

July 25, 2017

For Translation Purposes Only

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

Asset Management Company:
Samty Asset Management Co., Ltd.
Yosuke Masuda, President
Inquiries: Takeshi Fujiwara
Director
Business Management Department
Phone: +81-3-5220-3841

Notice Concerning Obtainment of DBJ Green Building Certification

Samty Residential Investment Corporation (“Samty Residential”) announces that it obtained DBJ Green Building Certification for two of its properties (S-FORT Nakajima Koen and S-RESIDENCE Esaka) from the Development Bank of Japan (“DBJ”) and Japan Real Estate Institute (“JREI”) as of July 21, 2017 and the obtainment was announced on the website of DBJ Green Building Certification as of today.

1. Overview of DBJ Green Building Certification





DBJ Green Building Certification System (the “System”) is a certification system established by DBJ in April 2011 to support real estate properties with environmental and social awareness (“Green Building”). It evaluates and certifies real estate properties that are required in society and the economy and supports those efforts based on comprehensive evaluations including responses to various stakeholders such as giving consideration to disaster prevention and communities in addition to the environmental performance of applicable properties.

Please refer to the following website for content on the announcement by DBJ and JREI as well as the System.

DBJ Green Building Certification website: <http://igb.jp/en/index.html>

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. This document is an English translation of a press release for public announcement concerning obtainment of DBJ Green Building Certification, and has not been prepared as an inducement or invitation for investment. We caution investors to refer to Samty Residential’s prospectus (available in Japanese) and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.

2. Rank of DBJ Green Building Certification Awarded to ADR's Properties

Property number	A-11	B-05
Property name	S-FORT Nakajima Koen	S-RESIDENCE Esaka
Location	1-13-139, Minami Hachijo Nishi, Chuo-ku, Sapporo	12-31 Horoshiba-cho, Suita-shi, Osaka
Certification Rank	 <p>DBJ Green Building 2017 </p> <p>Building with excellent environmental and social awareness</p>	 <p>DBJ Green Building 2017 </p> <p>Building with high environmental and social awareness</p>

3. Points that were evaluated in the certification

[A-11 S-FORT Nakajima Koen]

- Giving consideration to the environment through the introduction of equipment with high energy-saving performance such as sequentially adopting LED lights in exclusive areas in addition to common areas.
- Having various equipment contributing to the comfort of tenants such as floor heating and perimeter heaters.

[B-05 S-RESIDENCE Esaka]

- Giving consideration to the environment through the introduction of equipment with high energy-saving performance such as sequentially adopting LED lights in exclusive areas in addition to common areas.

4. Future Response of Samty Residential and the Asset Management Company

Samty Residential and the Asset Management Company recognize that efforts contributing to the enhancement of environmental and social awareness and tenant satisfaction are important and aim to further enhance unitholder value by continuing to promote those efforts going forward.

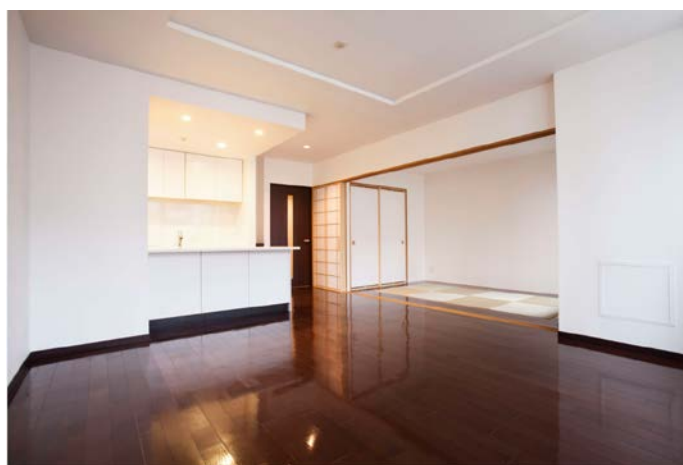
*This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

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

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. This document is an English translation of a press release for public announcement concerning obtaining of DBJ Green Building Certification, and has not been prepared as an inducement or invitation for investment. We caution investors to refer to Samty Residential's prospectus (available in Japanese) and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.

Reference: Supplementary Materials of 21 properties that obtained DBJ Green Building Certification

A-11 S-FORT Nakajima Koen



Address	1-13-139, Minami Hachijo Nishi, Chuo-ku, Sapporo
Structure	Reinforced concrete, flat roof
Floors	B1F/14F
Type	Compact / Family
Site Areas	1,383.70 m ²
Total floor area	6,637.32 m ²
Number of rentable units	75
Construction completed	Jul. 2006

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. This document is an English translation of a press release for public announcement concerning obtaining of DBJ Green Building Certification, and has not been prepared as an inducement or invitation for investment. We caution investors to refer to Samty Residential's prospectus (available in Japanese) and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.

B-05 S-RESIDENCE Esaka



Address	12 - 31 Hiroshiba - cho, Suita - shi, Osaka
Structure	Reinforced concrete, flat roof
Floors	14F
Type	Single / Compact
Site Areas	717.00 m ²
Total floor area	4,684.77 m ²
Number of rentable units	138
Construction completed	Sep. 2015

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. This document is an English translation of a press release for public announcement concerning obtaining of DBJ Green Building Certification, and has not been prepared as an inducement or invitation for investment. We caution investors to refer to Samty Residential's prospectus (available in Japanese) and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.