

For Translation Purposes Only

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Notice Concerning Borrowing of Funds (Refinancing with Green Loan and others)

Samty Residential Investment Corporation (“Samty Residential”) announces the decision made today to perform the borrowing of funds (the “Borrowing”) as follows. A portion of the Borrowing is financing (green loans) to be conducted under the Green Finance Framework established by Samty Residential on November 18, 2022.

1. Details of the Borrowing

(1) Reason for the Borrowing

Samty Residential will conduct the Borrowing to fund the repayment of existing borrowing, with a repayment date of July 31, 2023. For an overview of the existing borrowing, please refer to “2. Repayment of Borrowing” below.

(2) Details of the Borrowing

Term Loan 23-A

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	3,200 million yen
3.	Interest rate	Base rate (one-month JPY TIBOR) + 0.60% ^(Note 1)
4.	Drawdown date	July 31, 2023 ^(Note 2)
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender(s) on July 27, 2023 (scheduled)
6.	Principal repayment date	July 31, 2028 ^(Note 3)
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest repayment shall be due on August 31, 2023, and subsequent interest repayments shall be due at the end of every month thereafter and on the principal repayment date ^(Note 3)
9.	Security/guarantee	Unsecured and unguaranteed

(Note 1) The base interest rate applicable to the calculation period of the interest payable on each interest repayment date will be determined two business days prior to each interest repayment date. The JBA 1-month Japanese Yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

(Note 2) The drawdown date may be changed in the event of changes or other circumstances regarding the scheduled outlay.

(Note 3) 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.

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Term Loan 23-B (Green Loan)

1.	Lender(s)	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
2.	Loan amount	2,300 million yen
3.	Interest rate	Base rate (one-month JPY TIBOR) + 0.60% ^(Note 1)
4.	Drawdown date	July 31, 2023 ^(Note 2)
5.	Borrowing method	An individual loan agreement shall be concluded with the above lender(s) on July 27, 2023 (scheduled)
6.	Principal repayment date	July 31, 2028 ^(Note 3)
7.	Principal repayment method	Lump-sum repayment on principal repayment date
8.	Interest repayment date	The first interest repayment shall be due on August 31, 2023, and subsequent interest repayments shall be due at the end of every month thereafter and on the principal repayment date ^(Note 3)
9.	Security/guarantee	Unsecured and unguaranteed

(Note 1) The base interest rate applicable to the calculation period of the interest payable on each interest repayment date will be determined two business days prior to each interest repayment date. The JBA 1-month Japanese Yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

(Note 2) The drawdown date may be changed in the event of changes or other circumstances regarding the scheduled outlay.

(Note 3) 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.

(Note 4) The Borrowing will be applied to the repayment of the borrowing required for the acquisition of specified assets, S-RESIDENCE Esaka (including subsequent refinancing), that meets the criteria (eligible green projects) in accordance with the Green Finance Framework formulated by Samty Residential on November 18, 2022. For details on green finance, please refer to the "Green Finance" page on the Samty Residential website.

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

- i. Amount of funds to be procured
5,500 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.
- iii. Scheduled outlay
July 31, 2023

2. Repayment of Borrowing

Term loan	Lender(s)	Loan amount (million yen)	Drawdown date	Principal repayment date
8-A ^(Note 1)	Loan syndicate with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	2,100	June 29, 2018	July 31, 2023
8-B ^(Note 1)		400		
12-A ^(Note 2)	Loan syndicate with Sumitomo Mitsui Banking Corporation and The Bank of Fukuoka, Ltd. as arrangers	3,150	August 2, 2019	July 31, 2023

(Note 1) For details, please refer to "Notice Concerning Refinancing of Existing Borrowings" dated June 27, 2018.

(Note 2) For details, please refer to "Notice Concerning Borrowing of Funds and Repayment of Borrowings" dated June 14, 2019.

(Note 3) In addition to the 5,500 million yen described in "1. Details of the Borrowing," Samty Residential plans to appropriate 1.5 million yen from cash on hand.

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3. Status of Interest-Bearing Debt after the Borrowing

(Unit: million yen)

	Before the Borrowing (as of today)	After the Borrowing (as of July 31, 2023)	Increase (Decrease)
Short-term loans ^(Note)	11,450	11,800	350
Long-term loans ^(Note)	69,250	68,750	(500)
Total borrowings	80,700	80,550	(150)
Investment corporation bonds	4,600	4,600	0
Total interest-bearing debt	85,300	85,150	(150)

(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 April 27, 2023.

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