

Samty Residential Investment Corporation

Financial Results

for Fiscal Period Ended January 2020
(The 9th Fiscal Period)



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S-FORT Tamagawagakuen-mae

1. Financial Highlights



Management Summary

Asset size reached 100 billion yen, the growth target upon listing

External Growth

- **New acquisition (August and September 2019)**
 - Implementation of capital increase through third-party allotment
 - No. of properties: 22 (acquisition price: 18.8 billion yen)
- **Sale of property (January 2020)**
 - No. of properties: 1
 - Gain on sale: 112 million yen (disposition price: 800 million yen)

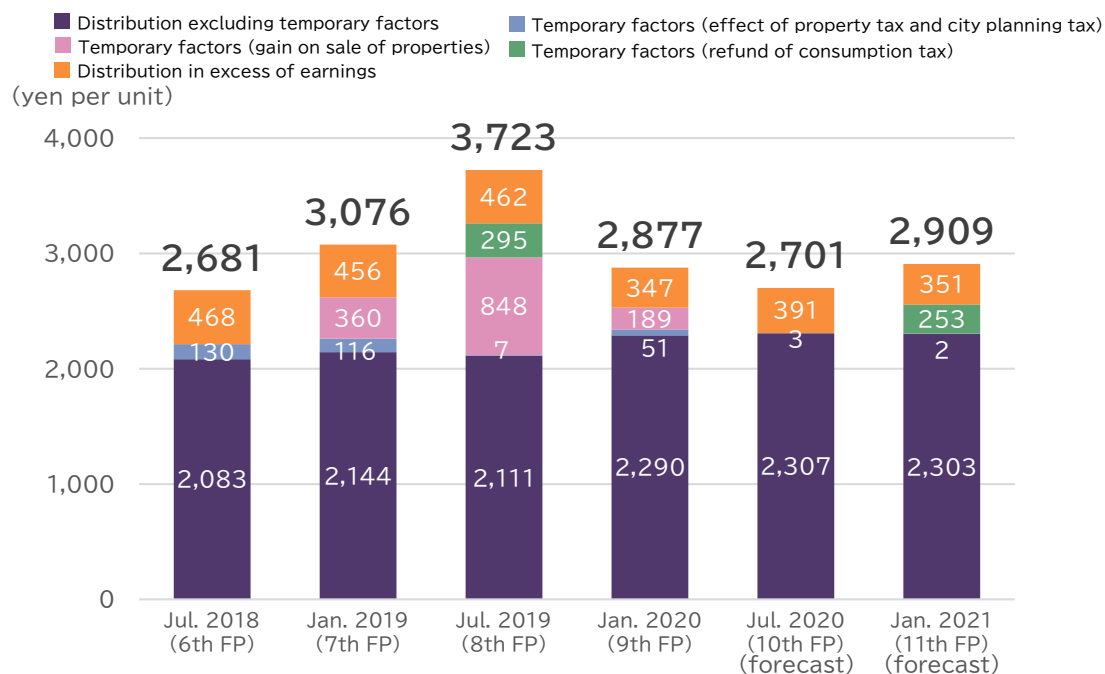
Internal Growth

- **Occupancy rate**
 - Period average occupancy rate: 96.1%
- **Unit rent after adjustment** (Note 1)
 - (Change in unit rent for 96 properties owned as of the end of July 2019)
 - End of the fiscal period ended July 2019: 101.6%
 - End of the fiscal period ended January 2020: 101.9%

Financial Operation

- **New borrowing (August 2019)**
 - Lowering of interest costs
 - Extension and fixing of maturity year
- **Early repayment (January 2020)**
 - Effective use of cash on hand
 - Repayment amount: 1 billion yen

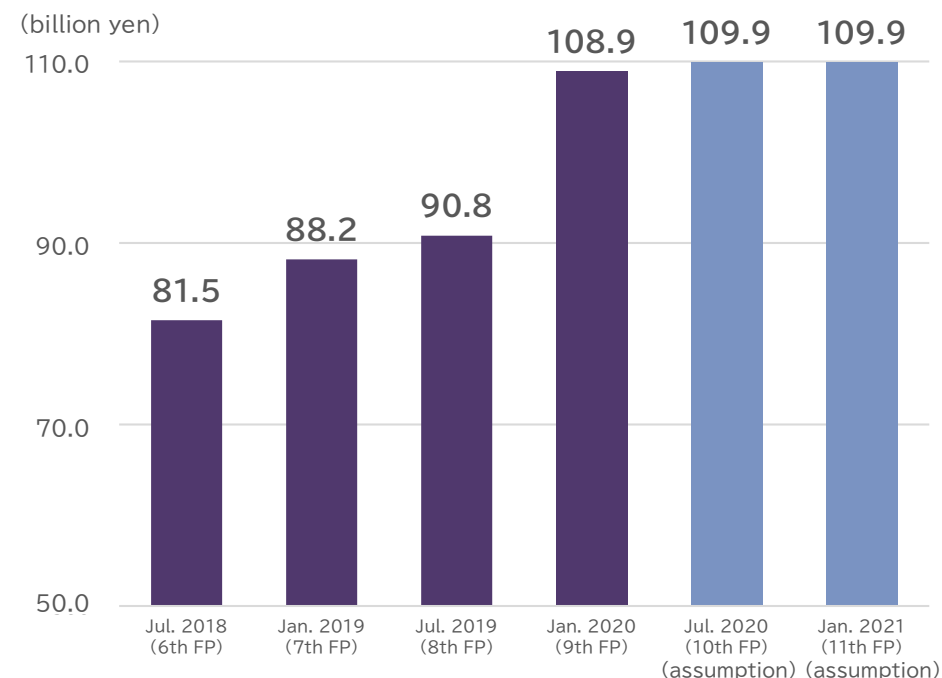
Change in Distribution per Unit



(Note 1) Indexed by regarding the unit rent after adjustment upon listing (end of June 2015) as 100.

(Note 2) The above figures are rounded down to the nearest whole number and ratio is rounded off to one decimal place. The same applies hereinafter.

Change in Asset Size



Financial Results for the Fiscal Period Ended January 2020 (9th Fiscal Period)

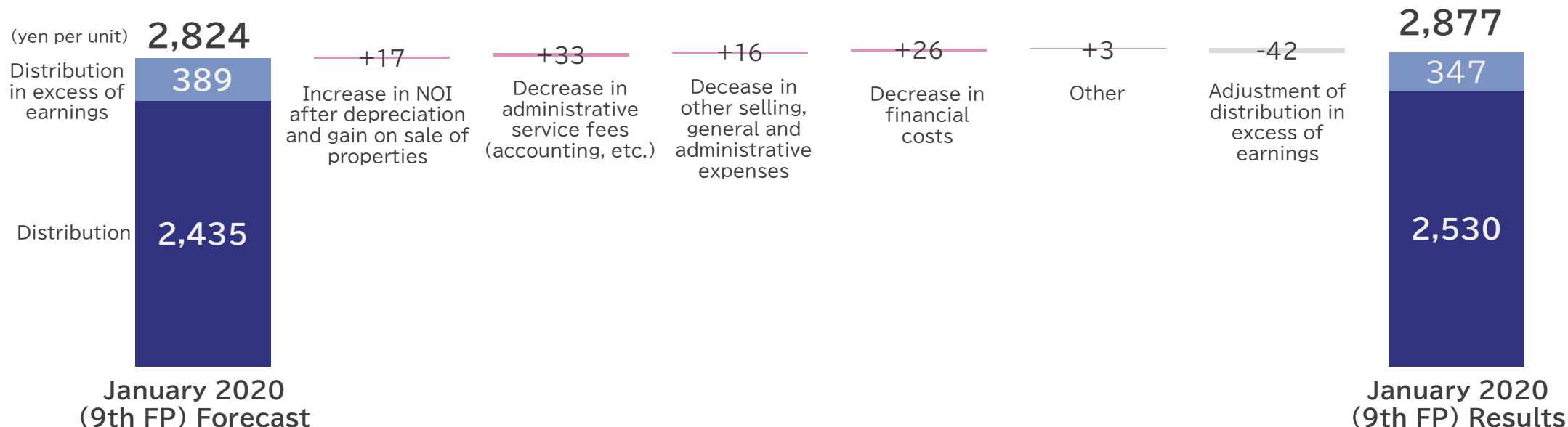
(unit: million yen)	(1) Results for fiscal period ended July 2019 (8th fiscal period)	Fiscal period ended January 2020 (9th fiscal period)		Comparison with forecast ((3)-(2))	Comparison with previous fiscal period ((3)-(1))	Vs. forecast ((3)-(2)) (unit: million yen)			
		(2) Forecast	(3) Results						
Operating revenue	3,677	3,761	3,777	+15	+100	Operating revenue	Decrease in revenues from rents and common service fees	-20	
Operating expenses	1,858	1,931	1,908	-23	+50		Operating expenses	Increase in revenues from insurance expenses	+13
Operating income	1,818	1,829	1,869	+39	+50			Increase in other revenues	+10
Ordinary income	1,645	1,444	1,499	+55	-145	(Rent business expenses)			
Net income	1,644	1,443	1,499	+56	-144	Increase in repair expenses		+10	
						Decrease in utilities expenses		-4	
						Increase in other rent business expenses	+4		
						(Selling, general and administrative expenses)			
						Decrease in administrative service fees	-19		
						Ordinary income	Decrease in borrowing related expenses	-13	
Vs. 8th fiscal period ((3)-(1)) (unit: million yen)									
Total distribution per unit	3,723 yen	2,824 yen	2,877 yen	+53 yen	-846 yen	Operating revenue	Increase in revenues from rents and common service fees	+413	
Distribution per unit	3,261 yen	2,435 yen	2,530 yen	+95 yen	-731 yen		Decrease in gain on sale of properties	-315	
Distribution in excess of earnings per unit	462 yen	389 yen	347 yen	-42 yen	-115 yen		Decrease in revenues from key money	-18	
						Operating expenses	(Rent business expenses)		
							Decrease in leasing promotion expenses	-46	
							Increase in service fee	+23	
							(Selling, general and administrative expenses)		
Number of investment units issued and outstanding	504,100 units	592,600 units	592,600 units	±0 units	+88,500 units	Ordinary income	Increase in non-deductible consumption tax	+24	
Payout ratio	79.8%	75.7%	75.4%	-0.3%	-4.4%		Loss of gain from refund of consumption tax	-149	
NAV per unit	98,106 yen	-	102,118 yen	-	+4,012 yen		Increase in borrowing related expenses	+48	
Number of properties	96 properties	117 properties	117 properties	±0 properties	+21 properties				

Samty Residential Investment Corporation

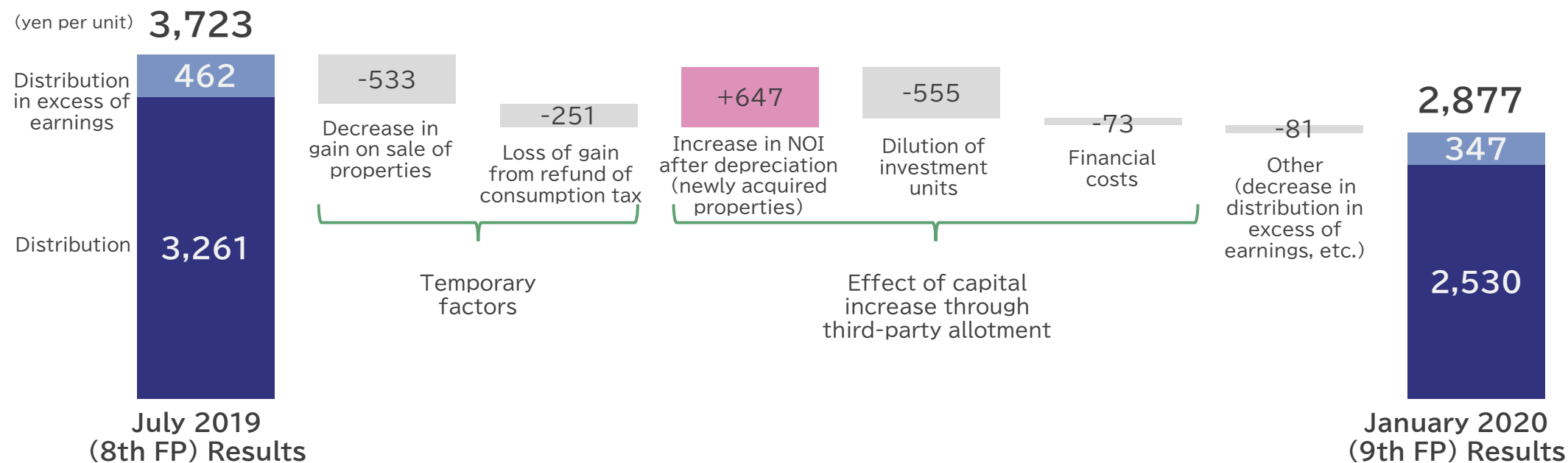
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Factors for Change in Distribution per Unit

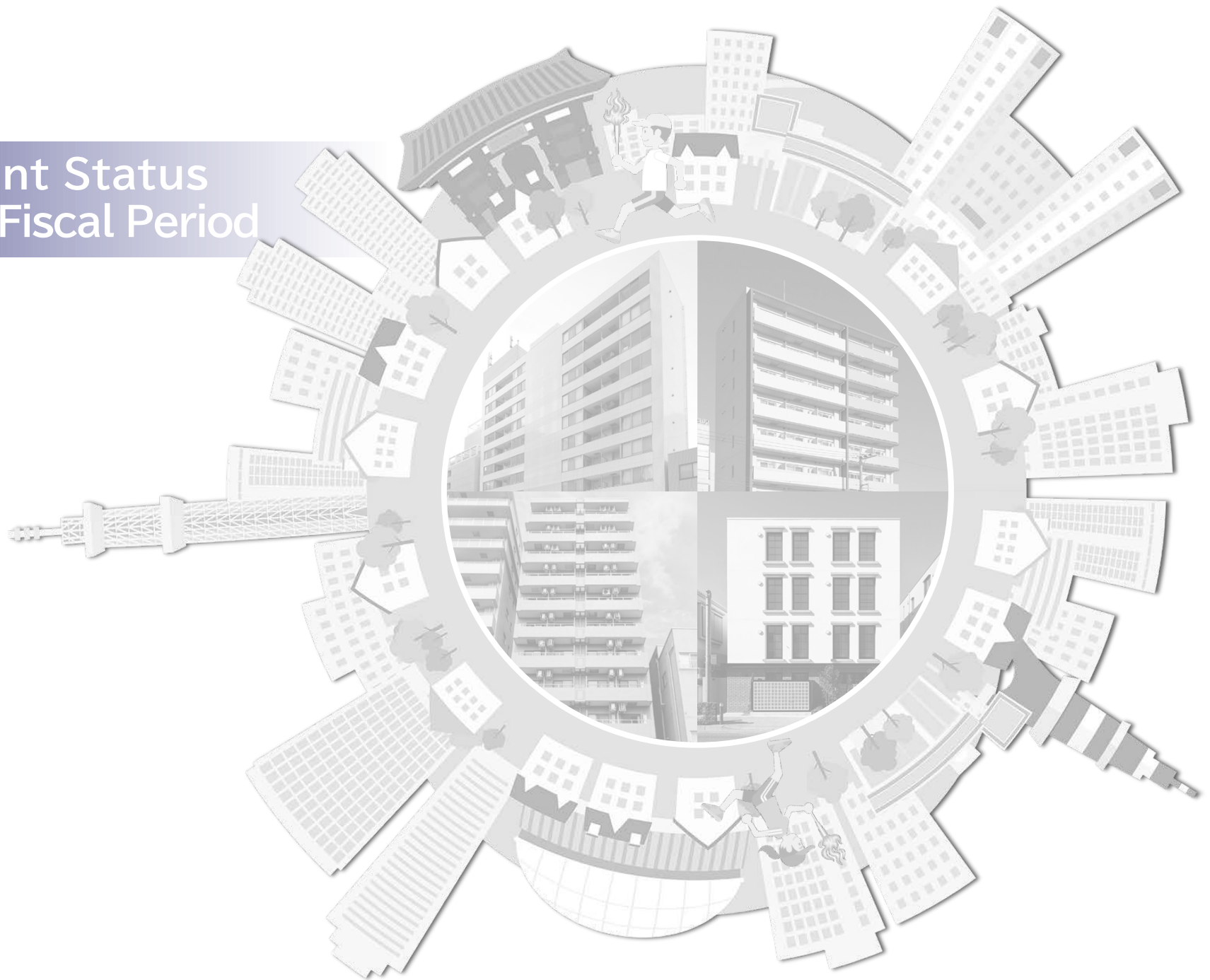
Factors for Change in Forecast and Results for the Fiscal Period Ended January 2020 (9th Fiscal Period)



Factors for Change in Results for the Fiscal Period Ended July 2019 (8th Fiscal Period) and Fiscal Period Ended January 2020 (9th Fiscal Period)



2. Management Status for the 9th Fiscal Period

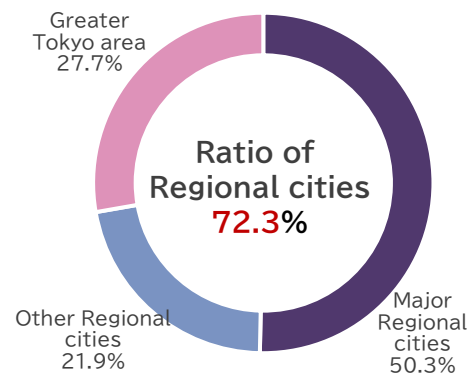


Portfolio Overview

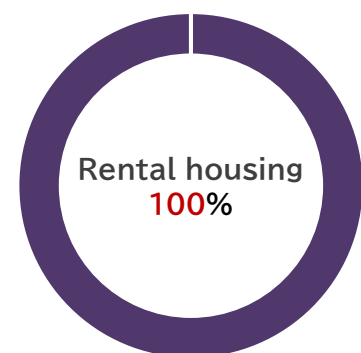
Portfolio Highlights

	As of the end of the fiscal period ended July 2019 (8th fiscal period)	As of the end of the fiscal period ended January 2020 (9th fiscal period)
No. of properties	96 properties	117 properties
Asset size	90.8 billion yen	108.9 billion yen
No. of rentable units	6,487 units	7,566 units
Average Building age	9.1 years	9.9 years
Ratio of regional cities	77.3%	72.3%
Appraisal NOI yield	5.3%	5.3%

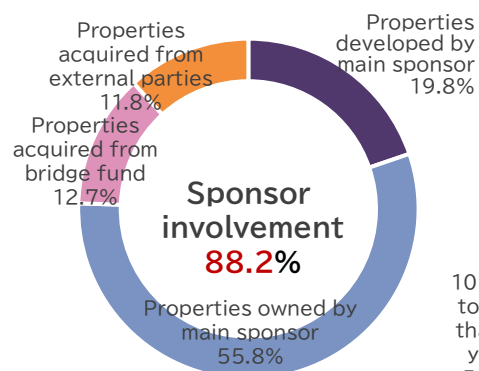
Investment Ratio by Geographical Area



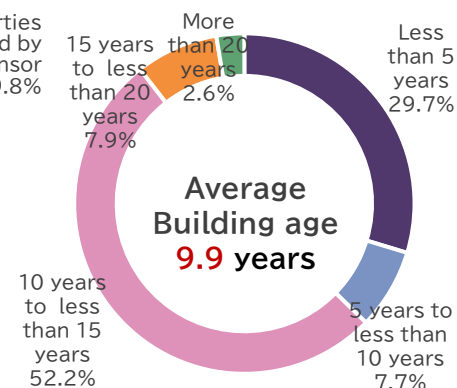
Ratio of Investment Target



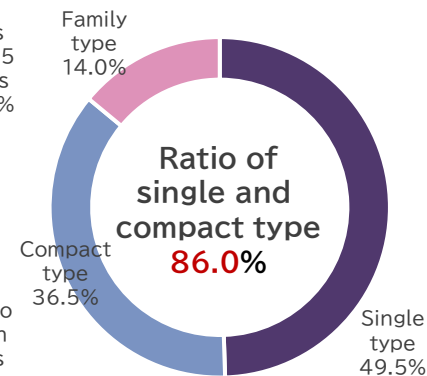
Investment Ratio by Seller



Ratio by Building Age



Ratio of Average Area (Note)



(Note) As for the room type indicated in "Ratio of average area," the total rentable area of each property is divided by the number of rentable units, and properties with rentable area per unit of less than 30m² are calculated as "Single," properties with that of 30 m² or more and less than 60 m² as "Compact," and properties with that of 60m² or more as "Family."

