

December 23, 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 “Borrowing”) as follows.

1. Details of the Borrowing

(1) Reasons for the Borrowing

Samty Residential will conduct the Borrowing to fund the repayment of existing borrowing and investment corporation bonds, with a repayment date of January 31, 2023. For an overview of the existing borrowing, please refer to “2. Repayment of Borrowing” below, and the investment corporation bonds to be redeemed, please refer to “Notice Concerning Issuance of Investment Corporation Bonds” announced on January 15, 2018.

(2) Details of the Borrowing

Term Loan 22

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	4,500 million yen
3.	Interest rate	To be decided (fixed interest rate) ^(Note 1)
4.	Drawdown date	January 31, 2022
5.	Borrowing method	An individual loan agreement shall be concluded with the above lenders on January 27, 2023 (scheduled)
6.	Principal repayment date	January 31, 2029 ^(Note 2)
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest payment shall be due on February 28, 2023, and subsequent interest payments shall be due at the end of every month thereafter and on the principal repayment date ^(Note 2)
9.	Security/guarantee	Unsecured and unguaranteed

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

(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
4,500 million yen
 - ii. Specific use of funds to be procured
For use as repayment funds for the existing borrowing described in “2. Repayment of Borrowing” below, and a partial redemption of investment corporation bonds.
 - iii. Scheduled outlay
January 31, 2023

2. Repayment of Borrowing

Term loan	Lender(s)	Loan amount (million yen)	Drawdown date	Principal repayment date
6-B ^(Note1)	Loan syndicate with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	2,350	January 31, 2022	January 31, 2022
6-B ^(Note1)		150		
13-A ^(Note2)	The Bank of Fukuoka, Ltd., Higo Bank, Ltd., Kansai Mirai Bank, Limited, and Aozora Bank, Ltd.	2,530	January 31, 2022	January 31, 2022

(Note1) For details, please refer to “Notice Concerning Refinancing (Determination of Lenders, Loan amount and Interest rate)” dated January 29, 2018.

(Note2) For details, please refer to “Notice Concerning Borrowing of Funds” dated August 9, 2018.

3. Status of Interest-Bearing Debt after the Borrowing

(Unit: million yen)

	Before the Borrowing (as of today)	After the Borrowing (as of January 31)	Increase (Decrease)
Short-term loans ^(Note)	10,685	11,450	765
Long-term loans ^(Note)	70,550	69,250	(1,300)
Total borrowings	81,235	80,700	(535)
Investment corporation bonds	5,600	4,600	(1,000)
Total interest-bearing debt	86,835	85,300	(1,535)

(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.

4. Other

Concerning the risks associated with the Borrowing, they are described in “Chapter 1: Fund information, Section 1: Fund Status, 3. Investment Risks” in the Securities Report submitted by Samty Residential on October 28, 2022.

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