



July 19, 2021

For Translation Purposes Only

Real Estate Investment Trust Securities Issuer
Samty Residential Investment Corporation
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Masafumi Takahashi, Executive Director
(Securities Code: 3459)

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Notice Concerning Issuance of New Investment Units through Public Offering and Third-Party Allotment and Determination on Prices and Other Items Concerning Secondary Offering of Investment Units

Samty Residential Investment Corporation (“Samty Residential”) announces that it resolved at its board of directors’ meeting held today the issue price, offer price, etc. regarding the issuance of new investment units through public offering and third-party allotment and secondary offering of investment units which was resolved at the board of directors’ meeting held on July 12, 2021, as described below.

1. Issuance of New Investment Units through Public Offering (Primary Offering)

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|-----|--|---|
| (1) | Issue price (offer price) | 124,675 yen per unit |
| (2) | Total issue price (total offer price) | 7,214,692,900 yen |
| (3) | Paid-in amount (issue amount) | 120,199 yen per unit |
| (4) | Total paid-in amount (total issue amount) | 6,955,675,732 yen |
| (5) | Subscription period | July 20, 2021 (Tuesday) |
| (6) | Payment period of advances on subscription | From July 20, 2021 (Tuesday) to July 21, 2021 (Wednesday) |
| (7) | Payment date | August 2, 2021 (Monday) |
| (8) | Delivery date | August 3, 2021 (Tuesday) |

(Note) The underwriters will perform the underwriting of investment units with the paid-in amount (issue amount) and the offering with the issue price (offer price)

2. Issuance of New Investment Units through Third-Party Allotment with Daiwa Securities Group Inc. and Samty Co., Ltd. as the Allottees (Parallel Capital Increase Through Third-Party Allotment)

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|-----|---|-------------------------|
| (1) | Paid-in amount (issue amount) | 124,675 yen per unit |
| (2) | Total paid-in amount (total issue amount) | 8,769,514,825 yen |
| (3) | Subscription period | July 20, 2021 (Tuesday) |
| (4) | Payment date | August 2, 2021 (Monday) |

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. Secondary Offering of Investment Units (Over-Allotment)

(1)	Number of investment units to be Sold	2,893 units
(2)	Selling price	124,675 yen per unit
(3)	Total selling price	360,684,775 yen
(4)	Subscription period	July 20, 2021 (Tuesday)
(5)	Payment period of advances on subscription	From July 20, 2021 (Tuesday) to July 21, 2021 (Wednesday)
(6)	Delivery date	August 3, 2021 (Tuesday)

4. Issuance of New Investment Units through Third-Party Allotment with Daiwa Securities Co., Ltd. as the Allottee (Capital Increase through Third-Party Allotment)

(1)	Paid-in amount (issue amount)	120,199yen per unit
(2)	Total paid-in amount (total issue amount)	347,735,707 yen
(3)	Subscription period (subscription date)	August 23, 2021 (Monday)
(4)	Payment date	August 24, 2021 (Tuesday)
(Note)	Investment units with no application for subscription on or before the subscription period (subscription date) described in (3) above shall not be issued.	

<Reference>

1. Grounds for Calculation of Issue Price (Offer Price) and Offer Price

(1)	Base date of calculation and price	July 19, 2021 (Monday): 130,600 yen
(2)	Discount rate	2.50%
(Note)	Amounts are calculated by deducting the expected distribution per unit of 2,728 yen in the 12th fiscal period (ended July 2021) from the closing price of the investment units of Samty Residential for ordinary trading at the Tokyo Stock Exchange, Inc. as of the base date of calculation.	

2. Period of Syndicate Covering Transaction

From July 21, 2021 (Wednesday) to August 19, 2021 (Thursday)

3. Use of Procured Funds

The proceeds from the primary offering and parallel third-party offering (the “primary offering, etc.”) of 15,725,190,557 yen will be allocated to part of funds for the acquisition of specified assets which Samty Residential is scheduled to acquire (as defined in Paragraph 1, Article 2 of the Act on Investment Trusts and Investment Corporations The same applies hereinafter). Furthermore, the proceeds from the third-party allotment resolved on the same day as the primary offering, etc. of a maximum of 347,735,707 yen will be allocated to part of expenses incidental to the acquisition of assets scheduled to be acquired. Any remaining amount will be set aside as cash on hand and allocated to part of funds for the acquisition of specified assets in the future.

For details of the assets scheduled to be acquired, please see the press release “Notice Concerning Acquisition of Properties” announced on July 12, 2021.

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