Portfolio Map

Area	No. of properties	Total acquisition price (million yen)	Investment ratio
Hokkaido	9	5,719	5.2%
Tohoku	4	5,673	5.2%
Koushinetsu	1	960	0.9%
Kita Kanto	2	2,419	2.2%
Minami Kanto	29	30,228	27.7%
Tokai	25	18,705	17.2%
Kinki	26	27,239	25.0%
Chugoku	2	1,705	1.6%
Kyushu	19	16,315	15.0%
Total	117	108,964	100.0%



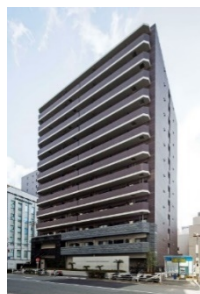
(Mie)
S-FORT
Yokkaichi
Nishishinchi



(Aichi)
S-RESIDENCE
Aoi



(Hokkaido)
S-FORT
Hokudai Mae



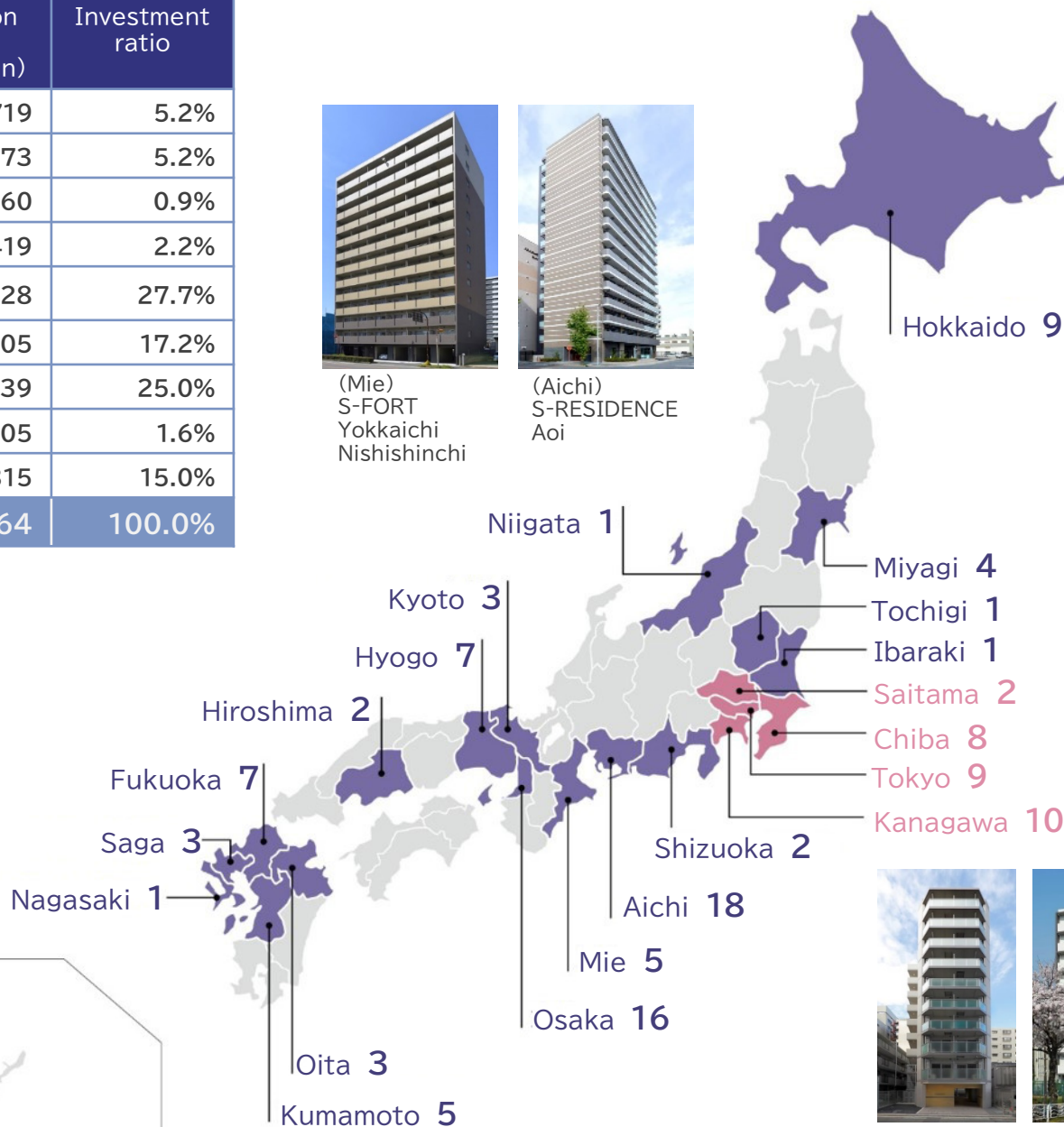
(Hyogo)
S-RESIDENCE
Kobe Isogamidori



(Osaka)
S-RESIDENCE
Namba Briller



(Fukuoka)
S-FORT
Fukuoka Higashi



(Miyagi)
S-FORT
Tsutsujigaoka
Koehn



(Ibaraki)
S-FORT
Mito Chuo



(Kanagawa)
S-RESIDENCE
Yokohama
Tanmachi



(Tokyo)
S-FORT
Shiomi



(Chiba)
S-RESIDENCE
Matsudo

Overview of Properties Acquired and Disposed and Capital Increase through Third-Party Allotment

External Growth

Acquisition

Major Regional cities



10 properties
(5,355 million yen)

S-RESIDENCE Chikusa
(Chikusa-ku, Nagoya-shi)

Other Regional cities



6 properties
(3,946 million yen)

S-FORT Nagasaki Daigaku Byoin-mae
(Nagasaki-shi, Nagasaki)

Greater Tokyo area



6 properties
(9,571 million yen)

S-FORT Yokohama Aobadai
(Aoba-ku, Yokohama-shi)

No. of properties	22 properties	Average building age (Note 1)	11.7 years
Total acquisition price	18,872 million yen	Appraisal NOI (Note 2)	917 million yen
No. of rentable units	1,159 units	Appraisal NOI yield (Note 2)	4.8%

Disposition

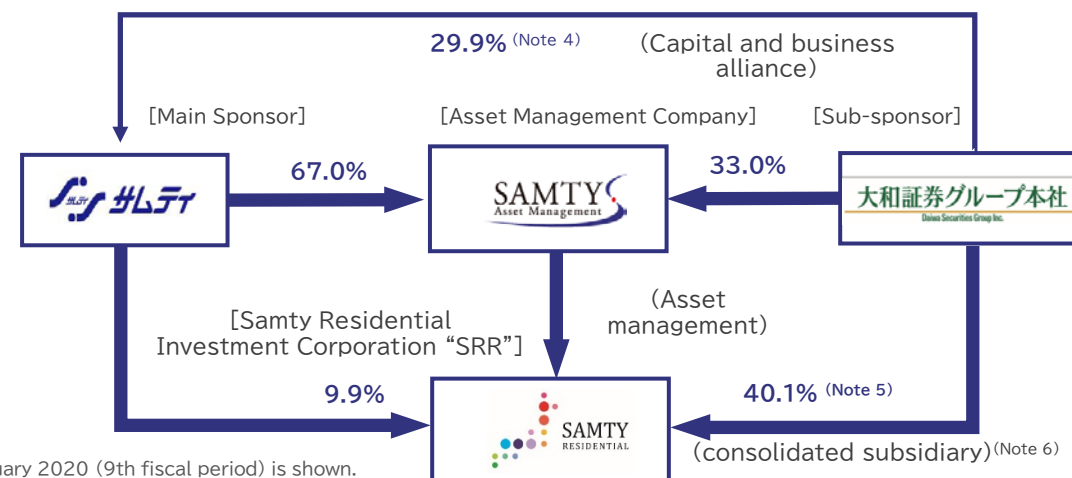


S-FORT Fujigaoka
(Meito-ku, Nagoya-shi)

Date of disposition	January 31, 2020
Acquisition price	750 million yen
Disposition price	830 million yen
Building age (Note 1)	11.9 years
NOI yield after depreciation (Note 3)	2.8%
Gain from disposition	112 million yen

Overview of Capital Increase through Third-Party Allotment

Date of resolution of issuance	August 9, 2019 (Friday)
Payment date	August 26, 2019 (Monday)
Total number of new investment units issued	88,500 units
Issue price	116,800 yen
Total issue price	10,336,800,000 yen
Total number of investment units outstanding after issuance	592,600 units
Allottees (number of investment units allotted)	Daiwa Securities Group Inc. (55,319 units) Samty Co., Ltd. (33,181 units)



- (Note 1) For "Average building age" and "Age," the numerical value as of the end of the fiscal period ended January 2020 (9th fiscal period) is shown.
- (Note 2) For "Appraisal NOI" and "Appraisal NOI yield," the numerical value at the time of obtaining the appraisal report when acquiring properties is shown.
- (Note 3) For "NOI yield after depreciation," the actual value for the fiscal period ended January 2020 (9th fiscal period) is annualized.
- (Note 4) The value when bonds with stock acquisition rights for which payment completed on June 14, 2019, are fully converted. It also includes the ownership ratio of Daiwa PI Partners Co., Ltd. (2.7%). For details, please refer to SAMTY Co., Ltd.'s Financial Result Explanatory Material for the Fiscal Year Ended November 30, 2019.
- (Note 5) It includes the ownership ratio of Daiwa PI Partners Co., Ltd. (1.8%), which is a subsidiary of Daiwa Securities Group Inc.
- (Note 6) SRR is expected to fulfill requirements to be a non-family company in the conduit requirements, and has agreed with Daiwa Securities Group Inc. on conducting necessary cooperation so that the requirements to be a non-family company are maintained.

Initiatives for Increasing Earnings

Internal Growth

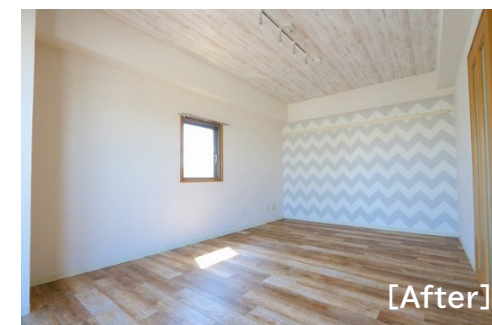
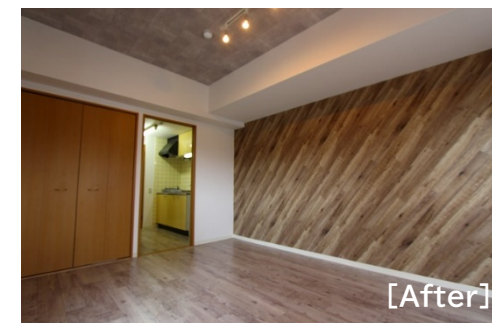
■S-FORT Shizuoka Hondori: Renovation of entrance and exterior



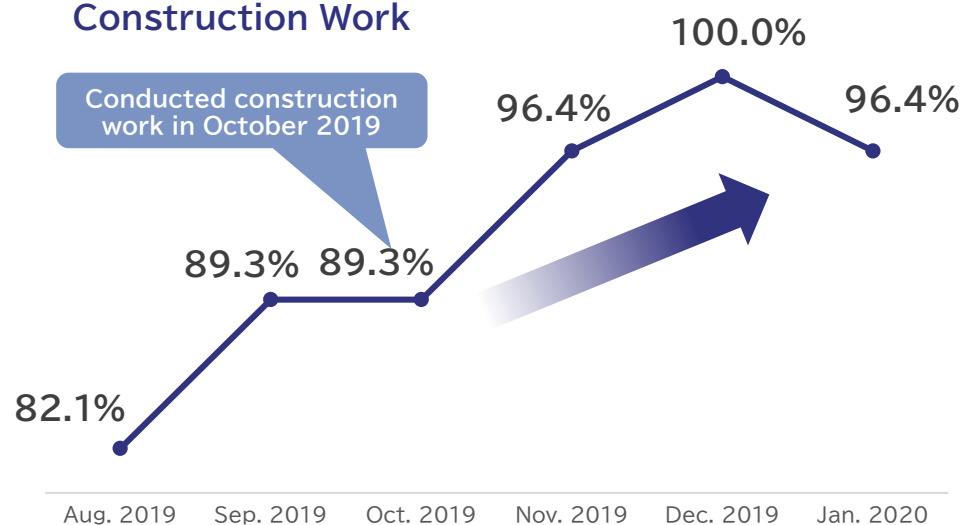
■S-FORT Yokohama Aobadai: Painting of retaining wall



■S-FORT Motoshima: Designer's Renovation "Renotta"



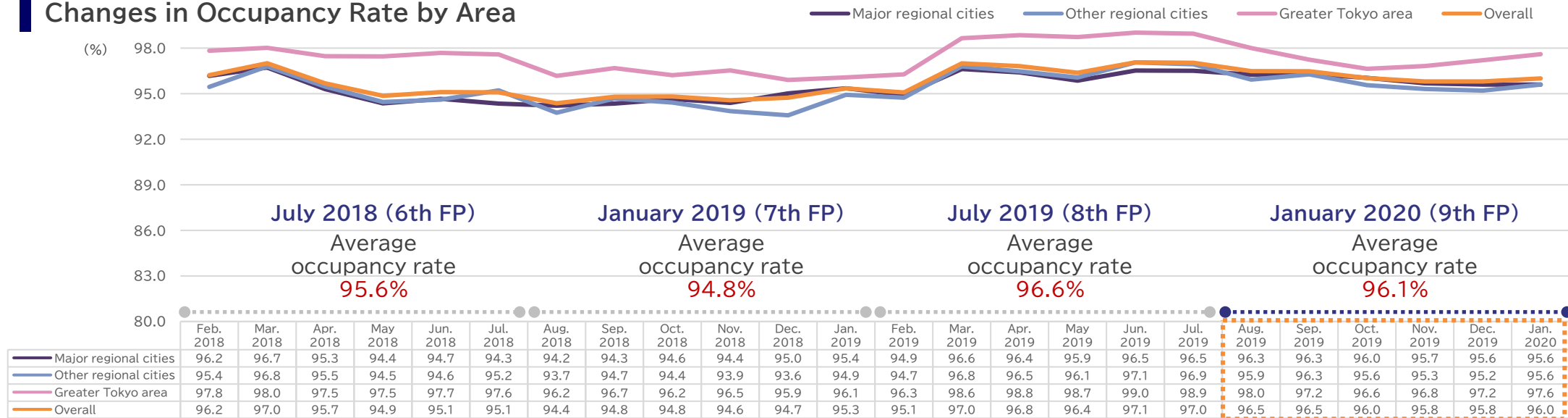
Changes in Occupancy Rate Before and After Construction Work



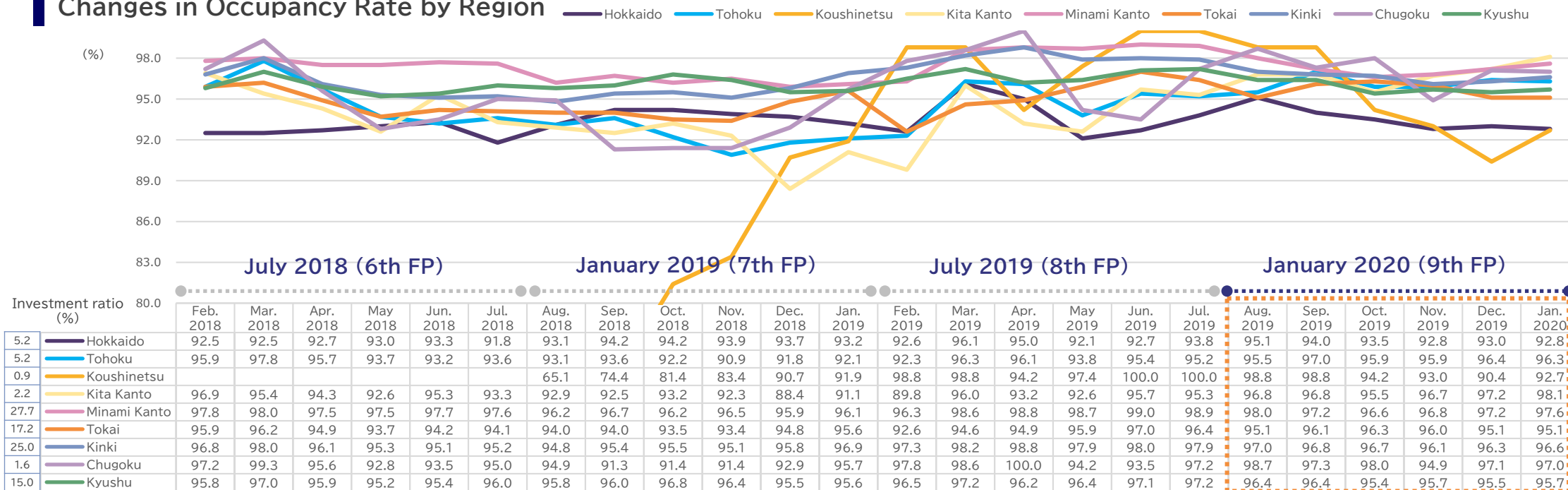
Changes in Occupancy Rate

Internal Growth

Changes in Occupancy Rate by Area



Changes in Occupancy Rate by Region

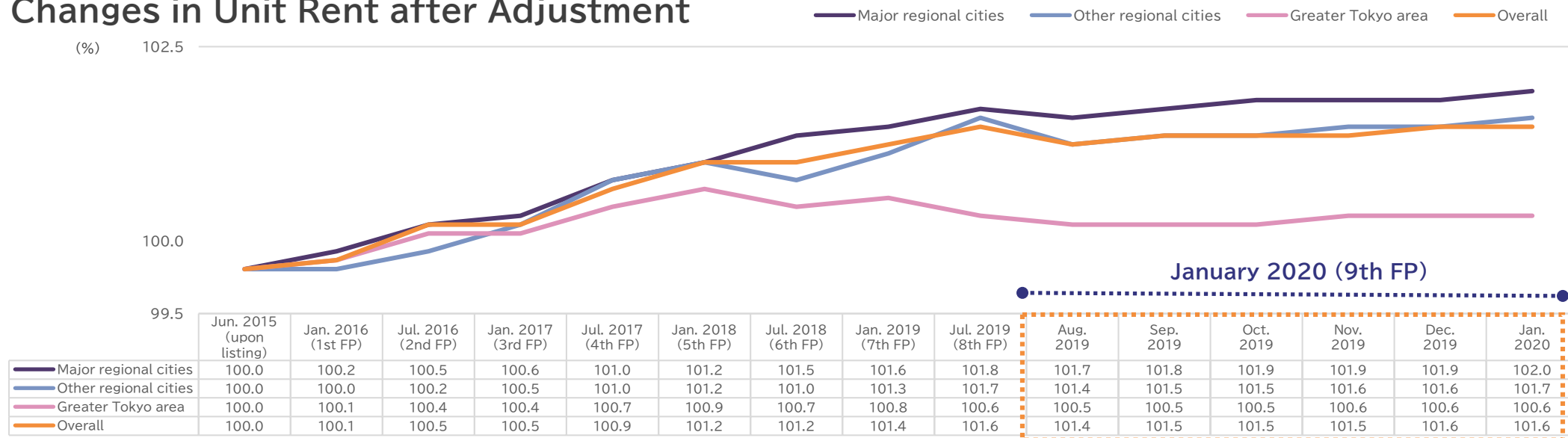


(Note) Occupancy rates shows the ratio of total leased floor space to total rentable floor space as of each month, rounded off to one decimal place.

Changes in Unit Rent

Internal Growth

Changes in Unit Rent after Adjustment

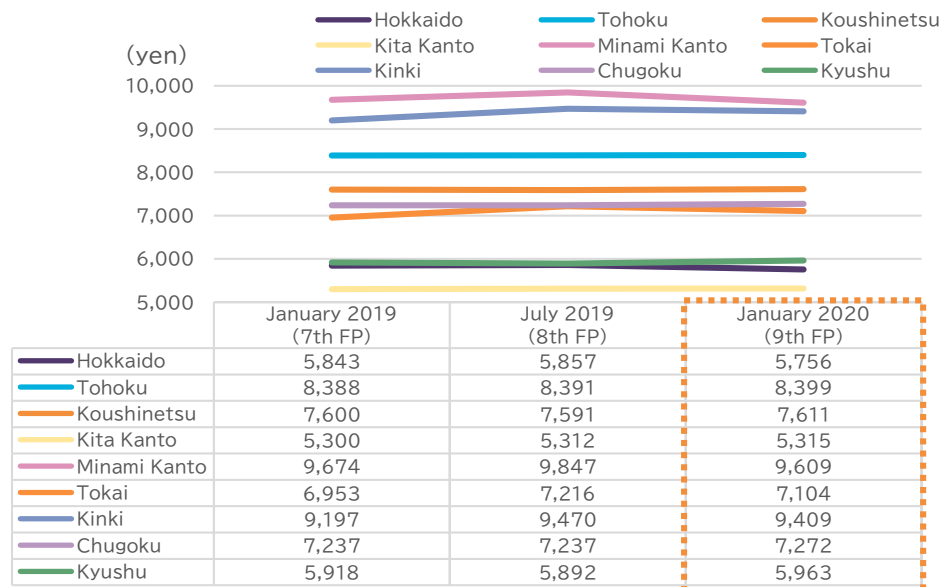


(Note 1) Unit rent after adjustment is calculated using the following formula with the assumed contract period of 4 years.

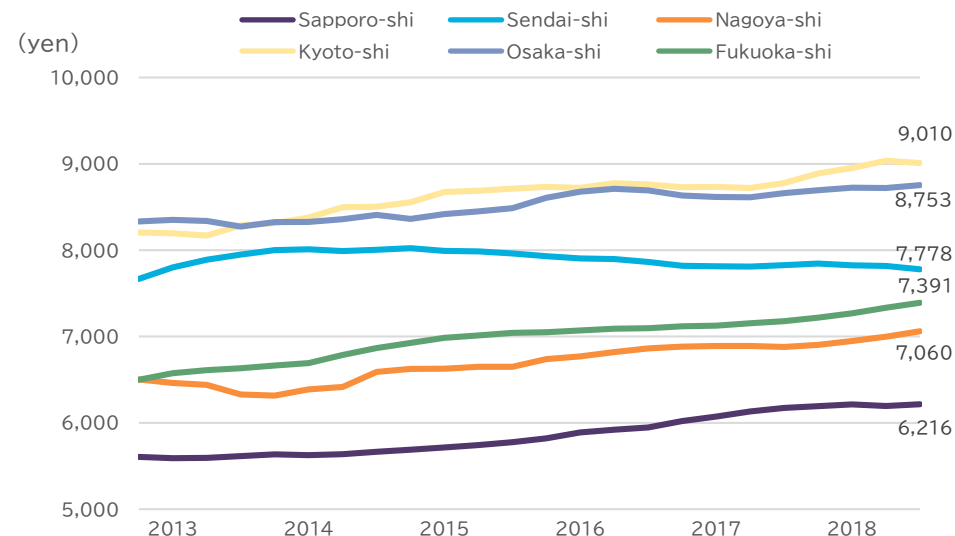
Unit rent after adjustment = {Monthly rent revenue + (Key money revenue ÷ Assumed contract period)} ÷ Contracted area

(Note 2) Indexed by regarding the unit rent after adjustment upon listing (end of June 2015) as 100.

Changes in Average Unit Rent by Region



(Reference) Changes in Unit Market Rent



(Note) The figures are as of the end of 2018.

(Source: Prepared by the Asset Management Company based on the data of Sumitomo Mitsui Trust Research Institute Co., Ltd.)

