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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Acquisition of Credit Rating

Samty Residential Investment Corporation (“Samty Residential”) announces that it acquired a long-term issuer credit rating as follows from Japan Credit Rating Agency, Ltd. (“JCR”) as of today.

1. Content of Credit Rating Acquired

Rating Agency	Assignment	Rating	Outlook
Japan Credit Rating Agency, Ltd. (JCR)	Long-term Issuer Rating	A-	Stable

Please refer to JCR’s website (<https://www.jcr.co.jp/en/>) for details of the credit rating.

2. Future Outlook

There will be no changes to the business results forecasts as the acquisition of the credit rating will have no impact on the business results forecasts for the fiscal period ending July 2018 (from February 1, 2018 to July 31, 2018) and the fiscal period ending January 2019 (from August 1, 2018 to January 31, 2019) announced in the Summary of Financial Results dated March 15, 2018.

Samty Residential strives to broaden its lender base made of financial institutions, expand the investor base as well as diversify fund procurement methods such as issuance of investment corporation bonds by the acquisition of the credit rating and aims to maximize unitholder value by striving to secure growth in assets and stable income flow through maintaining stable and healthy financial management.

*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 document is an English translation of a press release for public announcement concerning the acquisition of credit rating and has not been prepared as an inducement or invitation for investment.