayment are described in Chapter 1: Fund Information, Section 1: Fund Status, 3. Investment Risks in the Security Report which Samty Residential submitted on October 30, 2019.

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

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

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