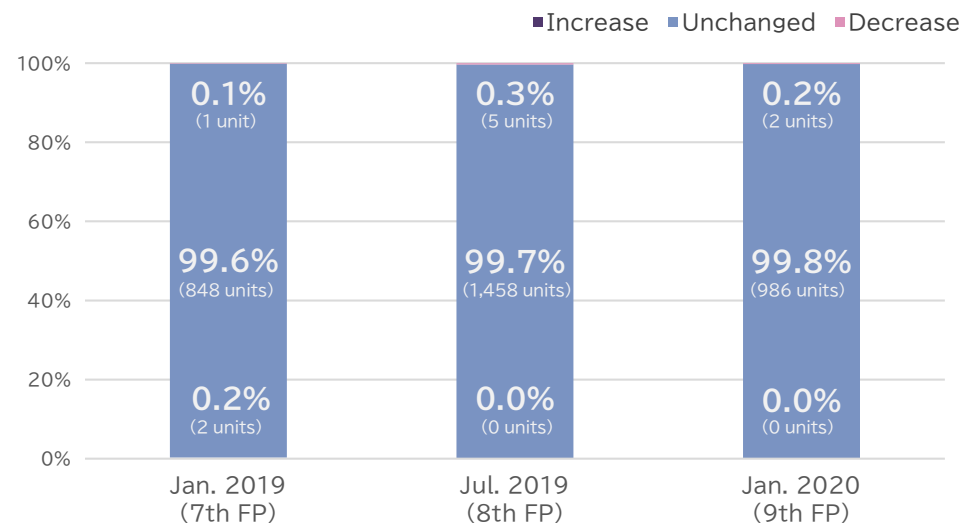
Trends of Rent upon Replacement and Renewal

Internal Growth

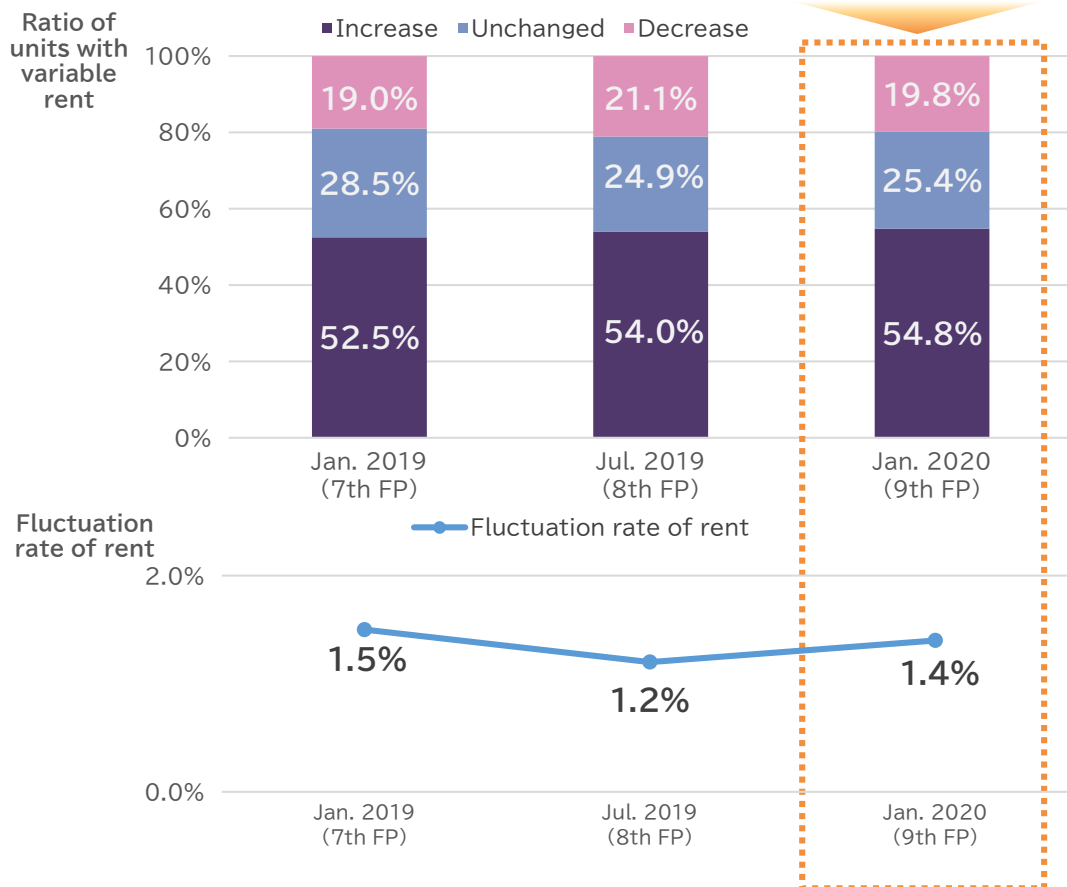
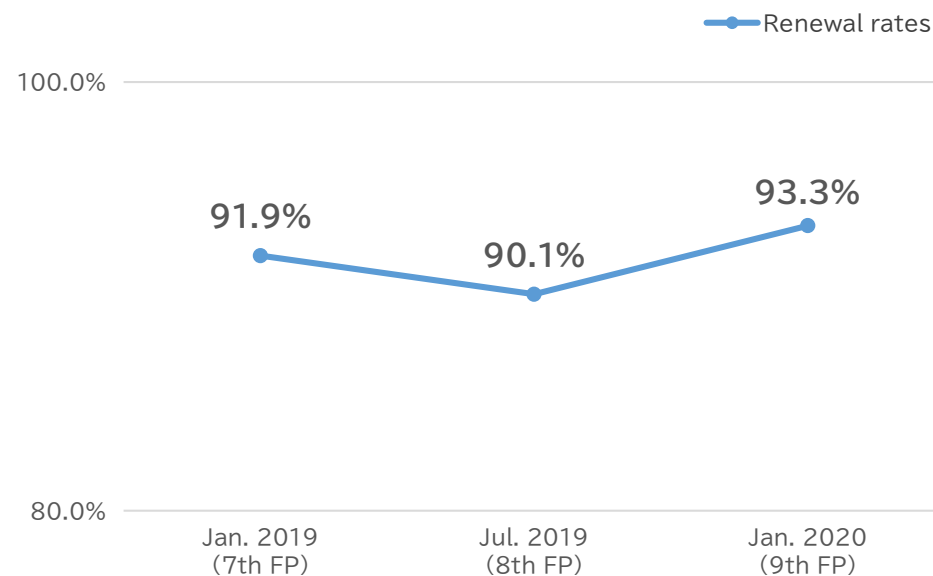
Trends of Rent upon Replacement

	No. of units (ratio)	Pervious rent including common area expenses (thousand yen)	Current rent including common area expenses (thousand yen)	Amount of rent increase/decre ase (thousand yen)	Fluctuati on rate of rent
Decrease	118 units (19.8%)	9,929	9,561	-367	-3.7%
Unchanged	151 units (25.4%)	12,659	12,659	-	-
Increase	326 units (54.8%)	25,685	26,752	1,067	+4.2%
Total	595 units (100%)	48,274	48,974	699	+1.4%

Ratio of Units with Variable Rent upon Renewal



Change in Renewal Rates

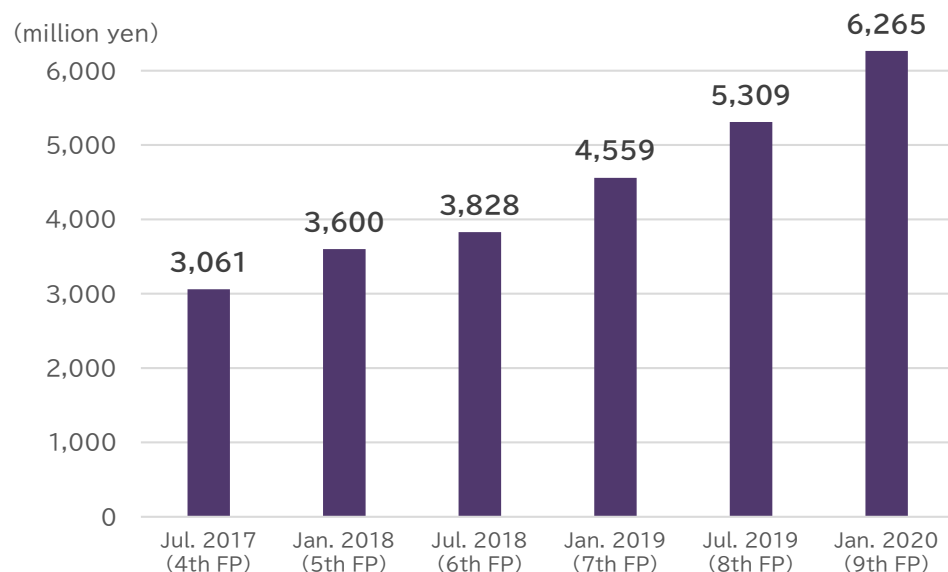


(Note) "Rent" above includes common area expenses.

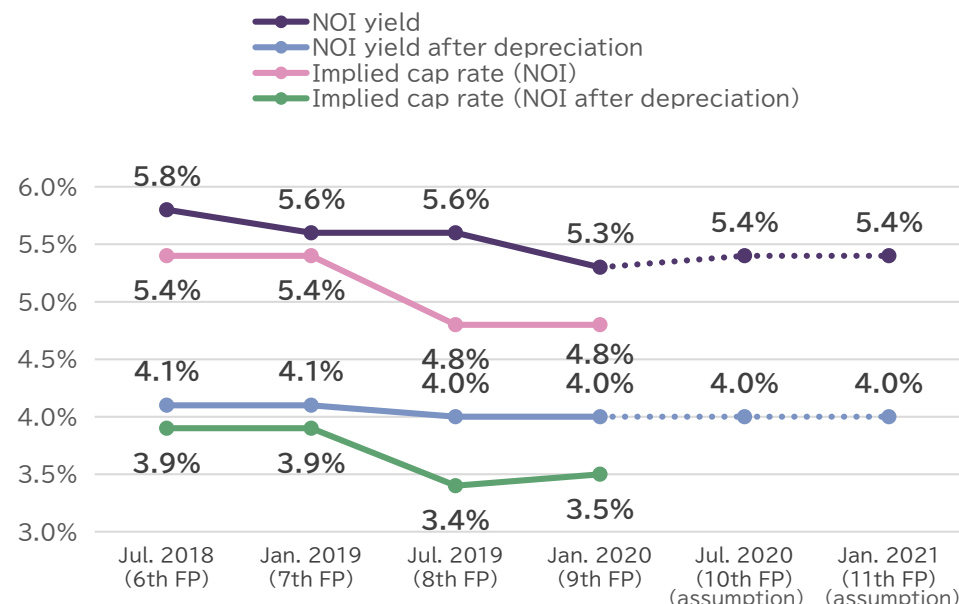
Changes in Other Data

Internal Growth

Change in Unrealized Gain Based on Appraisal



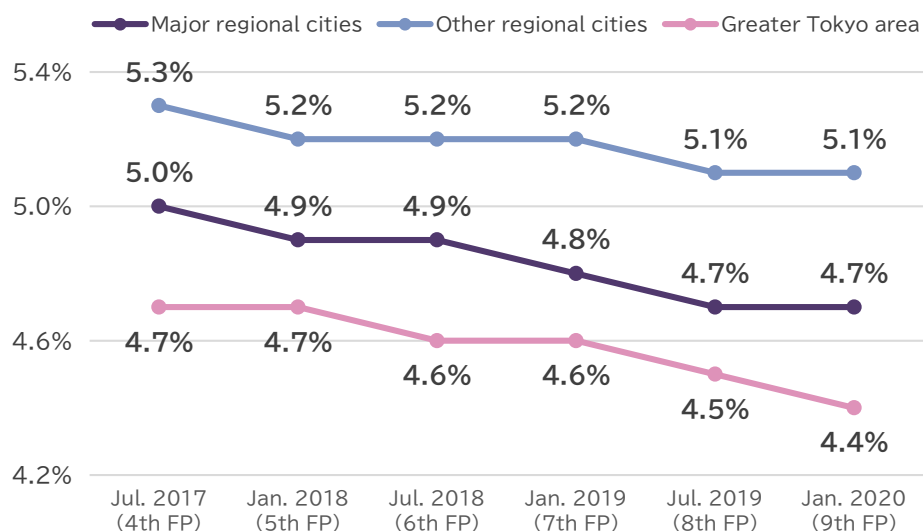
Change in Portfolio Yield



(Note) "Implied cap rate" is calculated using the following formula.

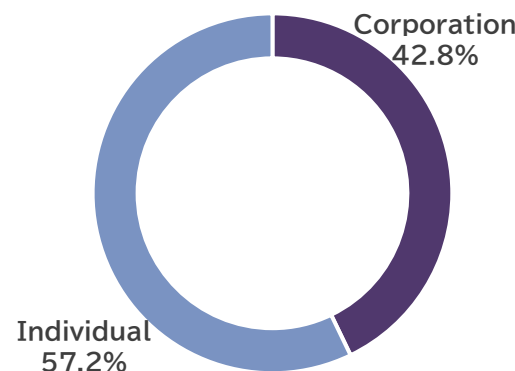
$$\text{Implied cap rate} = \frac{\text{portfolio NOI (annualized)}}{\text{market capitalization at end of period} + \text{net interest-bearing debt} + \text{tenant leasehold and security deposits}}$$

Change in Capitalization Rate Based on Appraisal

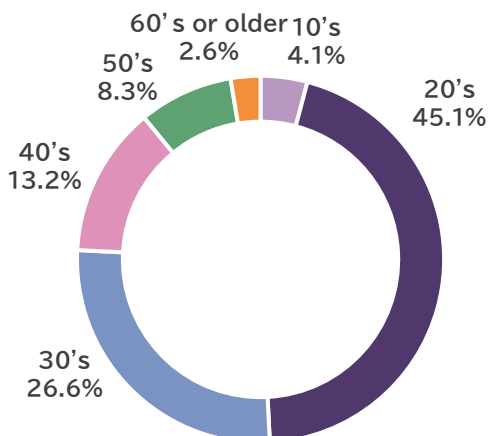


Composition by Tenant Attribute (Note)

Ratio of Corporation



Composition by Age



(Note) Among the properties owned at the end of the fiscal period ended January 2020 (9th fiscal period), information of tenants at fixed-rent ML properties and properties newly acquired in August 2019 are excluded.

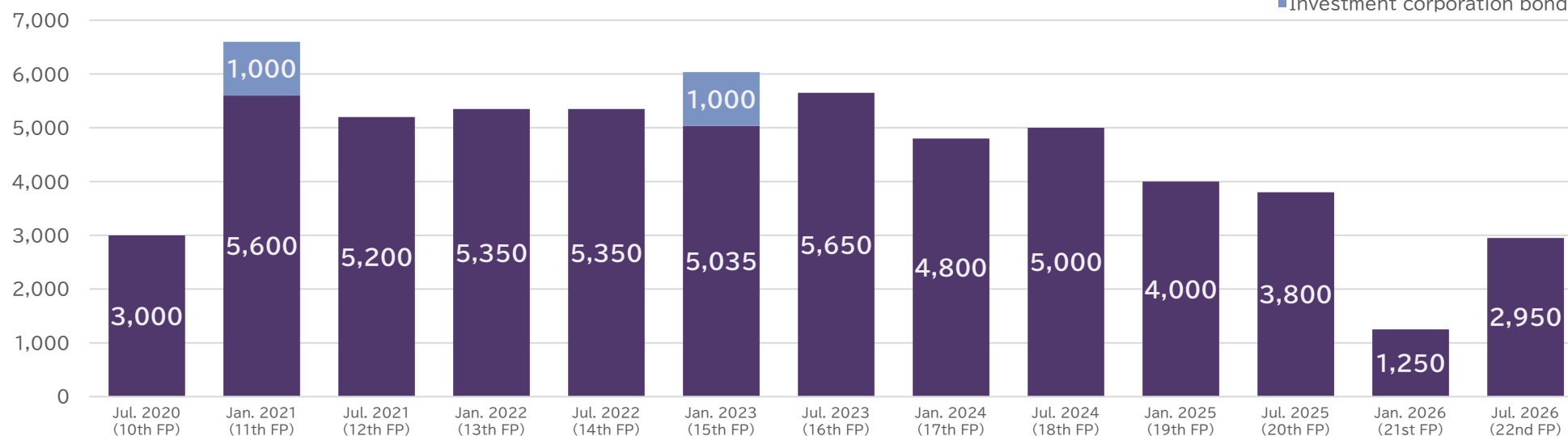
Financial Highlights (1)

List of Major Financial Indicators

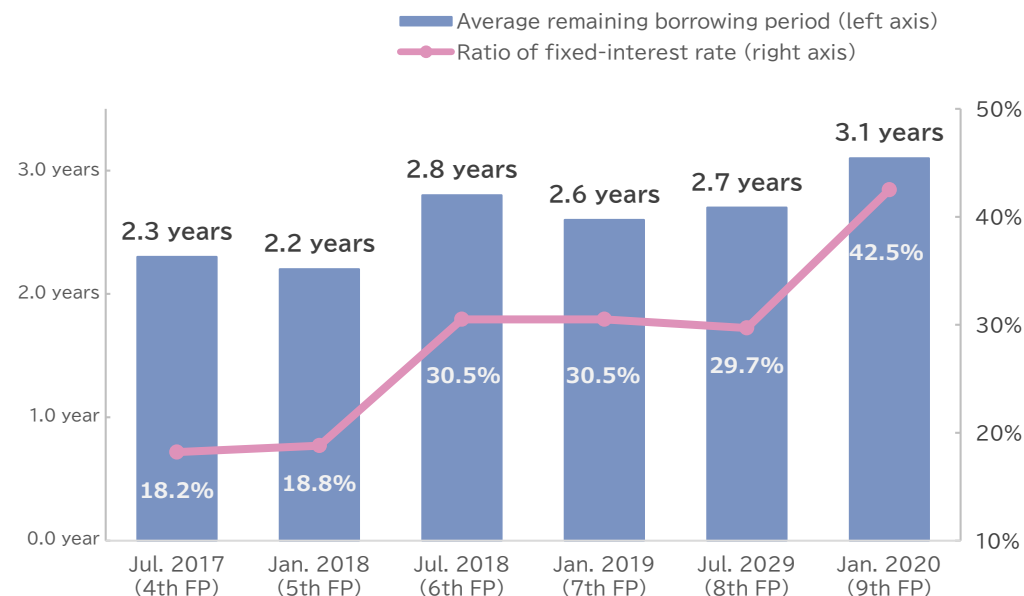
Total interest-bearing debt	Total-asset based LTV	Rating (JCR)
58,985 million yen	50.7%	A- (Stable)
Ratio of long-term debt	Fixed-interest rate ratio	Average remaining borrowing period
83.7%	42.5%	3.1 years

Status of Maturity Ladder

(million yen)



Changes in Average Remaining Borrowing Period and Fixed-Interest Rate Ratio

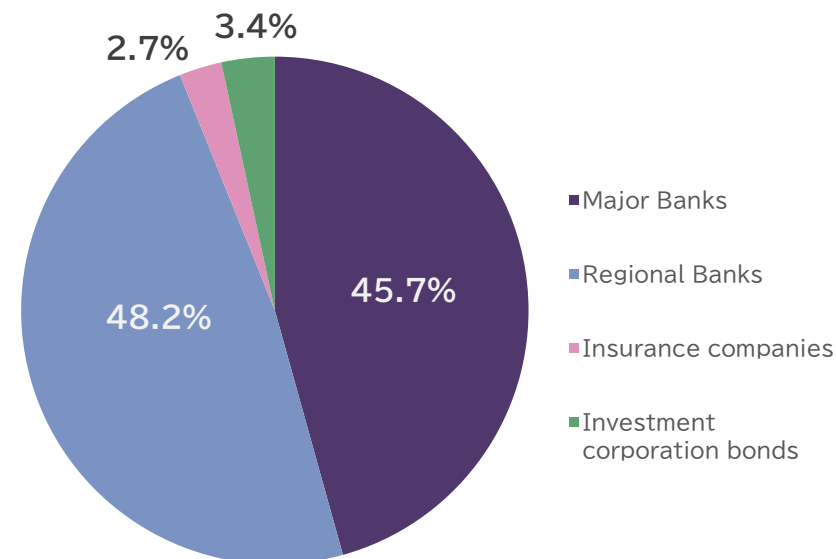


Financial Highlights (2)

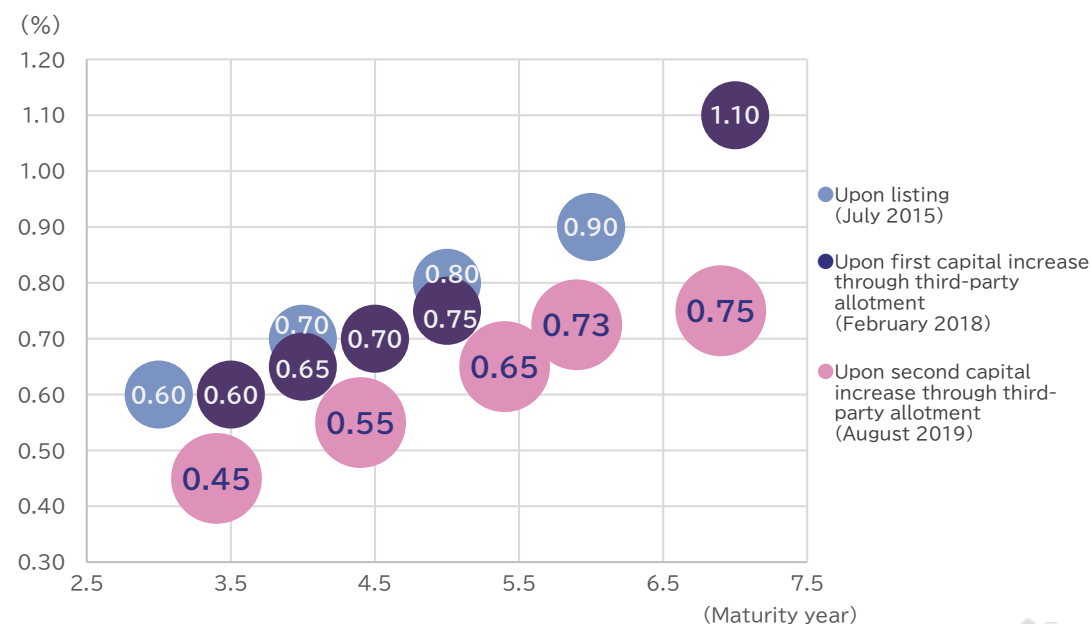
List of Interest-Bearing Debt

	Lender	Interest-bearing debt (million yen)	Ratio of borrowing
Major Banks	Sumitomo Mitsui Banking Corporation	6,865	11.6%
	Shinsei Bank, Limited	6,175	10.5%
	Aozora Bank, Ltd.	5,050	8.6%
	Mizuho Bank, Ltd.	4,750	8.1%
	Resona Bank, Limited	4,100	7.0%
Regional Banks	The Bank of Fukuoka, Ltd.	8,145	13.8%
	The Nishi-Nippon City Bank, Ltd.	3,000	5.1%
	The Kagawa Bank, Ltd.	2,875	4.9%
	The Shinwa Bank, Ltd.	2,500	4.2%
	The Higo Bank, Ltd.	2,200	3.7%
	The Kumamoto Bank, Ltd.	1,550	2.6%
	The Tokyo Star Bank, Limited	1,225	2.1%
	The Bank of Saga Ltd.	1,000	1.7%
	The Hyakugo Bank, Ltd.	1,000	1.7%
	The Mie Bank, Ltd.	750	1.3%
	Kansai Mirai Bank, Limited	700	1.2%
	The Hiroshima Bank, Ltd.	600	1.0%
	The Tochigi Bank, Ltd.	600	1.0%
	The Shizuoka Bank, Ltd.	500	0.8%
	Oita Bank Co., Ltd.	500	0.8%
	The Minato Bank, Ltd.	500	0.8%
	The Chiba Bank, Ltd.	300	0.5%
	The Kagoshima Bank, Ltd.	300	0.5%
	The Ashikaga Bank, Ltd.	200	0.3%
Insurance companies	Fukoku Mutual Life Insurance Company	1,100	1.9%
	The Dai-ichi Life Insurance Company, Limited	500	0.8%
Investment corporation bonds		2,000	3.4%
Total		58,985	100.0%

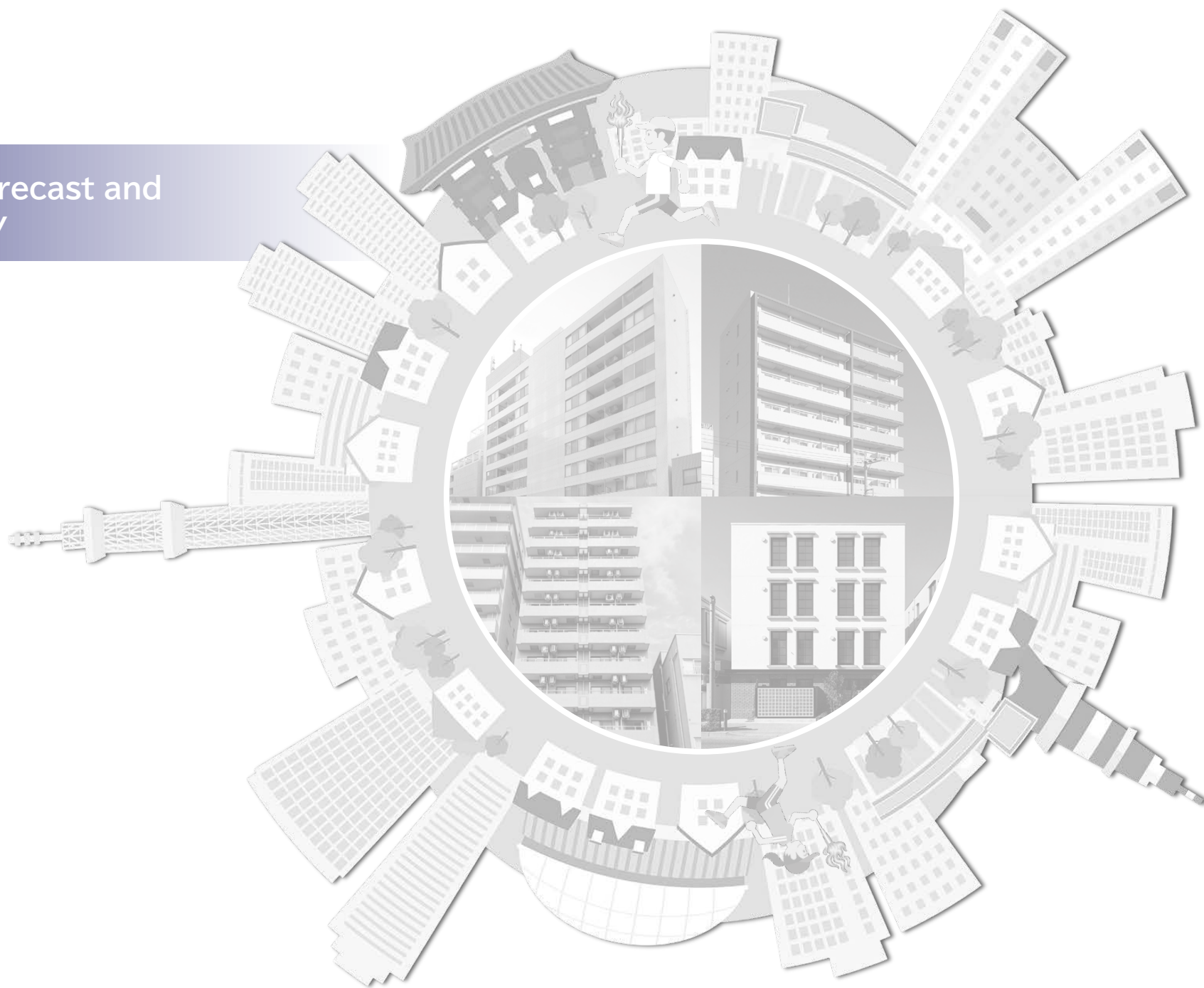
Lender Formation



Comparison of Spread of Interest-Bearing Debt



3. Management Forecast and Growth Strategy



Management Forecast for the Fiscal Period Ending July 2020 (10th Fiscal Period) and Fiscal Period Ending January 2021 (11th Fiscal Period)

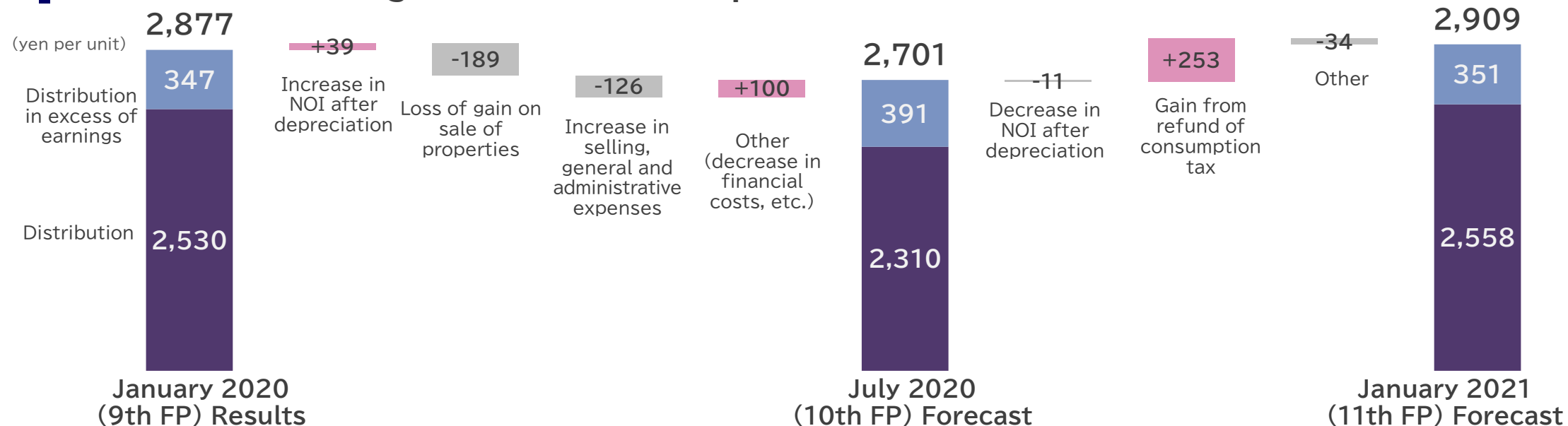
(unit: million yen)	(1) Results for fiscal period ended January 2020 (9th fiscal period)	(2) Forecast for fiscal period ending July 2020 (10th fiscal period)	Comparison with previous fiscal period ((2)-(1))	(3) Forecast for fiscal period ending January 2021 (11th fiscal period)	Comparison with forecast ((3)-(2))
Operating revenue	3,777	3,791	+13	3,739	-52
Operating expenses	1,908	2,085	+177	2,041	-44
Operating income	1,869	1,705	-163	1,697	-7
Ordinary income	1,499	1,370	-129	1,517	+147
Net income	1,499	1,369	-129	1,516	+147
Total distribution per unit	2,877 yen	2,701 yen	-176 yen	2,909 yen	+208 yen
Distribution per unit	2,530 yen	2,310 yen	-220 yen	2,558 yen	+248 yen
Distribution in excess of earnings per unit	347 yen	391 yen	+44 yen	351 yen	-40 yen
Number of investment units issued and outstanding	592,600 units	592,600 units	±0 units	592,600 units	±0 units
Payout ratio	75.4%	74.7%	-0.7%	75.4%	+0.7%
Number of properties	117 properties	118 properties	+1 property	118 properties	±0 properties

Vs. 9th fiscal period ((2)-(1)) (unit: million yen)		
Operating revenue	Loss of gain on sale of properties	-112
	Increase in revenues from rents and common service fees	+95
	Increase in revenues from key money	+20
Operating expenses	(Rent business expenses)	
	Increase in taxes and dues	+50
	Increase in repair expenses	+20
	Increase in leasing promotion expenses	+8
	(Selling, general and administrative expenses)	
	Increase in asset management fee	+43
Ordinary income	Increase in non-deductible consumption tax	+21
	Decrease in borrowing related expenses	-35

Vs. forecast ((3)-(2)) (unit: million yen)		
Operating revenue	Decrease in revenues from key money	-20
	Decrease in revenues from restoration costs	-12
	Decrease in revenues from rents and common service fees	-10
Operating expenses	(Rent business expenses)	
	Decrease in repair expenses	-31
	Decrease in other lease business expenses	-13
	(Selling, general and administrative expenses)	
	Increase in asset management fee	+9
Ordinary income	Gain from refund of consumption tax	+150
	Decrease in borrowing related expenses	-2

Factors for Change in Distribution per Unit

Factors for Change in Distribution per Unit



Newly Acquired Property in the 10th FP

S-FORT Shizuoka Tennocho (Shizuoka-shi, Shizuoka)

Acquisition date	February 3, 2020
Acquisition price	969 million yen
No. of rentable units	90 units
Building age (Note 1)	14.3 years
Appraisal NOI (Note 2)	56 million yen
Appraisal NOI yield (Note 2)	5.8%

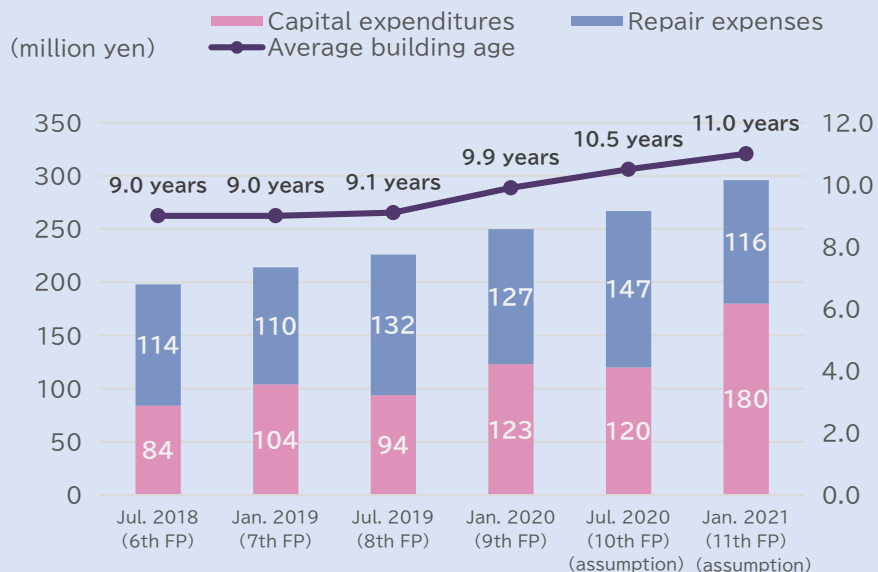


(Note 1) For "Building age", the numerical value as of the acquisition date is shown.

(Note 2) For "Appraisal NOI" and "Appraisal NOI yield," the numerical value at the time of obtaining the appraisal report is shown.

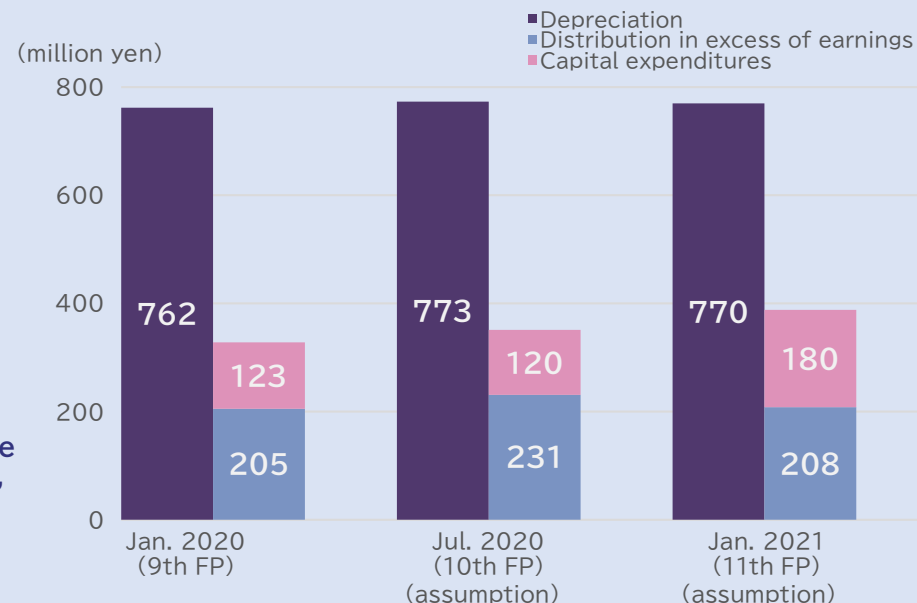
Status of Cash Management

Changes in Construction Costs and Average Building Age

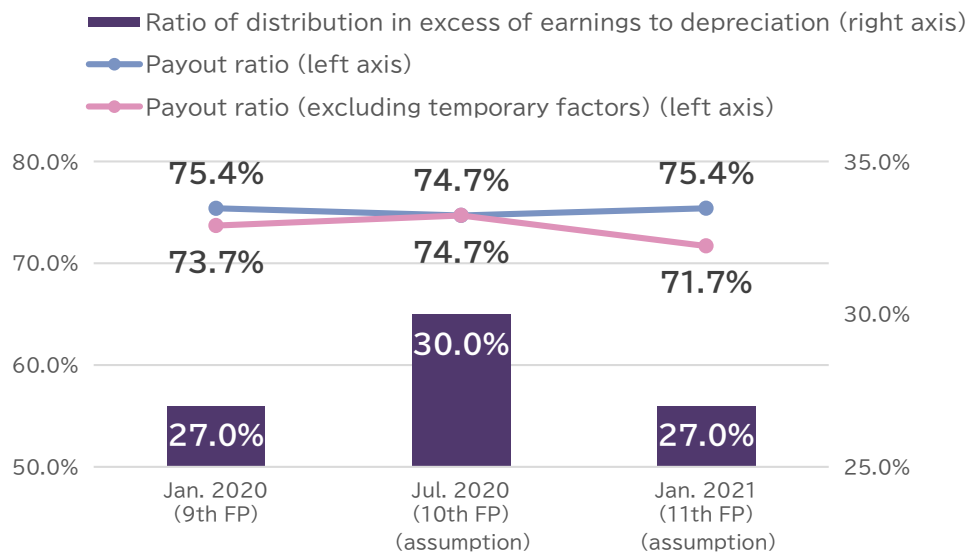


Strategic CAPEX
in consideration of the
average building age,
etc.

Use of Free Cash



Payout Ratio



S-FORT Shiomi

Growth Strategy and Change in Asset Size

Growth Strategy

External Growth	<ol style="list-style-type: none"> 1. Expand the asset size through continuous property acquisition 2. Enhance portfolio quality and realize unrealized gains through asset replacement
Internal Growth	<ol style="list-style-type: none"> 1. Reinforce property competitiveness through appropriate capital investment 2. Enhance profitability by maintaining and improving average occupancy rate
Financial Operation	<ol style="list-style-type: none"> 1. Reduce financial costs 2. Lengthen and fix borrowings 3. Improve credit rating

[Main Sponsor]



Property Acquisition Pipeline Supported by Samty Group

[Sub-sponsor]

大和証券グループ本社

Daiwa Securities Group Inc.

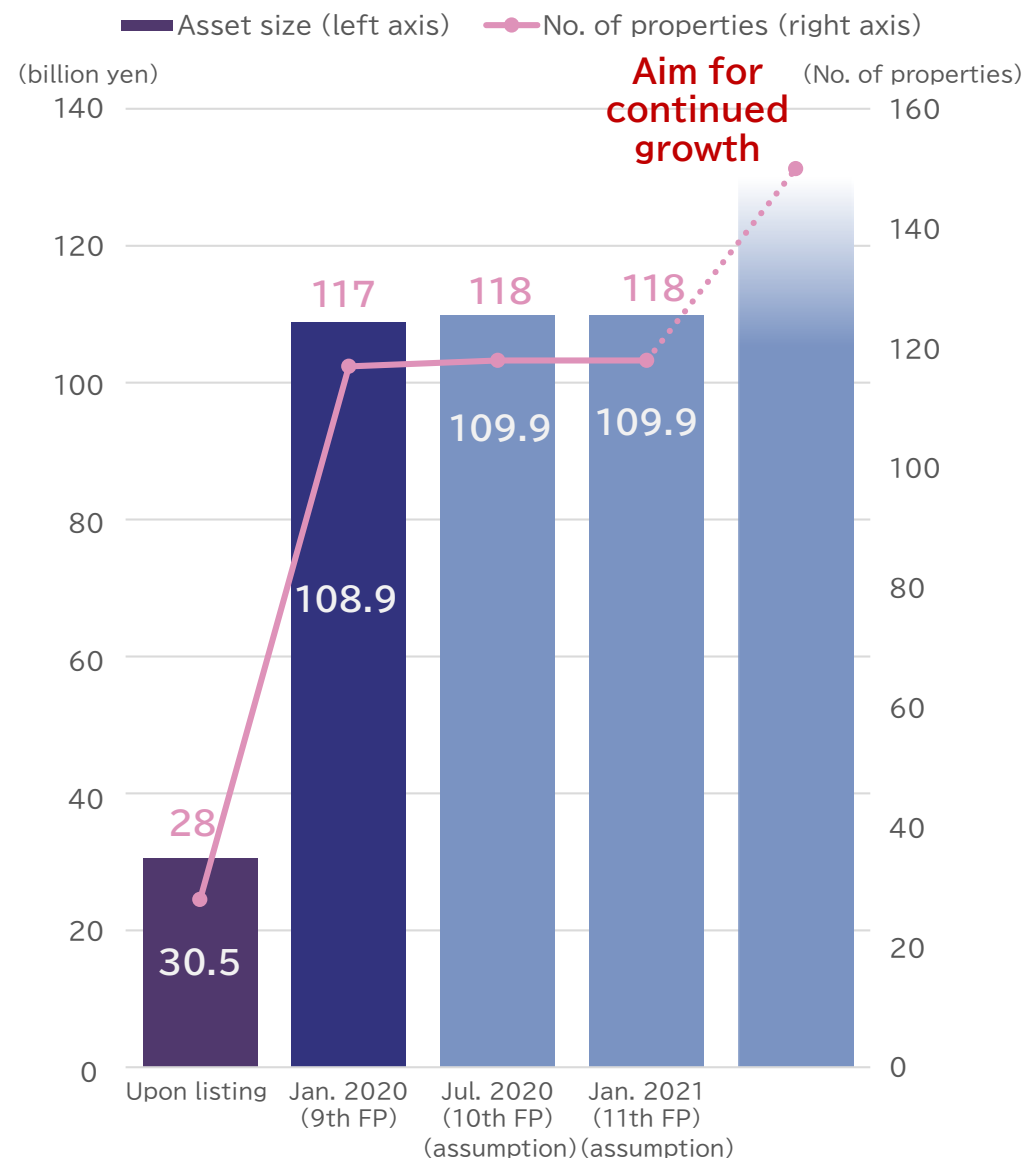
Stable Fund Procurement System Supported by Daiwa Securities Group Inc.

Collaboration between Samty Group and Daiwa Securities Group Inc. (Note)

(Provision of information on CRE (Corporate Real Estate)/ Cooperation in real estate sales for wealthy individuals and crowdfunding)

(Note) Samty Co., Ltd. and Daiwa Securities Group Inc. concluded a capital and business alliance agreement on May 30, 2019.

Change in Asset Size



Status of Pipeline Properties

Main Pipeline Properties

- S-GLANZ Osaka Doshin (Kita-ku, Osaka-shi)
- S-RESIDENCE Kita-ku Shiga Hondouri 1 cho-me II PJ (Kita-ku, Nagoya-shi)



- S-RESIDENCE Kita-ku Kurokawa Hondori 2 cho-me PJ (Kita-ku, Nagoya-shi)

- S-FORT Oita Kotobukimachi (Oita-shi, Oita)

- S-FORT Hotakubo (Kumamoto-shi, Kumamoto)

- W.O.B Esaka (Suita-shi, Osaka)

- Garuda Funabashi Honcho (Funabashi-shi, Chiba)

- Naniwa-ku Nihombashi 5-Chome (Naniwa-ku, Osaka-shi)



- Higashi Yodogawa-ku Higashi-Nakajima 1-Chome (Higashi Yodogawa-ku, Osaka-shi)



Development Projects of New Properties by Main Sponsor (Note 1)

Completion	No. of properties	No. of units
2021	12	586

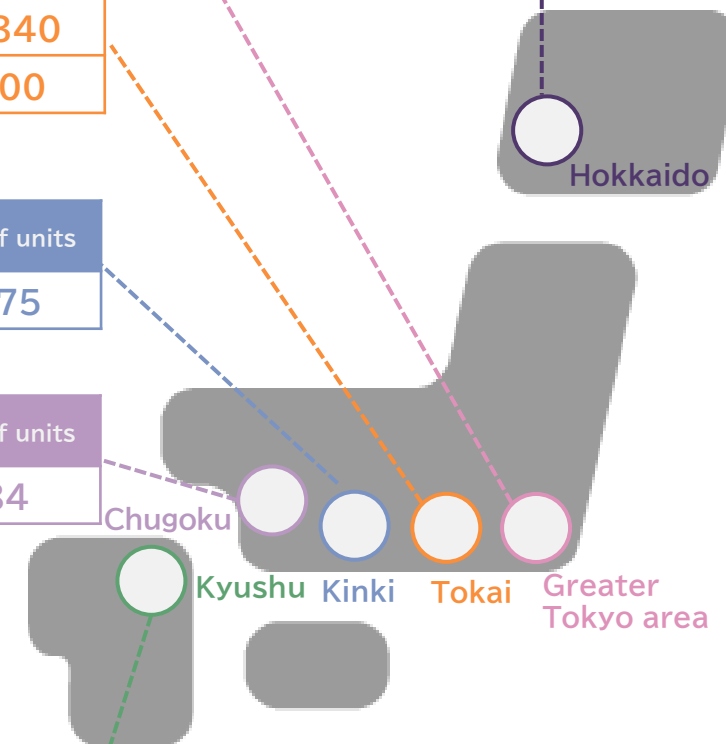
Completion	No. of properties	No. of units
2021	21	1,340
2022	6	400

Completion	No. of properties	No. of units
2021	4	375

Completion	No. of properties	No. of units
2022	1	84

Completion	No. of properties	No. of units
2021	1	108

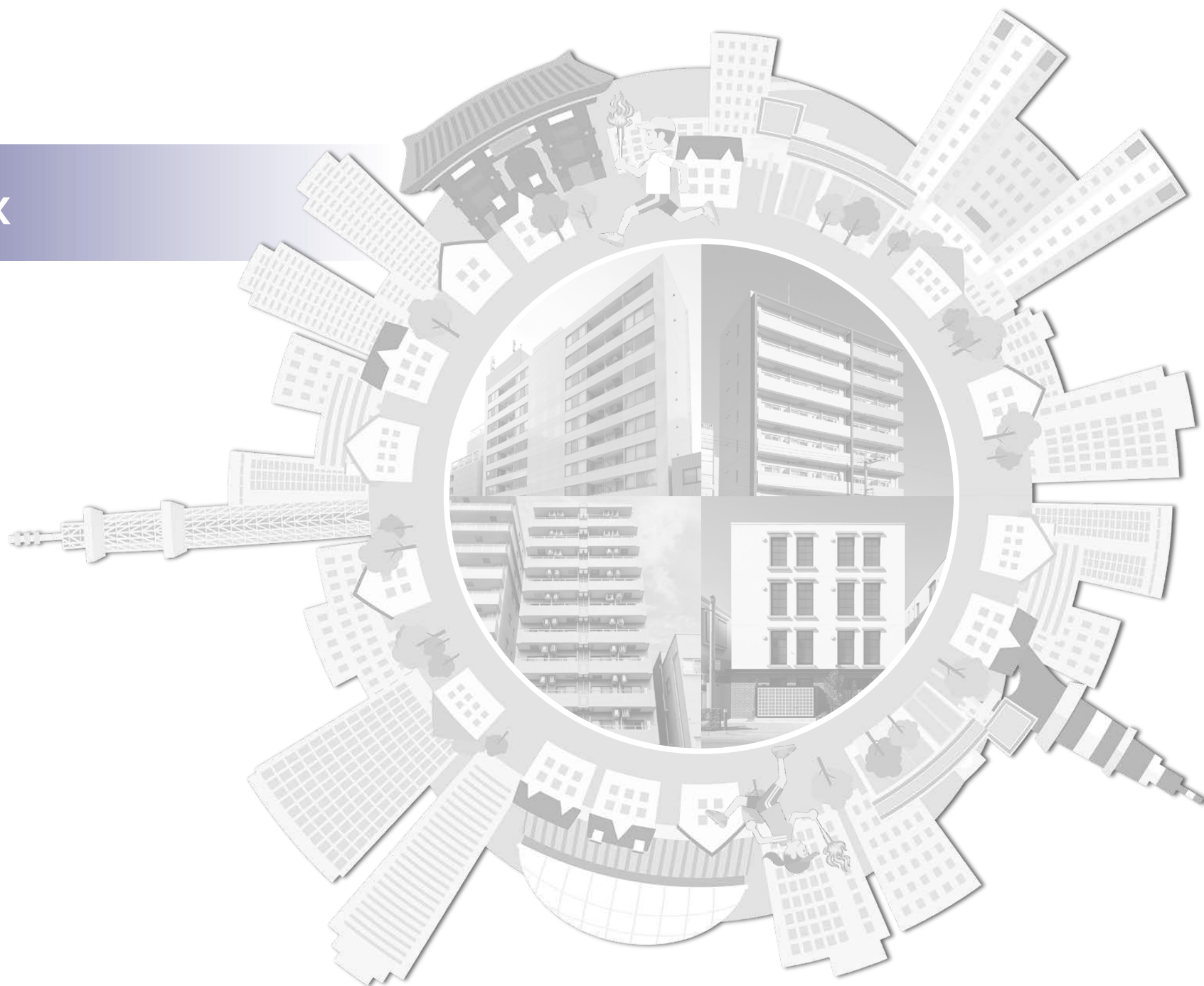
Completion	No. of properties	No. of units
2021	1	91



(Note 1) Only "S-RESIDENCE" series are indicated among the residential development projects by Samty Co., Ltd. from 2021 onwards.

(Note 2) Acquisition of the properties described on this page has not been determined as of today.

4. Appendix



Features of Samty Residential Investment Corporation and Portfolio Development Policy

Features of SRR

(1) Investment in residence which is a highly stable asset class



(2) Diversification of portfolio primarily in major regional cities



(3) Solid sponsor structure consisting of real estate and financial sponsors



Portfolio Development Policy

Investment ratio by asset class (Note 1)

Residential properties 80% or more	Operating Facilities 20% or less
Focus on the Single and Compact type residences	

- Single Type ▶ Floor per unit of less than 30m²
Compact Type ▶ Floor per unit of between 30m² and less than 60m²

Investment ratio by geographical area (Note 2)

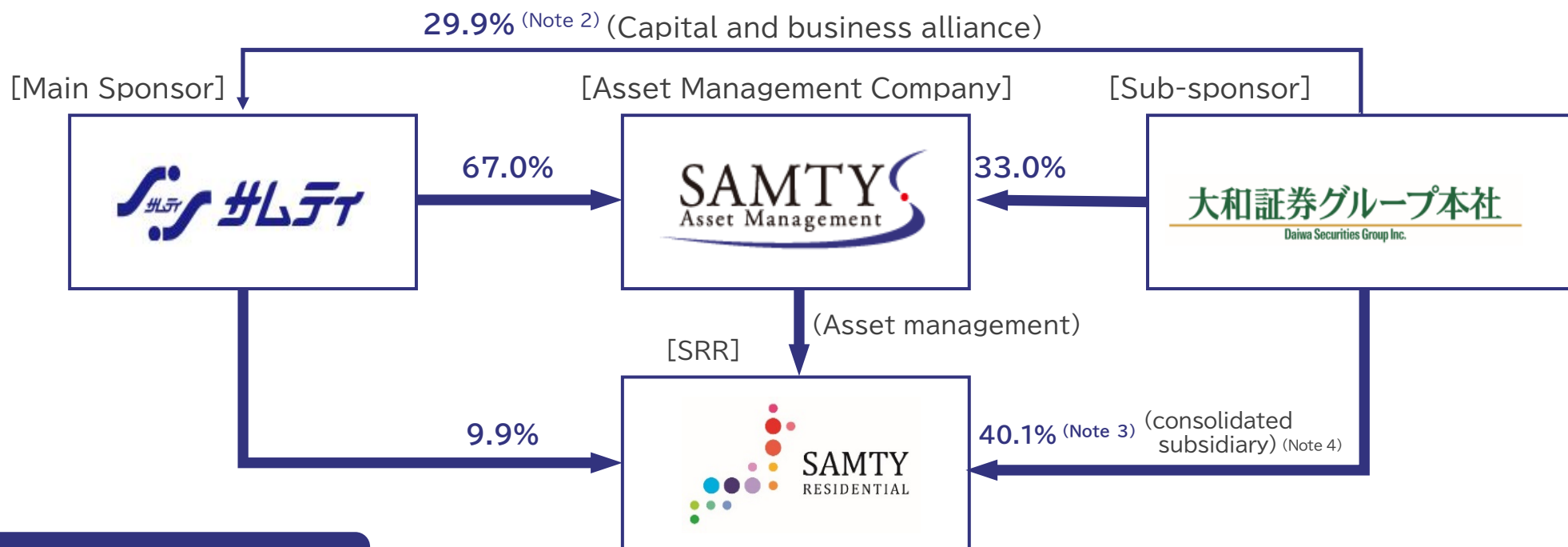
Major regional cities 50% or more <small>(Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima and Fukuoka)</small>	Other regional cities 20% or less <small>(Regional cities excluding major regional cities)</small>	Greater Tokyo area Around 30% <small>(Tokyo, Kanagawa, Saitama, Chiba)</small>
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Regional cities Around 70%

(Note 1) “Residential properties” represents the rental housing and “Operating facilities” represents the hotels, health care properties and other operating facilities.

(Note 2) “Investment ratio” is based on the acquisition price (excluding acquisition-related expenses and taxes). The above investment ratios are future targets and actual portfolio composition may vary.

Sponsor Structure of Samty Residential Investment Corporation



Sponsor Support



SRR aims to acquire properties in a wide range of regional cities in Japan and realize efficient leasing and operation through the utilization of resources and expertise of Samty Group as a comprehensive real estate group.

- ✓ Stable supply of new properties
- ✓ Enhancement of added value through running a unified brand
- ✓ Provide warehousing function
- ✓ Provide human resources / operation management support



SRR aims to maintain and expand its stable fund procurement system with the utilization of the functions and network of Daiwa Securities Group Inc. as a comprehensive securities group as well as reduce financial costs by increasing credibility based on the solid financial base and network of Daiwa Securities Group.

- ✓ Reduction of financial cost
- ✓ Support for maintenance and expansion of stable fund procurement system
- ✓ Support for the formation of bridge fund
- ✓ Cooperation in securing staff

(Note 1) The above figures indicate investment ratio.

(Note 2) The value when bonds with stock acquisition rights for which payment completed on June 14, 2019, are fully converted. It also includes the ownership ratio of Daiwa PI Partners Co., Ltd. (2.7%). For details, please refer to SAMTY Co., Ltd.'s Financial Result Explanatory Material for the Fiscal Year Ended November 30, 2019.

(Note 3) It includes the ownership ratio of Daiwa PI Partners Co., Ltd. (1.8%), which is a subsidiary of Daiwa Securities Group Inc.

(Note 4) SRR is expected to fulfill requirements to be a non-family company in the conduit requirements, and has agreed with Daiwa Securities Group Inc. on conducting necessary cooperation so that the requirements to be a non-family company are maintained.

Distribution Policy

Cash Management Strategy

Cash will be allocated based on a comprehensive review of the external economic environment, real estate market conditions, and financial condition of SRR

◆ Capital expenditures to maintain the building functions, etc.

◆ Securement of working capital on hand, etc.

Optimally allocate the free cash to each measure listed below after the fund allocation mentioned above

Return to unitholders including distribution in excess of earnings

◆ Reinforcement of the financial base by reducing interest-bearing liabilities, etc.

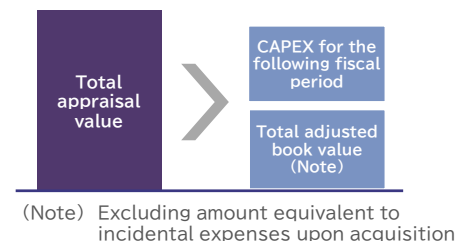
◆ Investment that should help enhance the portfolio's profitability

(Note) Based on the characteristics of the portfolio, SRR will optimally distribute free cash flow after allocating funds to reserves for capital expenditures to maintain the building functions, etc., working capital and such, in accordance with the situations of the time.

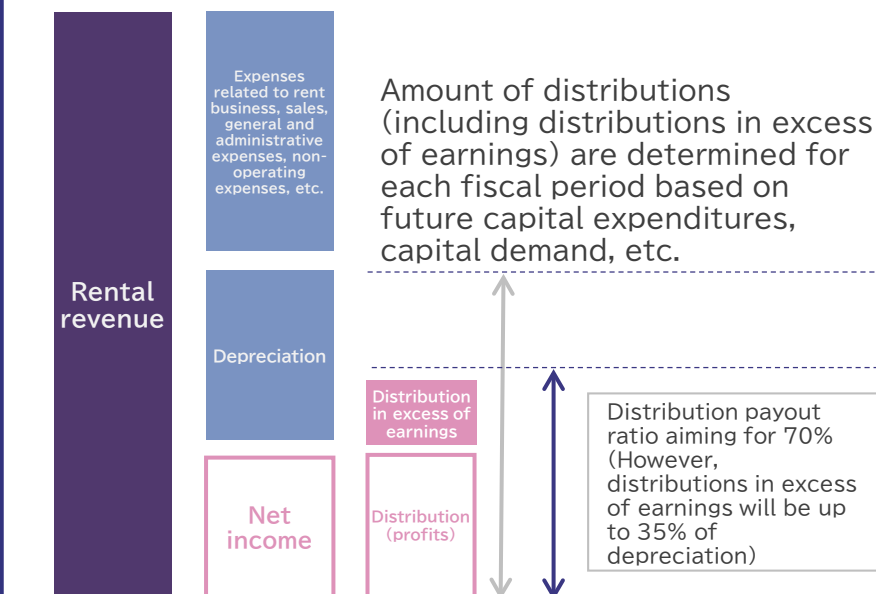
Distributions in Excess of Earnings

(1) Determination of distributions

With a view to enhancing unitholder value over the medium to long term, distributions in excess of earnings are authorized when SRR portfolio meets the conditions indicated on the right.



(2) Determination of amount of distributions in excess of earnings



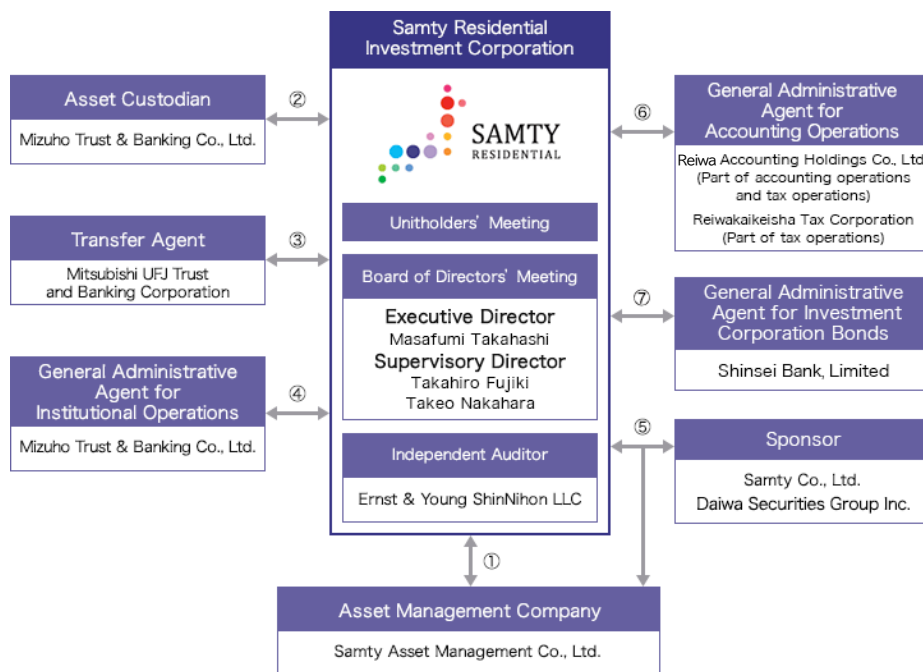
(Note) Payout ratio = Total distribution amount (including distributions in excess of earnings) / (Net income + Depreciation)

Overview of Samty Residential Investment Corporation and Asset Management Company

Overview of Samty Residential Investment Corporation

Name	Samty Residential Investment Corporation (Abbreviation: SRR)
Securities code	3459
Location	1-8-3 Marunouchi, Chiyoda-ku, Tokyo
Executive Director	Masafumi Takahashi
Date of listing	June 30, 2015
Fiscal period ends	January and July

<Structure>

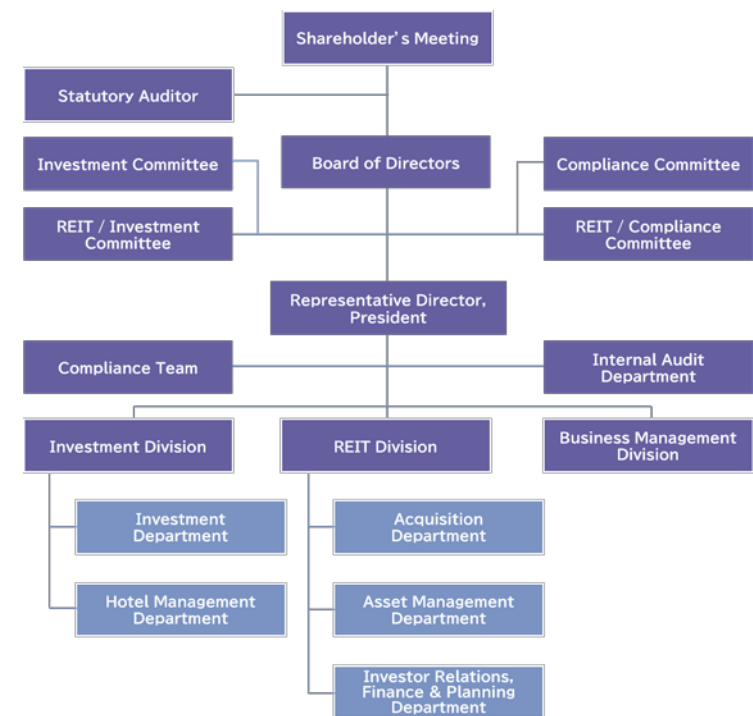


- ①Asset Management Agreement ②Asset Custodian Agreement ③Transfer Agent Agreement
 ④General Administrative Agreement (institutional operations and administration) ⑤Sponsor Support Agreement
 ⑥Accounting Administration Agreement and Certified Tax Accountant Services Agreement
 ⑦Financial affairs, issuance and payment agency agreement

Overview of Asset Management Company

Name	Samty Asset Management Co., Ltd.
Location	1-8-3 Marunouchi, Chiyoda-ku, Tokyo
Representative Director	Yosuke Masuda
Establishment	August 17, 2007
Capital	120 million yen (as of February 29, 2020)
Shareholders	Samty Co., Ltd. 67.0% (Listed on the First Section of the Tokyo Stock Exchange Securities code: 3244) Daiwa Securities Group Inc. 33.0% (Listed on the First Section of the Tokyo Stock Exchange Securities code: 8601)
Business description	Investment management, real estate advisory and building lots and building transactions

<Organization Chart>



Overview of Main Sponsor

Overview of Samty Co., Ltd.

Listing	First Section of the Tokyo Stock Exchange (Securities code: 3244)
Established	December 1, 1982
Location of head office	Osaka Head Office 4-3-24, Nishi-Nakajima, Yodogawa-ku, Osaka-shi Tokyo Head Office 1-8-3 Marunouchi, Chiyoda-ku, Tokyo
Post and name of representative	Yasuhiro Ogawa, Representative Director
Capital	16,184 million yen (as of November 30, 2019)
Business description	Real estate business, real estate leasing business, real estate planning and design, etc.
Operating results (consolidated basis) (fiscal period ended November 2019)	Net sales: 85,552 million yen Ordinary income: 13,193 million yen
Number of employees	244 on a consolidated basis (as of November 30, 2019)

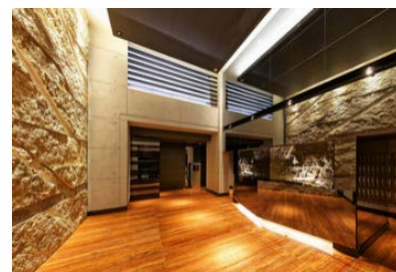
(Overview of Samty Group)



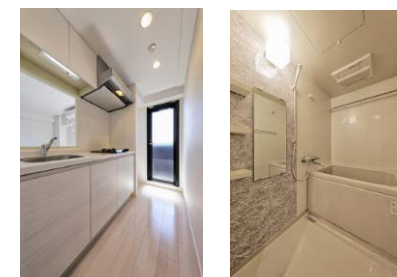
Sponsor Brand “S-RESIDENCE”

- “S-RESIDENCE” is a high quality, rental condominium brand developed by Samty Group since 2005.
- “S-RESIDENCE” is a brand characterized by the opulent utilization of fieldstones, entrances with open spaces, luxury hotel-like indirect lighting and corridors, high quality plumbing which display a luxuriousness, etc., possessing high quality designs which appeal mainly to students, workers, etc..

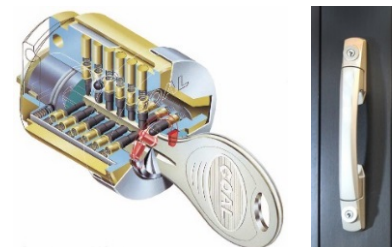
✓ Serene and massive entrance hall



✓ Bright and stylish kitchen and bathroom



✓ Double lock with dimple key for high security

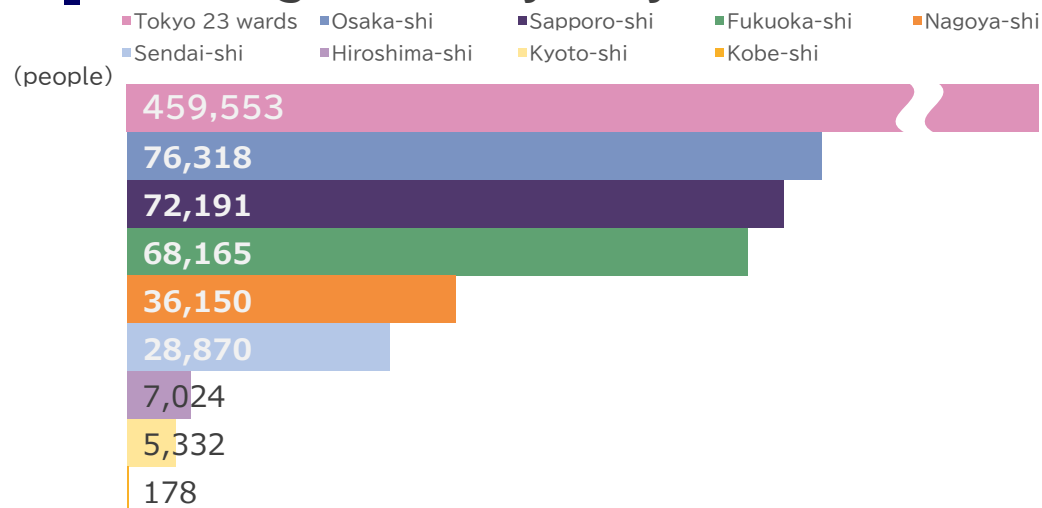


✓ Bathroom heater/dryer/ventilation system assuring comfort when taking a bath in winter or drying clothes on rainy days



Market Environment Concerning Residence Investments (1) (Demand)

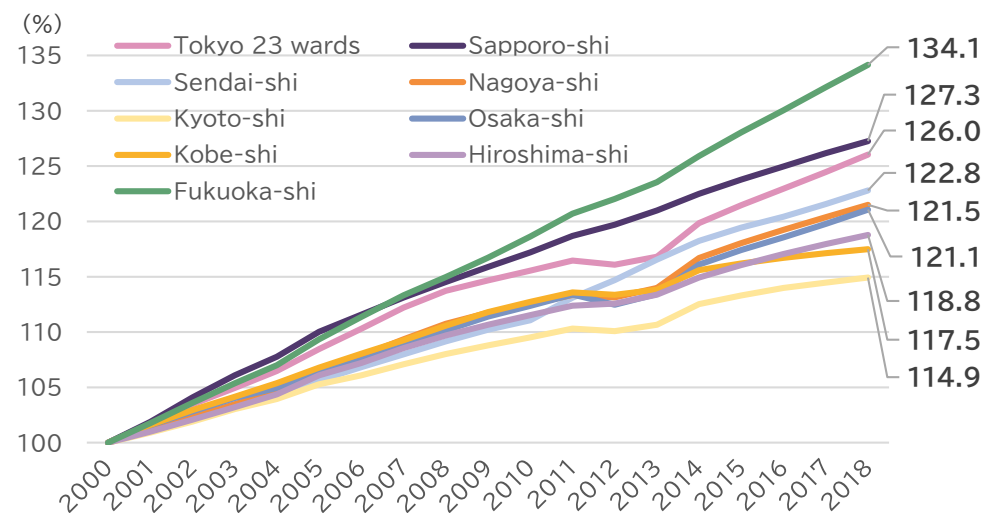
Net Migration by City



(Note) It is the cumulative total from 2011 to 2018.

(Source: Prepared by Sumitomo Mitsui Trust Research Institute based on "Report on Internal Migration in Japan derived from the Basic Resident Registration", Ministry of Internal Affairs and Communications.)

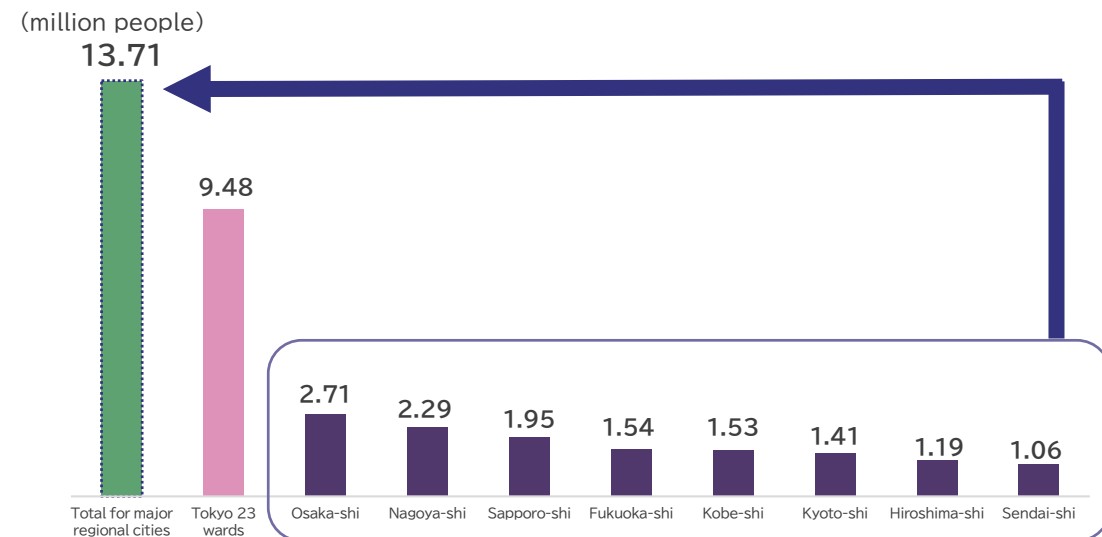
Household Growth Rate by City



(Note) Indexed by regarding the value for 2000 as 100%.

(Source: Prepared by the Asset Management Company based on "Basic Resident Registers," Ministry of Internal Affairs and Communications.)

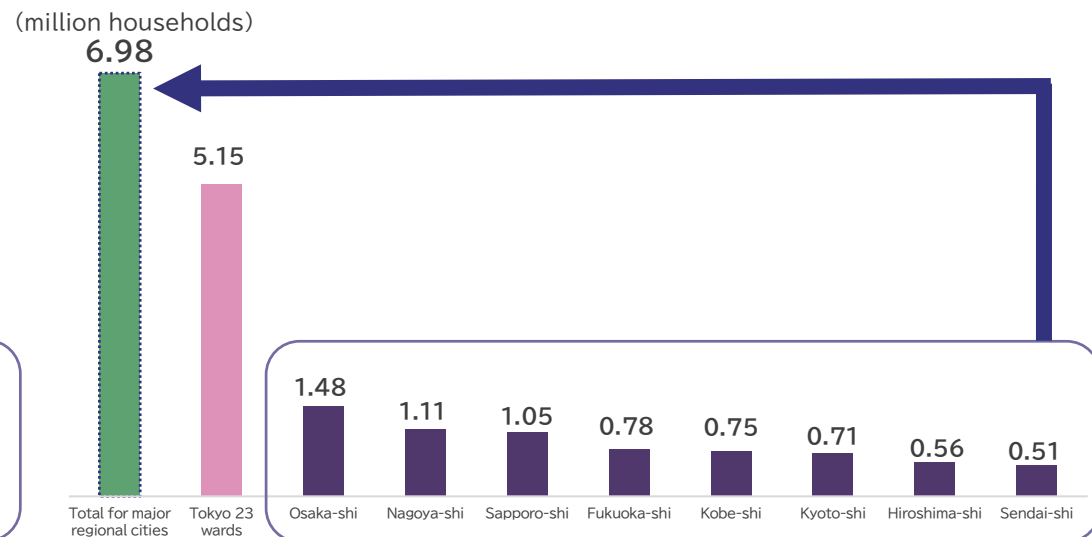
Population by City



(Note) The figures as of January 1, 2019.

(Source: Prepared by the Asset Management Company based on "Basic Resident Registers," Ministry of Internal Affairs and Communications.)

Number of Households by City



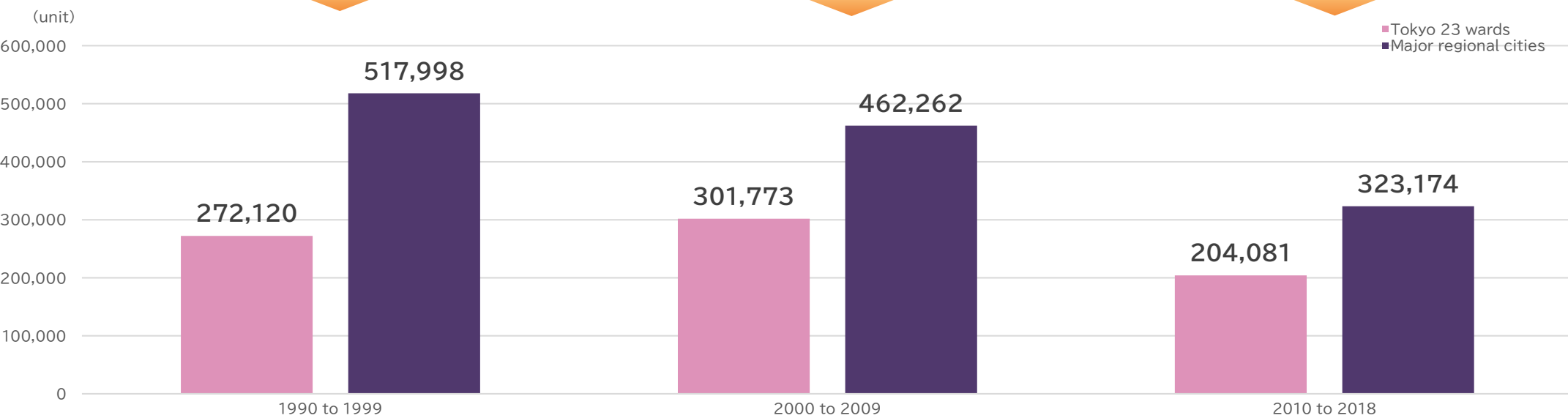
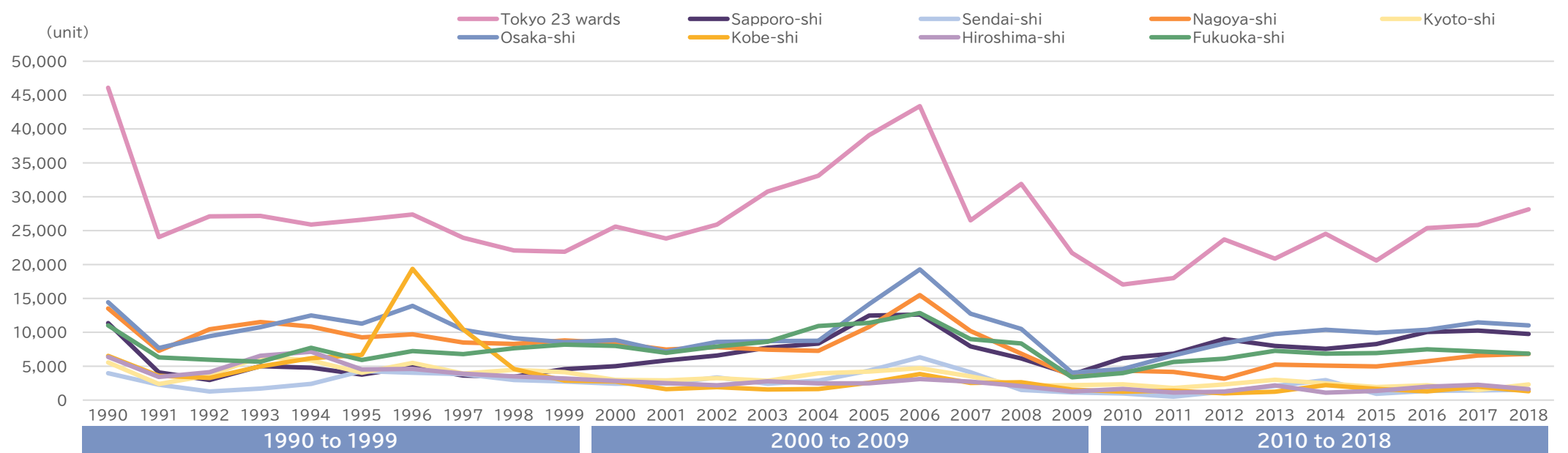
(Note) The figures as of January 1, 2019.

(Source: Prepared by the Asset Management Company based on "Basic Resident Registers," Ministry of Internal Affairs and Communications.)

Market Environment Concerning Residence Investments (2)

(Supply)

Number of Rental Apartment Starts



(Source: Prepared by Sumitomo Mitsui Trust Research Institute Co., Ltd. based on “Housing Starts Statistics” of the Ministry of Land, Infrastructure, Transport and Tourism)

Initiatives on Sustainability

Environment

Acquisition of Environmental Certification from External Evaluation Organization

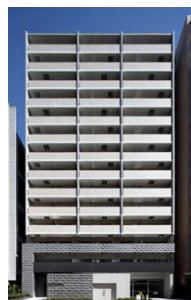
List of properties that acquired DBJ Green Building Certification



A-11
S-FORT
Nakajima Koen



C-23
S-RESIDENCE
Motoyawata



B-05
S-RESIDENCE
Esaka

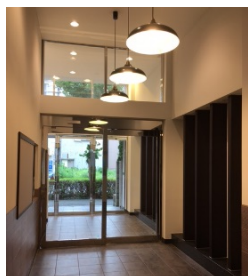


A-31
S-FORT
Tsurumi reale



Initiatives for Energy Saving

LED lighting



Car sharing



Electronic delivery box



Various IoT facilities



Social

Capacity Development/Personnel Training

SRR promotes the acquisition of various qualifications with an aim to improve the skills of the employees of Asset Management Companies as well as regularly conducts compliance trainings, etc.

Proactive Information Disclosure

SRR proactively discloses information on the status of properties, etc. on the website when disasters such as typhoons and earthquakes occur at areas where its properties are located.

SRR published feature articles of regional cities under its philosophy of “revitalizing Japan’s economy from regional cities” in the asset management report. It has featured articles at Osaka, Kyoto, Niigata, Fukuoka and Sapporo until now.

Dissemination and Awareness Building Activities

SRR proactively holds briefing sessions and participates in various IR events with an aim to enhance its recognition. It participated in IR events in Osaka, Nagoya and Tokyo in the 9th fiscal period.

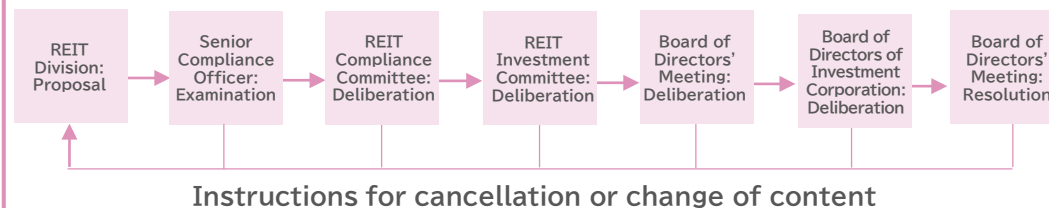


Governance

Accumulative Investment System of Investment Units and Investment Unit Ownership Program

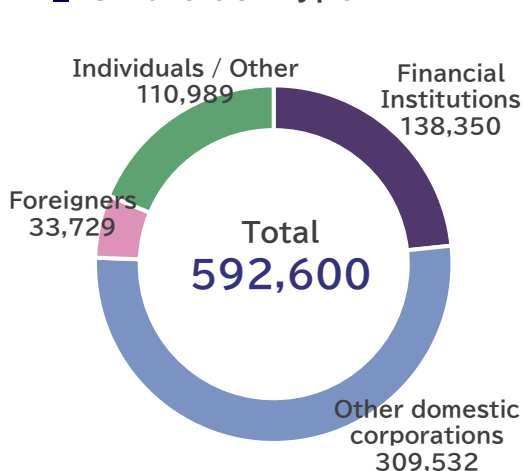
SRR introduced a purchase system of investment units using the accumulative investment system and investment unit ownership program targeting executives and employees of Asset Management Companies.

Decision-Making Procedures Concerning Transactions with Interested Party, etc.

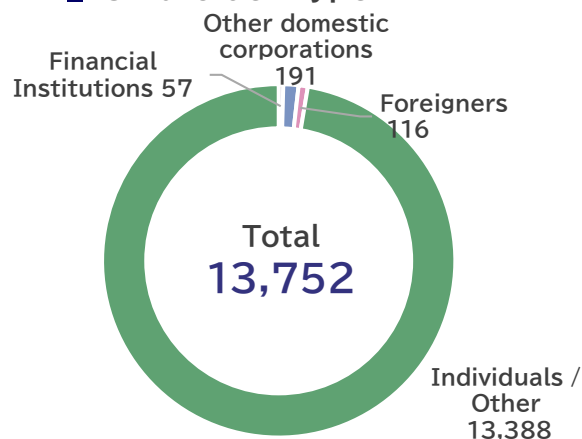


Unitholder Information

Number of Units by Unitholder Type



Number of Unitholders by Unitholder Type



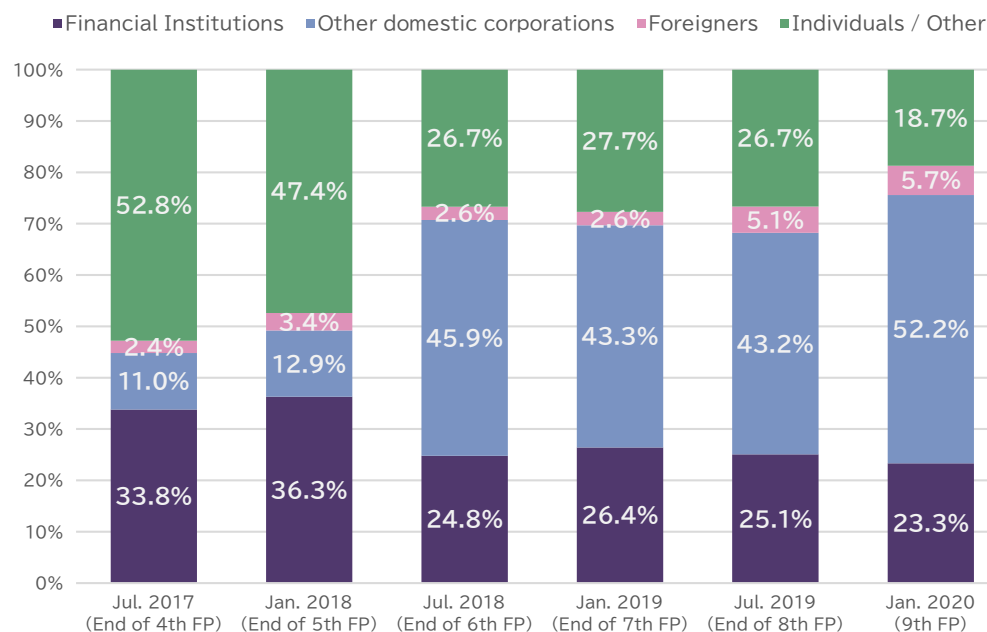
(Note 1) "Other domestic corporation" includes Daiwa Securities Group Inc. and Samty Co., Ltd.

(Note 2) Based on the unitholders registry at the end of the fiscal period ended January 2020 (9th fiscal period). The same applies hereinafter.

Major Unitholders

Name of unitholder	No. of investment units held (unit)	Holding ratio
Daiwa Securities Group Inc.	227,057	38.3%
Samty Co., Ltd.	58,386	9.9%
The Master Trust Bank of Japan, Ltd. (Trust Account)	29,667	5.0%
Japan Trustee Services Bank, Ltd. (Trust Account)	27,172	4.6%
Kinki Sangyo Credit Union	18,400	3.1%
Nomura Trust and Banking Co., Ltd. (Trust Account)	13,110	2.2%
Daiwa PI Partners Co. Ltd.	10,858	1.8%
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	7,843	1.3%
Daido Shinyoukumiai	5,957	1.0%
Osaka co-sei Shinkin Bank	5,820	1.0%
Major unitholders (top 10)	404,270	68.2%

Change in Ratio of Unitholders



Portfolio List (as of the end of 9th fiscal period)(1)

Area	Property No.	Property Name	Location	Type	Acquisition period	ML type	Acquisition Price (million yen)	Investment Ratio	Balance sheet amount (million yen)	Appraisal Value at End of Period (million yen)	Appraisal NOI yield	No. of rentable units	No. of leased units (unit)	Total rentable area (m ²)	Leased area (m ²)	Occupancy rate
Major Regional cities	A-01	S-FORT Shin Osaka ravir	Yodogawa-ku, Osaka-shi	Single	April 15, 2015	Pass-through type	635	0.6%	623	686	5.3%	49	47	1,290.84	1,238.56	95.9%
	A-04	S-FORT Chikushi Dori	Hakata-ku, Fukuoka-shi	Compact	May 1, 2015	Pass-through type	1,170	1.1%	1,141	1,280	5.4%	90	86	3,706.56	3,543.28	95.6%
	A-05	S-FORT Fukuoka Kencho Mae	Hakata-ku, Fukuoka-shi	Single	April 15, 2015	Pass-through type	979	0.9%	963	1,120	5.5%	104	102	2,566.72	2,517.36	98.1%
	A-06	S-FORT Takumiya	Minami-ku, Fukuoka-shi	Single / Commercial	May 1, 2015	Pass-through type	794	0.7%	766	873	5.4%	82	82	2,105.13	2,105.13	100.0%
	A-07	S-FORT Tsutsujioka Koen	Miyagino-ku, Sendai-shi	Single / Compact / Family	April 15, 2015	Pass-through type	1,340	1.2%	1,350	1,480	5.7%	94	89	3,609.49	3,469.39	96.1%
	A-08	S-RESIDENCE Namba Brillier	Naniwa-ku, Osaka-shi	Single	July 1, 2015	Pass-through type	2,020	1.9%	2,013	2,370	5.2%	154	149	3,631.60	3,514.18	96.8%
	A-09	S-FORT Tsurumai marks	Naka-ku, Nagoya-shi	Family	July 1, 2015	Pass-through type	1,020	0.9%	1,033	1,330	5.9%	42	42	2,772.00	2,772.00	100.0%
	A-10	S-FORT Rokuban-cho	Atsuta-ku, Nagoya-shi	Single / Commercial	July 1, 2015	Pass-through type	722	0.7%	701	789	5.1%	56	55	1,833.29	1,801.55	98.3%
	A-11	S-FORT Nakajima Koen	Chuo-ku, Sapporo-shi	Compact / Family	July 1, 2015	Pass-through type	1,590	1.5%	1,623	1,720	5.7%	75	74	5,292.65	5,222.76	98.7%
	A-12	S-FORT Hokudai Mae	Kita-ku, Sapporo-shi	Compact / Commercial	July 1, 2015	Pass-through type	690	0.6%	695	771	5.5%	59	57	2,287.22	2,215.03	96.8%
	A-13	S-RESIDENCE Kobe Isogamidori	Chuo-ku, Kobe-shi	Single / Compact	July 1, 2015	Pass-through type	2,470	2.3%	2,452	2,830	5.4%	166	160	4,372.45	4,222.47	96.6%
	A-14	S-FORT Kyoto Nishioji	Shimogyo-ku, Kyoto-shi	Single / Commercial	July 1, 2015	Pass-through type	745	0.7%	738	856	5.7%	71	68	1,657.31	1,553.74	93.8%
	A-15	S-FORT Katahira	Aoba-ku, Sendai-shi	Single / Compact	July 1, 2015	Pass-through type	2,330	2.1%	2,247	2,590	5.8%	191	183	5,483.22	5,253.41	95.8%
	A-16	S-FORT Gakuenmae	Toyohira-ku, Sapporo-shi	Single / Compact	October 1, 2015	Pass-through type	462	0.4%	464	507	5.7%	48	46	1,757.28	1,697.70	96.6%
	A-17	S-RESIDENCE Shin Osaka Ekimae	Higashi Yodogawa-ku, Osaka-shi	Single / Compact	August 2, 2016	Pass-through type	2,489	2.3%	2,494	2,810	5.0%	167	167	4,534.98	4,534.98	100.0%
	A-18	S-FORT Aoi 1-Chome	Higashi-ku, Nagoya-shi	Compact	August 1, 2016	Pass-through type	1,080	1.0%	1,115	1,150	5.0%	54	50	2,185.20	2,019.60	92.4%
	A-19	S-FORT Aoi	Higashi-ku, Nagoya-shi	Family	August 2, 2016	Pass-through type	870	0.8%	915	992	5.4%	28	26	1,842.68	1,711.06	92.9%
	A-20	S-FORT Kurumamichi	Higashi-ku, Nagoya-shi	Family	August 1, 2016	Pass-through type	400	0.4%	410	446	5.6%	19	19	1,214.20	1,214.20	100.0%
	A-21	S-FORT Kamiotai	Nishi-ku, Nagoya-shi	Family	August 1, 2016	Pass-through type	720	0.7%	753	768	5.5%	40	36	2,624.40	2,361.96	90.0%
	A-22	S-FORT Tsurumai arts	Naka-ku, Nagoya-shi	Family	August 2, 2016	Pass-through type	680	0.6%	717	813	5.8%	28	25	1,988.56	1,775.50	89.3%
	A-23	S-FORT Tsurumai cube	Naka-ku, Nagoya-shi	Compact / Family	August 2, 2016	Pass-through type	570	0.5%	578	675	5.8%	32	32	1,460.64	1,460.64	100.0%
	A-24	S-FORT Fukuoka Higashi	Hakata-ku, Fukuoka-shi	Compact	August 2, 2016	Pass-through type	1,900	1.7%	1,938	2,050	5.3%	135	130	5,584.41	5,383.52	96.4%
	A-25	S-RESIDENCE Kobe Motomachi	Chuo-ku, Kobe-shi	Single / Compact	August 2, 2016	Pass-through type	1,200	1.1%	1,202	1,380	5.6%	81	73	2,169.67	1,982.85	91.4%
	A-26	S-FORT Kobe Kaguracho	Nagata-ku, Kobe-shi	Single	August 2, 2016	Pass-through type	1,858	1.7%	1,876	2,180	6.1%	168	164	4,900.32	4,783.56	97.6%
	A-27	S-FORT Nijo-jo mae	Nakagyo-ku, Kyoto-shi	Single / Compact / Family	August 2, 2016	Fixed rent type	812	0.7%	809	900	5.2%	47	47	1,735.95	1,735.95	100.0%
	A-28	S-FORT Chion-in mae	Higashiyama-ku, Kyoto-shi	Compact / Family / Commercial	August 2, 2016	Fixed rent type	500	0.5%	499	539	4.8%	18	18	1,049.01	1,049.01	100.0%
	A-29	S-FORT Miyamachi	Aoba-ku, Sendai-shi	Single / Compact	August 2, 2016	Pass-through type	1,085	1.0%	1,091	1,120	5.2%	91	86	2,213.12	2,093.28	94.6%
	A-30	S-RESIDENCE Midoribashi Ekimae	Higashinari-ku, Osaka-shi	Single	February 1, 2018	Pass-through type	1,846	1.7%	1,898	2,040	5.1%	148	140	3,691.67	3,493.64	94.6%
	A-31	S-FORT Tsurumai reale	Showa-ku, Nagoya-shi	Compact / Family	February 1, 2018	Pass-through type	1,571	1.4%	1,615	1,770	5.1%	56	54	3,597.72	3,475.94	96.6%
	A-32	S-FORT Osu Kannon	Naka-ku, Nagoya-shi	Single / Compact	March 1, 2018	Pass-through type	1,147	1.1%	1,202	1,340	5.5%	84	84	2,514.12	2,514.12	100.0%
	A-33	S-FORT Kita-Sanno	Nakagawa-ku, Nagoya-shi	Compact	February 1, 2018	Pass-through type	841	0.8%	866	838	4.7%	36	32	1,757.61	1,562.52	88.9%
	A-34	S-FORT Aratamabashi	Minami-ku, Nagoya-shi	Compact	February 1, 2018	Pass-through type	449	0.4%	466	457	5.5%	29	28	1,699.11	1,640.52	96.6%
	A-35	S-FORT Toyohira Sanjo	Toyohira-ku, Sapporo-shi	Compact	February 1, 2018	Pass-through type	762	0.7%	817	790	5.7%	63	55	2,868.75	2,487.38	86.7%
	A-36	S-FORT Kitamaruyama	Chuo-ku, Sapporo-shi	Compact	February 1, 2018	Pass-through type	425	0.4%	450	431	5.4%	49	44	1,613.38	1,456.58	90.3%
	A-37	S-FORT Hakata-Higashi I	Hakata-ku, Fukuoka-shi	Single / Compact	February 1, 2018	Pass-through type	389	0.4%	406	410	5.3%	35	34	1,034.20	1,004.17	97.1%
	A-38	S-FORT Hakata-Higashi II	Hakata-ku, Fukuoka-shi	Single / Compact	February 1, 2018	Pass-through type	382	0.4%	406	407	5.4%	35	33	1,034.20	974.14	94.2%
	A-39	S-FORT Kobe Sannomiya-Kita	Chuo-ku, Kobe-shi	Single	February 1, 2018	Pass-through type	515	0.5%	540	523	5.1%	45	43	884.88	845.98	95.6%
	A-40	S-FORT Nakahirodori	Nishi-ku, Hiroshima-shi	Single	February 1, 2018	Pass-through type	885	0.8%	908	895	5.3%	74	74	2,127.92	2,127.92	100.0%
	A-41	S-FORT Tsurumicho	Naka-ku, Hiroshima-shi	Compact / Family	February 1, 2018	Pass-through type	820	0.8%	844	825	5.1%	51	48	2,006.49	1,883.47	93.9%
	A-42	S-FORT Aoba Kamisugi	Aoba-ku, Sendai-shi	Compact	February 1, 2018	Pass-through type	918	0.8%	938	1,010	5.7%	66	66	2,072.84	2,072.84	100.0%
	A-43	S-RESIDENCE Shin Osaka Ridente	Yodogawa-ku, Osaka-shi	Single	August 28, 2018	Pass-through type	1,338	1.2%	1,375	1,420	4.6%	90	90	2,083.41	2,083.41	100.0%
	A-44	S-FORT Fukushima La Luna	Kita-ku, Osaka-shi	Single / Compact	August 28, 2018	Pass-through type	896	0.8%	917	973	4.6%	48	47	1,473.04	1,448.86	98.4%
	A-45	S-FORT Fukushima Libre	Fukushima-ku, Osaka-shi	Single	August 28, 2018	Pass-through type	538	0.5%	559	552	4.5%	36	35	900.72	875.42	97.2%
	A-46	S-FORT Kamiyashiro	Meito-ku, Nagoya-shi	Single	August 28, 2018	Pass-through type	429	0.4%	446	441	5.6%	42	35	1,029.42	857.85	83.3%
	A-47	S-RESIDENCE Miyanomori	Chuo-ku, Sapporo-shi	Family	August 28, 2018	Pass-through type	660	0.6%	681	686	5.3%	22	20	1,954.81	1,773.68	90.7%
	A-48	S-FORT Higashi-Sapporo Nordo	Shiraishi-ku, Sapporo-shi	Compact	August 28, 2018	Pass-through type	303	0.3%	319	310	5.7%	24	22	1,204.96	1,104.44	91.7%
	A-49	S-RESIDENCE Aoi	Higashi-ku, Nagoya-shi	Single	February 28, 2019	Pass-through type	1,484	1.4%	1,530	1,610	4.7%	95	95	2,393.73	2,393.73	100.0%
	A-50	S-RESIDENCE Shiga Hondouri	Kita-ku, Nagoya-shi	Single	March 29, 2019	Pass-through type	1,150	1.1%	1,187	1,180	4.8%	88	84	2,217.60	2,116.63	95.4%
	A-51	S-FORT Kobe Ogawadori	Hyogo-ku, Kobe-shi	Single / Compact	March 29, 2019	Pass-through type	599	0.5%	624	604	5.3%	46	42	1,322.64	1,211.44	91.6%
	A-52	S-FORT Sakuragawa Minami	Naniwa-ku, Osaka-shi	Single / Compact	August 26, 2019	Pass-through type	1,056	1.0%	1,096	1,110	5.2%	100	95	2,458.43	2,337.33	95.1%
	A-53	S-FORT Fukushima EBIE	Fukushima-ku, Osaka-shi	Single	August 26, 2019	Pass-through type	538	0.5%	563	578	4.9%	36	35	1,044.72	1,015.49	97.2%
	A-54	S-FORT Miyakojima Uchindai	Miyakojima-ku, Osaka-shi	Single / Compact	August 26, 2019	Pass-through type	456	0.4%	478	460	4.5%	28	28	789.74	789.74	100.0%
	A-55	S-FORT Miyakojima KERS	Miyakojima-ku, Osaka-shi	Single / Compact	August 26, 2019	Pass-through type	342	0.3%	356	342	4.6%	20	20	720.69	720.69	100.0%
	A-56	S-FORT Oimazato-Nishi	Higashinari-ku, Osaka-shi	Single	August 26, 2019	Pass-through type	331	0.3%	348	335	4.7%	29	27	643.77	599.50	93.1%
	A-57	S-RESIDENCE Chikusa	Chikusa-ku, Nagoya-shi	Single	August 26, 2019	Pass-through type	557	0.5%	587	573	4.6%	44	44	1,003.97	1,003.97	100.0%
	A-58	S-FORT Sakurayama	Mizuho-ku, Nagoya-shi	Compact	August 26, 2019	Pass-through type	766	0.7%	802	752	5.0%	59	51	1,794.42	1,519.04	84.7%
	A-59	S-FORT Sapporo N15	Higashi-ku, Sapporo-shi	Compact / Office	September 30, 2019	Pass-through type	530	0.5%	554	543	5.6%	54	45	2,229.91	1,856.70	83.3%
	A-60	S-FORT Nangodori	Shiroishi-ku, Sapporo-shi	Compact	August 26, 2019	Pass-through type	297	0.3%	315	307	5.9%	31	29	1,191.66	1,115.99	93.7%
	A-61	S-FORT Meinohama	Nishi-ku, Fukuoka-shi	Single / Compact	August 26, 2019	Pass-through type	482	0.4%	505	484	5.5%	50	46	1,364.28	1,264.92	92.7%

Portfolio List (as of the end of 9th fiscal period)(2)

Area	Property No.	Property Name	Location	Type	Acquisition period	ML type	Acquisition Price (million yen)	Investment Ratio	Balance sheet amount (million yen)	Appraisal Value at End of Period (million yen)	Appraisal NOI yield	No. of rentable units	No. of leased units (unit)	Total rentable area (m ²)	Leased area (m ²)	Occupancy rate
Other Regional cities	B-01	S-FORT Shizuoka Hondori	Aoi-ku, Shizuoka-shi	Compact	April 15, 2015	Pass-through type	297	0.3%	294	314	5.7%	28	27	911.40	878.85	96.4%
	B-03	S-FORT Yokkaichi Motomachi	Yokkaichi-shi, Mie	Compact	July 1, 2015	Pass-through type	480	0.4%	486	583	7.0%	54	52	1,691.28	1,625.16	96.1%
	B-04	S-FORT Suzuka	Suzuka-shi, Mie	Compact	July 1, 2015	Pass-through type	580	0.5%	578	646	6.8%	69	69	2,286.69	2,286.69	100.0%
	B-05	S-RESIDENCE Esaka	Suita-shi, Osaka	Single / Compact	August 2, 2016	Pass-through type	2,323	2.1%	2,335	2,560	4.9%	138	132	3,739.30	3,579.48	95.7%
	B-06	S-FORT Utsunomiya	Utsunomiya-shi, Tochigi	Compact	August 2, 2016	Pass-through type	612	0.6%	621	671	5.9%	52	50	2,330.64	2,241.00	96.2%
	B-07	S-FORT Yokkaichi Nishishinchi	Yokkaichi-shi, Mie	Compact / Family	August 2, 2016	Pass-through type	630	0.6%	660	737	6.7%	60	59	2,192.48	2,132.13	97.2%
	B-08	S-FORT Saga Honjo	Saga-shi, Saga	Compact / Office	August 2, 2016	Fixed rent type	1,050	1.0%	1,031	1,110	6.0%	127	127	4,972.84	4,972.84	100.0%
	B-09	S-FORT Saga Idaimae	Saga-shi, Saga	Compact	August 2, 2016	Fixed rent type	375	0.3%	371	417	6.5%	46	46	1,507.35	1,507.35	100.0%
	B-10	S-FORT Nishinomiya	Nishinomiya-shi, Hyogo	Single / Compact	February 1, 2018	Pass-through type	1,412	1.3%	1,456	1,540	5.2%	102	99	2,887.26	2,802.40	97.1%
	B-11	S-FORT Nishinomiya Uegahara	Nishinomiya-shi, Hyogo	Single	February 1, 2018	Pass-through type	789	0.7%	807	851	5.0%	62	60	1,546.28	1,496.40	96.8%
	B-12	S-FORT Mito Chuo	Mito-shi, Ibaraki	Family	February 1, 2018	Pass-through type	1,807	1.7%	1,860	1,930	5.5%	80	79	6,503.80	6,425.72	98.8%
	B-13	S-FORT Tsu Shinmachi	Tsu-shi, Mie	Compact	February 1, 2018	Pass-through type	767	0.7%	811	855	6.4%	69	62	2,463.30	2,213.40	89.9%
	B-14	S-FORT Mie Daigaku-mae	Tsu-shi, Mie	Compact	February 1, 2018	Pass-through type	599	0.5%	625	647	6.2%	62	56	1,874.88	1,693.44	90.3%
	B-15	S-FORT Takasagomachi	Oita-shi, Oita	Single / Compact / Family	February 1, 2018	Pass-through type	1,015	0.9%	1,049	1,050	5.6%	92	91	3,588.84	3,533.88	98.5%
	B-16	S-FORT Oita Ekimae	Oita-shi, Oita	Single / Compact	February 1, 2018	Fixed rent type	904	0.8%	931	917	5.7%	91	91	2,662.36	2,662.36	100.0%
	B-17	S-FORT Oita Otemachi	Oita-shi, Oita	Single	February 1, 2018	Fixed rent type	277	0.3%	295	291	5.6%	35	35	905.80	905.80	100.0%
	B-18	S-FORT Suizenji	Chuo-ku, Kumamoto-shi	Single / Compact	February 1, 2018	Pass-through type	1,332	1.2%	1,363	1,330	5.6%	119	112	4,256.91	3,943.92	92.6%
	B-19	S-FORT Kumadaibyo-in-mae	Chuo-ku, Kumamoto-shi	Compact	February 1, 2018	Pass-through type	1,125	1.0%	1,154	1,140	5.6%	99	99	3,459.60	3,459.60	100.0%
	B-20	S-FORT Kumamoto Senba	Chuo-ku, Kumamoto-shi	Single / Compact / Family	February 1, 2018	Pass-through type	1,010	0.9%	1,040	1,020	5.6%	91	76	3,224.24	2,768.69	85.9%
	B-21	S-FORT Esaka Tarumicho	Sita-shi, Osaka	Single	August 28, 2018	Pass-through type	774	0.7%	797	828	4.9%	48	46	1,267.30	1,214.24	95.8%
	B-22	S-FORT Niigata Honcho	Chuo-ku, Niigata-shi	Compact	August 28, 2018	Pass-through type	960	0.9%	1,025	976	5.6%	83	77	2,604.25	2,414.44	92.7%
	B-23	S-FORT Motohama	Naka-ku, Hamamatsu-shi	Single	August 28, 2018	Pass-through type	239	0.2%	255	242	5.8%	34	32	1,010.60	951.20	94.1%
	B-24	S-FORT Kumamoto Gofukumachi	Chuo-ku, Kumamoto-shi	Compact	March 29, 2019	Pass-through type	599	0.5%	628	604	5.8%	54	50	2,290.68	2,126.64	92.8%
	B-25	S-FORT Esaka Salita	Suita-shi, Osaka	Single	August 26, 2019	Pass-through type	417	0.4%	440	422	4.8%	30	28	755.40	703.72	93.2%
	B-26	S-FORT Esaka LIBERTS	Suita-shi, Osaka	Single	August 26, 2019	Pass-through type	340	0.3%	358	342	4.9%	24	21	613.08	537.67	87.7%
	B-27	S-FORT Otsukawa	Handa-shi, Aichi	Single / Compact	August 26, 2019	Pass-through type	657	0.6%	691	669	6.0%	63	62	3,250.36	3,192.32	98.2%
	B-28	S-FORT Saga Tenjin	Saga-shi, Saga	Compact / Family	August 26, 2019	Pass-through type	738	0.7%	777	741	6.0%	72	69	2,895.36	2,784.00	96.2%
	B-29	S-FORT Nagasaki Daigaku Byo-in-mae	Nagasaki-shi, Nagasaki	Single / Compact	August 26, 2019	Pass-through type	1,340	1.2%	1,393	1,360	6.0%	110	109	3,721.97	3,686.87	99.1%
	B-30	S-FORT Kumamoto Keitoku	Chuo-ku, Kumamoto-shi	Compact / Commercial	August 26, 2019	Pass-through type	454	0.4%	482	460	5.5%	38	25	1,582.77	1,050.27	66.4%
Greater Tokyo area	C-01	S-FORT Maita Koen	Minami-ku, Yokohama-shi	Single / Compact	April 15, 2015	Pass-through type	987	0.9%	958	1,120	5.1%	70	68	1,609.80	1,557.80	96.8%
	C-02	S-FORT Nihombashi Hakozaki	Chuo-ku, Tokyo	Single / Compact	July 1, 2015	Pass-through type	925	0.8%	938	1,050	4.7%	36	35	1,114.38	1,076.47	96.6%
	C-03	S-FORT Itabashi Shimura	Itabashi-ku, Tokyo	Compact	July 1, 2015	Pass-through type	645	0.6%	641	725	4.8%	32	32	1,119.54	1,119.54	100.0%
	C-04	S-FORT Shiomi	Koto-ku, Tokyo	Single	July 1, 2015	Pass-through type	866	0.8%	860	1,030	5.3%	52	52	1,042.48	1,042.48	100.0%
	C-05	S-FORT Noborito	Tama-ku, Kawasaki-shi	Single	July 1, 2015	Pass-through type	666	0.6%	657	738	4.8%	40	40	1,022.10	1,022.10	100.0%
	C-06	S-FORT Shonan Hiratsuka	Hiratsuka-shi, Kanagawa	Single	July 1, 2015	Pass-through type	818	0.8%	832	988	5.9%	66	61	1,717.46	1,585.16	92.3%
	C-07	S-FORT Nishifunabashi	Funabashi-shi, Chiba	Single / Compact	July 1, 2015	Pass-through type	732	0.7%	723	787	5.1%	47	45	1,397.64	1,353.73	96.9%
	C-08	S-FORT Maihama	Urayasu-shi, Chiba	Single	July 1, 2015	Pass-through type	1,130	1.0%	1,143	1,260	5.2%	83	81	1,726.56	1,684.96	97.6%
	C-09	S-FORT Ichikawa	Ichikawa-shi, Chiba	Single / Commercial	July 1, 2015	Pass-through type	809	0.7%	817	869	5.2%	51	47	1,255.90	1,162.32	92.5%
	C-10	S-RESIDENCE Yokosuka Chuo	Yokosuka-shi, Kanagawa	Single / Nursery	August 2, 2016	Fixed rent type	850	0.8%	862	937	6.0%	25	25	1,492.09	1,492.09	100.0%
	C-11	S-FORT Sagami-hara	Chuo-ku, Sagami-hara-shi	Single	August 2, 2016	Pass-through type	585	0.5%	584	623	5.2%	53	49	1,198.26	1,107.58	92.4%
	C-12	S-FORT Hoya	Nishitokyo-shi, Tokyo	Single	February 1, 2018	Fixed rent type	645	0.6%	660	791	5.7%	60	60	1,177.94	1,177.94	100.0%
	C-13	S-FORT Tamagawagakuen-mae	Machida-shi, Tokyo	Single	February 1, 2018	Pass-through type	587	0.5%	607	630	4.8%	45	42	978.75	913.50	93.3%
	C-14	S-FORT Tsurukawa	Machida-shi, Tokyo	Family	February 1, 2018	Pass-through type	520	0.5%	541	573	5.1%	30	30	1,886.70	1,886.70	100.0%
	C-15	S-RESIDENCE Yokohama Tamachi	Kanagawa-ku, Yokohama-shi	Single	February 1, 2018	Fixed rent type	627	0.6%	646	703	5.0%	36	36	772.38	772.38	100.0%
	C-16	S-FORT Chigasaki	Chigasaki-shi, Kanagawa	Single / Compact	February 1, 2018	Pass-through type	1,137	1.0%	1,171	1,150	4.8%	36	35	1,382.17	1,362.14	98.6%
	C-17	S-FORT Kawaguchi Namiki	Kawaguchi-shi, Saitama	Single	February 1, 2018	Pass-through type	1,110	1.0%	1,143	1,140	4.7%	70	69	1,457.51	1,436.86	98.6%
	C-18	S-FORT Todakoen	Toda-shi, Saitama	Single	February 1, 2018	Pass-through type	914	0.8%	944	972	4.9%	62	61	1,438.71	1,416.13	98.4%
	C-19	S-FORT Funabashi Tsukada	Funabashi-shi, Chiba	Compact	February 1, 2018	Fixed rent type	1,900	1.7%	1,947	1,940	4.9%	117	117	5,640.60	5,640.60	100.0%
	C-20	S-FORT Kashiwa	Kashiwa-shi, Chiba	Single / Compact	February 1, 2018	Pass-through type	536	0.5%	558	552	5.2%	37	31	983.06	830.09	84.4%
	C-21	S-FORT Fujimidai	Nakano-ku, Tokyo	Single / Compact	August 28, 2018	Pass-through type	1,150	1.1%	1,208	1,390	5.2%	61	61	2,054.86	2,054.86	100.0%
	C-22	S-RESIDENCE Matsudo	Matsudo-shi, Chiba	Single	November 26, 2018	Pass-through type	840	0.8%	866	872	4.6%	52	52	1,180.53	1,180.53	100.0%
	C-23	S-RESIDENCE Motoyawata	Ichikawa-shi, Chiba	Single	March 29, 2019	Pass-through type	1,678	1.5%	1,722	1,710	4.6%	100	100	2,180.26	2,180.26	100.0%
	C-24	S-FORT Kinshicho	Sumida-ku, Tokyo	Single / Office	August 26, 2019	Pass-through type	1,510	1.4%	1,541	1,640	4.9%	93	91	1,956.87	1,916.51	97.9%
	C-25	S-FORT Komazawa Daigaku	Setagaya-ku, Tokyo	Single / Compact	August 26, 2019	Pass-through type	528	0.5%	542	530	3.9%	16	16	536.60	536.60	100.0%
	C-26	S-FORT Yokohama Aobadai	Aoba-ku, Yokohama-shi	Compact / Family	August 26, 2019	Pass-through type	5,400	5.0%	5,530	5,420	4.3%	153	146	9,274.43	8,877.02	95.7%
	C-27	S-FORT Aoba Shiratoridai	Aoba-ku, Yokohama-shi	Compact / Family	August 26, 2019	Pass-through type	846	0.8%	870	862	4.8%	37	37	2,179.25	2,179.25	100.0%
	C-28	S-FORT Kawasaki Shinmeicho	Saiwai-ku, Kawasaki-shi	Single / Compact / Family	August 26, 2019	Pass-through type	609	0.6%	631	624	4.5%	32	32	994.63	994.63	100.0%
	C-29	S-FORT Motoyawata Mairie	Ichikawa-shi, Chiba	Single	August 26, 2019	Pass-through type	678	0.6%	696	680	4.5%	40	39	826.18	805.71	97.5%
Total 117 properties							108,964	100.0%	111,314	117,580	5.3%	7,566	7,269	255,188.37	245,017.14	96.0%

Income and Expenditure by Property (9th fiscal period) (1)

Area		Major Regional cities																			
Property No.		A-01	A-03	A-04	A-05	A-06	A-07	A-08	A-09	A-10	A-11	A-12	A-13	A-14	A-15	A-16	A-17	A-18	A-19	A-20	A-21
Property Name		S-FORT Shin Osaka ravir	S-FORT Fujiokaoka	S-FORT Chikushi Dori	S-FORT Fukuoka Kencho Mae	S-FORT Takamiya	S-FORT Tsutsujigaoka Koen	S-RESIDENCE Namba Briller	S-FORT Tsurumai marks	S-FORT Rokuban-cho	S-FORT Nakajima Koen	S-FORT Hokudai Mae	S-RESIDENCE Kobe Isogamidori	S-FORT Kyoto Nishioji	S-FORT Katahira	S-FORT Gakuenmae	S-RESIDENCE Shin Osaka Ekimae	S-FORT Aoi 1-Chome	S-FORT Aoi	S-FORT Kurumamichi	S-FORT Kamiotai
Income and expenses information (thousand yen)	(1) Number of operating days	184	183	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
	(2) Total real estate rental income	22,774	26,809	44,812	37,103	29,956	51,466	69,053	38,608	26,132	62,609	25,222	85,169	25,743	94,552	16,140	85,341	30,402	29,018	15,339	28,485
	Real estate rental revenues	20,539	24,769	40,168	35,310	28,278	45,831	64,116	35,058	22,362	57,433	24,213	77,128	23,721	82,785	15,270	80,537	28,173	26,764	14,119	25,371
	Other lease business revenues	2,234	2,040	4,643	1,793	1,678	5,634	4,936	3,549	3,770	5,176	1,009	8,040	2,021	11,766	870	4,804	2,229	2,253	1,220	3,114
	(3) Real estate rental expenses	5,686	7,821	8,668	7,079	5,736	12,006	15,474	5,552	6,976	14,381	6,457	18,150	7,772	18,494	4,023	12,894	10,055	6,933	2,612	5,981
	Management service fee	1,172	1,433	1,534	1,503	1,262	2,247	2,586	2,010	1,244	2,731	1,022	2,666	1,642	4,289	740	3,190	1,426	1,279	890	1,228
	Taxes and dues	1,317	1,977	3,019	2,430	2,040	2,859	4,653	1,585	1,642	4,786	2,565	5,026	1,439	6,258	1,305	4,798	2,235	1,175	1,050	2,009
	Utilities expenses	219	276	349	287	217	1,554	751	210	230	839	291	468	981	728	192	809	250	238	157	329
	Repair cost	1,542	1,732	2,159	1,331	1,009	2,099	3,365	238	2,286	2,119	813	4,629	1,400	4,244	517	1,617	1,655	673	278	1,797
	Insurance expenses	33	58	93	61	60	82	103	55	38	119	52	115	45	144	30	106	56	45	28	47
	Trust fees	302	300	302	302	302	302	302	302	302	302	302	302	302	302	282	302	302	-	-	302
	Other lease business expenses	1,098	2,042	1,208	1,162	843	2,860	3,712	1,149	1,230	3,482	1,409	4,939	1,960	2,526	955	2,069	4,128	3,521	208	266
	(4) NOI (= (2)-(3))	17,087	18,988	36,143	30,023	24,220	39,459	53,578	33,055	19,156	48,228	18,765	67,019	17,970	76,058	12,117	72,446	20,347	22,085	12,726	22,504
	(5) Depreciation	4,696	8,262	10,947	9,322	8,827	12,578	13,852	9,707	6,315	15,058	5,302	18,395	6,512	23,624	4,825	18,999	7,535	4,928	2,545	5,445
	(6) Real estate rental income (= (4)-(5))	12,391	10,725	25,196	20,700	15,392	26,881	39,726	23,347	12,841	33,169	13,463	48,624	11,458	52,434	7,291	53,447	12,811	17,156	10,181	17,058
	(7) Capital Expenditures	1,035	231	467	542	397	-	193	-	701	8,196	-	-	-	4,205	176	-	589	-	-	806
	(8) NCF ((4)-(7))	16,052	18,757	35,675	29,480	23,822	39,459	53,384	33,055	18,454	40,032	18,765	67,019	17,970	71,852	11,940	72,446	19,758	22,085	12,726	21,697

Area		Major Regional cities																			
Property No.		A-22	A-23	A-24	A-25	A-26	A-27	A-28	A-29	A-30	A-31	A-32	A-33	A-34	A-35	A-36	A-37	A-38	A-39	A-40	A-41
Property Name		S-FORT Tsurumai arts	S-FORT Tsurumai cube	S-FORT Fukuoka Higashi	S-RESIDENCE Kobe Motomachi	S-FORT Kobe Kaguracho	S-FORT Nijo-jo mae	S-FORT Chion-in mae	S-FORT Miyamachi	S-RESIDENCE Midoribashi Ekimae	S-FORT Tsurumai reale	S-FORT Osu Kannon	S-FORT Kita-Sanno	S-FORT Aratamabashi	S-FORT Toyohira Saniyo	S-FORT Kitamaruyama	S-FORT Hakata-Higashi I	S-FORT Hakata-Higashi II	S-FORT Kobe Sannomiya-Kita	S-FORT Nakahirodori	S-FORT Tsurumicho
Income and expenses information (thousand yen)	(1) Number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184
	(2) Total real estate rental income	24,502	21,552	65,438	38,281	73,139	23,249	14,802	37,109	62,032	50,812	42,514	25,119	15,644	28,886	15,954	14,219	14,119	16,303	29,184	27,007
	Real estate rental revenues	22,192	20,223	58,062	33,884	69,657	23,248	14,797	33,745	59,870	45,380	39,419	23,110	14,145	26,448	14,861	11,614	11,856	15,725	27,437	24,534
	Other lease business revenues	2,310	1,328	7,375	4,397	3,482	0	4	3,363	2,161	5,432	3,095	2,008	1,498	2,437	1,093	2,605	2,263	578	1,747	2,473
	(3) Real estate rental expenses	4,189	4,139	10,759	8,771	10,722	2,051	1,533	7,964	11,182	6,186	7,134	6,636	4,300	6,417	5,351	3,393	2,690	5,179	5,867	6,499
	Management service fee	1,286	1,272	2,187	1,555	2,380	-	-	1,655	2,386	1,826	1,537	1,041	935	1,401	840	703	717	901	1,480	1,284
	Taxes and dues	1,214	1,006	3,916	2,860	4,318	1,376	788	1,853	4,742	2,262	2,755	1,747	1,098	2,733	1,534	822	821	1,160	1,691	1,712
	Utilities expenses	148	111	390	322	418	-	-	1,141	516	191	246	216	138	512	598	608	644	362	195	222
	Repair cost	752	148	2,405	735	1,723	331	410	1,585	1,293	691	334	1,845	1,579	990	1,739	595	297	1,134	1,052	1,528
	Insurance expenses	48	32	110	56	78	32	20	40	90	73	55	42	35	59	35	24	24	27	43	42
	Trust fees	-	302	302	302	302	302	302	302	302	302	302	302	-	302	-	-	-	-	302	302
	Other lease business expenses	740	1,266	1,446	2,939	1,500	8	11	1,384	1,850	837	1,903	1,441	514	415	603	639	185	1,592	1,102	1,405
	(4) NOI (= (2)-(3))	20,312	17,412	54,678	29,509	62,417	21,198	13,268	29,144	50,849	44,626	35,379	18,482	11,344	22,469	10,603	10,825	11,429	11,124	23,316	20,508
	(5) Depreciation	4,503	4,171	13,498	9,974	12,547	5,514	3,568	8,144	13,100	10,831	7,329	5,909	2,764	7,020	3,338	2,528	2,540	3,016	5,511	5,867
	(6) Real estate rental income (= (4)-(5))	15,809	13,241	41,180	19,534	49,869	15,683	9,700	21,000	37,749	33,794	28,049	12,572	8,580	15,448	7,265	8,297	8,889	8,108	17,804	14,640
	(7) Capital Expenditures	-	-	1,274	1,810	405	1,325	131	1,070	189	-	-	162	237	32,007	415	348	459	1,507	1,754	330
	(8) NCF ((4)-(7))	20,312	17,412	53,404	27,698	62,011	19,872	13,137	28,074	50,660	44,626	35,379	18,320	11,106	-9,538	10,187	10,477	10,969	9,616	21,562	20,177

Income and Expenditure by Property (9th fiscal period) (2)

Area		Major Regional cities																			
Property No.		A-42	A-43	A-44	A-45	A-46	A-47	A-48	A-49	A-50	A-51	A-52	A-53	A-54	A-55	A-56	A-57	A-58	A-59	A-60	A-61
Property Name		S-FORT Aoba Kamisugi	S-RESIDENCE Shin Osaka Ridente	S-FORT Fukushima La Luna	S-FORT Fukushima Libre	S-FORT Kamiyashiro	S-RESIDENCE Miyanomori	S-FORT Higashi-Sapporo Nordo	S-RESIDENCE Aoi	S-RESIDENCE Shiga Hondouri	S-FORT Kobe Ogawadori	S-FORT Sakuragawa Minami	S-FORT Fukushima EBIE	S-FORT Miyakojima Uchindai	S-FORT Miyakojima KERS	S-FORT Oimazato-Nishi	S-RESIDENCE Chikusa	S-FORT Sakurayama	S-FORT Sapporo N15	S-FORT Nangodori	S-FORT Meinohama
Income and expenses information (thousand yen)	(1) Number of operating days	184	184	184	184	184	184	184	184	184	184	159	159	159	159	159	159	159	124	159	159
	(2) Total real estate rental income	34,340	41,916	26,960	17,035	13,792	23,150	11,969	44,018	36,331	19,469	31,489	14,875	11,926	9,352	9,023	16,306	20,740	14,502	10,818	15,057
	Real estate rental revenues	32,056	38,268	24,353	15,880	12,971	20,137	10,135	42,788	34,706	18,058	30,865	13,365	11,452	9,222	8,940	15,773	18,893	11,658	9,211	13,581
	Other lease business revenues	2,284	3,647	2,607	1,154	820	3,013	1,833	1,230	1,625	1,410	624	1,509	474	130	83	533	1,847	2,844	1,607	1,475
	(3) Real estate rental expenses	7,846	8,750	7,031	3,792	3,512	3,642	2,908	3,484	3,769	3,154	6,425	2,768	1,471	1,045	865	2,085	6,952	2,322	1,252	2,386
	Management service fee	1,578	1,733	1,273	889	812	994	658	1,916	1,619	923	1,566	827	704	678	650	916	961	731	559	852
	Taxes and dues	2,167	2,955	1,512	1,350	810	1,314	926	-	-	-	-	-	-	-	-	-	-	-	-	-
	Utilities expenses	351	259	576	486	166	190	275	336	379	342	350	315	117	87	57	253	227	376	122	146
	Repair cost	1,081	1,504	821	275	1,261	143	636	156	580	902	3,637	359	108	95	70	112	2,622	993	252	779
	Insurance expenses	47	59	36	26	26	48	28	68	62	39	50	24	18	17	16	28	46	40	24	33
	Trust fees	302	302	302	-	-	302	-	302	302	-	261	-	-	-	-	-	261	-	-	-
	Other lease business expenses	2,317	1,936	2,507	764	434	648	383	704	824	945	558	1,241	522	168	71	773	2,834	180	293	575
	(4) NOI (= (2)-(3))	26,493	33,165	19,929	13,243	10,280	19,508	9,060	40,534	32,562	16,315	25,064	12,106	10,455	8,306	8,157	14,221	13,787	12,180	9,565	12,670
	(5) Depreciation	7,186	7,936	4,639	3,134	3,205	3,891	2,483	10,059	7,993	2,501	4,354	2,210	2,379	1,405	1,402	3,573	3,814	1,780	1,499	3,395
	(6) Real estate rental income (= (4)-(5))	19,306	25,229	15,290	10,108	7,075	15,617	6,577	30,474	24,569	13,813	20,710	9,895	8,076	6,901	6,755	10,647	9,973	10,399	8,066	9,275
(7) Capital Expenditures	140	220	-	-	1,529	-	3,244	-	138	952	3,800	326	244	106	108	-	2,500	833	238	622	
(8) NCF ((4)-(7))	26,353	32,945	19,929	13,243	8,750	19,508	5,816	40,534	32,423	15,362	21,264	11,779	10,210	8,200	8,049	14,221	11,287	11,346	9,327	12,047	

Area		Other Regional cities																				
Property No.		B-01	B-03	B-04	B-05	B-06	B-07	B-08	B-09	B-10	B-11	B-12	B-13	B-14	B-15	B-16	B-17	B-18	B-19	B-20	B-21	
Property Name		S-FORT Shizuoka Hondori	S-FORT Yokkaichi Motomachi	S-FORT Suzuka	S-RESIDENCE Esaka	S-FORT Utsunomiya	S-FORT Yokkaichi Nishishinchi	S-FORT Saga Honjo	S-FORT Saga Idaimae	S-FORT Nishinomiya	S-FORT Nishinomiya Uegahara	S-FORT Mito Chuo	S-FORT Tsu Shinmachi	S-FORT Mie Daigaku-mae	S-FORT Takasagomachi	S-FORT Oita Ekimae	S-FORT Oita Otemachi	S-FORT Suizenji	S-FORT Kumadaibyoim-mae	S-FORT Kumamoto Senba	S-FORT Esaka Tarumicho	
Income and expenses information (thousand yen)	(1) Number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	184	
	(2) Total real estate rental income	11,666	23,034	27,588	76,552	25,158	27,094	36,792	12,962	46,398	24,567	64,978	30,862	23,481	44,856	31,438	10,563	46,198	39,293	34,816	25,011	
	Real estate rental revenues	10,425	19,846	23,029	71,697	23,348	24,018	35,533	12,664	44,493	23,738	59,046	26,422	21,319	39,762	30,953	10,563	40,051	34,499	32,676	23,347	
	Other lease business revenues	1,241	3,187	4,558	4,855	1,810	3,076	1,259	298	1,905	828	5,931	4,440	2,162	5,094	485	0	6,146	4,793	2,140	1,663	
	(3) Real estate rental expenses	4,556	5,321	6,786	12,159	6,047	5,526	4,330	1,664	7,460	4,795	14,453	6,969	5,513	11,042	4,925	2,288	14,400	11,169	8,885	5,354	
	Management service fee	1,042	1,408	1,597	2,478	1,652	1,502	-	-	2,196	1,614	3,001	1,483	1,165	3,534	1,810	1,047	2,361	2,146	1,936	1,336	
	Taxes and dues	856	1,118	1,599	4,063	2,291	1,418	2,958	959	2,651	1,508	3,952	1,752	1,382	2,938	2,091	932	3,129	2,716	2,562	1,678	
	Utilities expenses	173	728	1,152	325	317	898	-	-	779	783	659	850	739	1,939	488	71	2,018	1,677	344	206	
	Repair cost	937	656	754	2,019	640	745	966	367	774	524	3,269	1,548	1,123	1,007	142	-	4,237	1,651	2,619	392	
	Insurance expenses	24	37	53	93	46	41	93	25	64	36	124	45	35	84	64	24	84	76	62	35	
	Trust fees	302	302	302	302	302	-	302	302	302	302	302	302	302	-	302	302	-	302	302	303	302
	Other lease business expenses	1,219	1,068	1,326	2,877	797	921	9	8	691	24	3,143	986	1,066	1,235	25	213	2,265	2,597	1,056	1,402	
	(4) NOI (= (2)-(3))	7,109	17,712	20,801	64,392	19,110	21,568	32,461	11,298	38,938	19,771	50,524	23,893	17,968	33,813	26,513	8,274	31,797	28,123	25,931	19,657	
	(5) Depreciation	3,231	6,307	7,413	14,945	5,609	6,189	13,952	4,635	8,484	4,478	14,608	7,222	4,921	11,240	8,016	2,651	10,449	11,575	10,856	5,490	
	(6) Real estate rental income (= (4)-(5))	3,878	11,405	13,388	49,447	13,501	15,378	18,509	6,663	30,453	15,293	35,916	16,670	13,047	22,573	18,497	5,622	21,348	16,548	15,075	14,167	
(7) Capital Expenditures	1,187	-	111	-	1,535	1,050	-	-	1,623	356	4,221	141	994	2,577	2,411	-	248	-	249	471		
(8) NCF ((4)-(7))	5,922	17,712	20,689	64,392	17,575	20,518	32,461	11,298	37,314	19,414	46,303	23,751	16,974	31,236	24,102	8,274	31,549	28,123	25,681	19,185		

Income and Expenditure by Property (9th fiscal period) (3)

Area		Other Regional cities									Greater Tokyo area										
Property No.		B-22	B-23	B-24	B-25	B-26	B-27	B-28	B-29	B-30	C-01	C-02	C-03	C-04	C-05	C-06	C-07	C-08	C-09	C-10	C-11
Property Name		S-FORT Niigata Honcho	S-FORT Motohama	S-FORT Kumamoto Gofukumachi	S-FORT Esaka Salita	S-FORT Esaka LIBERTS	S-FORT Otsukawa	S-FORT Saga Tenjin	S-FORT Nagasaki Daigaku Byoin-mae	S-FORT Kumamoto Keitoku	S-FORT Maita Koen	S-FORT Nihonbashi Hakozaeki	S-FORT Itabashi Shimura	S-FORT Shioimi	S-FORT Noborito	S-FORT Shonan Hiratsuka	S-FORT Nishifunabashi	S-FORT Maihama	S-FORT Ichikawa	S-RESIDENCE Yokosuka Chuo	S-FORT Sagamihara
Income and expenses information (thousand yen)	(1) Number of operating days	184	184	184	159	159	159	159	159	159	184	184	184	184	184	184	184	184	184	184	184
	(2) Total real estate rental income	35,197	11,599	20,129	11,835	8,064	23,560	30,150	48,879	11,578	34,238	29,009	20,867	29,159	21,556	30,717	25,440	39,238	26,344	29,640	20,320
	Real estate rental revenues	34,075	10,775	18,381	11,502	7,189	20,431	24,463	39,006	10,511	30,501	25,514	20,098	26,834	19,421	29,270	23,389	35,113	25,363	29,520	19,043
	Other lease business revenues	1,122	823	1,748	333	875	3,128	5,686	9,872	1,066	3,736	3,494	769	2,324	2,135	1,447	2,050	4,124	980	120	1,276
	(3) Real estate rental expenses	7,662	3,281	4,094	1,377	2,357	4,397	3,484	5,442	1,582	10,061	5,631	4,138	5,956	5,780	6,106	6,164	6,562	6,902	3,757	5,696
	Management service fee	2,063	1,119	1,120	659	574	1,186	1,206	2,693	622	2,136	1,627	1,377	1,735	1,272	1,632	1,744	1,773	2,177	1,417	1,418
	Taxes and dues	3,424	802	-	-	-	-	-	-	-	1,978	1,306	1,309	1,358	1,087	1,773	1,366	1,395	1,563	2,278	1,322
	Utilities expenses	252	152	339	89	114	815	1,131	227	88	362	409	213	472	216	188	177	509	689	-	326
	Repair cost	490	288	1,198	141	392	1,070	356	695	643	3,241	1,145	507	1,085	1,529	885	1,173	1,654	408	-	1,330
	Insurance expenses	61	25	64	22	18	70	54	88	31	52	35	32	39	31	42	34	44	39	39	30
	Trust fees	302	-	-	-	-	261	263	263	-	502	502	302	502	502	502	302	302	403	-	551
	Other lease business expenses	1,068	892	1,372	464	1,257	992	473	1,474	196	1,787	604	396	762	1,140	1,080	1,366	883	1,621	22	715
	(4) NOI (= (2)-(3))	27,535	8,318	16,035	10,458	5,707	19,162	26,665	43,436	9,996	24,176	23,377	16,729	23,203	15,776	24,611	19,275	32,675	19,441	25,882	14,623
	(5) Depreciation	8,081	2,672	4,652	2,041	1,260	3,561	6,086	8,852	3,314	8,516	4,694	3,618	6,162	4,758	6,467	5,380	6,890	3,556	7,725	4,524
	(6) Real estate rental income (= (4)-(5))	19,454	5,645	11,382	8,417	4,446	15,601	20,578	34,583	6,681	15,660	18,682	13,110	17,040	11,018	18,143	13,894	25,784	15,884	18,157	10,099
	(7) Capital Expenditures	-	570	-	106	3,029	614	355	482	743	567	3,456	1,767	433	1,892	-	770	4,440	-	-	-
	(8) NCF ((4)-(7))	27,535	7,747	16,035	10,352	2,678	18,547	26,309	42,953	9,252	23,608	19,920	14,962	22,769	13,884	24,611	18,505	28,234	19,441	25,882	14,623

Area		Greater Tokyo area																		Total
Property No.		C-12	C-13	C-14	C-15	C-16	C-17	C-18	C-19	C-20	C-21	C-22	C-23	C-24	C-25	C-26	C-27	C-28	C-29	
Property Name		S-FORT Hoya	S-FORT Tamagawag akuen-mae	S-FORT Tsurukawa	S-RESIDENCE Yokohama Tamnachi	S-FORT Chigasaki	S-FORT Kawaguchi Namiki	S-FORT Todakoen	S-FORT Funabashi Tsukada	S-FORT Kashiwa	S-FORT Fujimidai	S-RESIDENCE Matsudo	S-RESIDENCE Motoyawata	S-FORT Kinshicho	S-FORT Komazawa Daigaku	S-FORT Yokohama Aobadai	S-FORT Aoba Shiratoridai	S-FORT Kawasaki Shinmeicho	S-FORT Motoyawata Mairie	
Income and expenses information (thousand yen)	(1) Number of operating days	184	184	184	184	184	184	184	184	184	184	184	184	159	159	159	159	159	159	-
	(2) Total real estate rental income	19,620	18,309	18,797	18,403	31,867	32,151	30,247	56,666	16,783	38,441	25,002	50,090	36,737	11,577	126,487	21,975	17,516	16,433	3,665,649
	Real estate rental revenues	19,620	18,011	17,448	18,360	30,639	31,859	28,083	52,516	15,796	35,848	24,921	48,000	35,568	11,352	113,423	20,655	15,272	15,871	3,375,586
	Other lease business revenues	0	297	1,349	43	1,228	292	2,163	4,150	987	2,593	81	2,090	1,168	224	13,064	1,319	2,243	562	290,062
	(3) Real estate rental expenses	1,481	3,661	3,241	2,893	5,209	5,594	5,230	9,756	5,554	7,517	3,745	3,790	5,982	1,334	17,694	4,103	2,787	1,836	714,710
	Management service fee	-	1,156	1,179	1,152	1,423	1,824	2,151	3,078	1,141	2,356	1,228	2,294	1,894	616	10,689	1,498	1,444	1,197	181,551
	Taxes and dues	1,142	1,228	1,520	1,246	1,585	1,889	1,518	5,140	1,044	2,354	1,509	-	-	-	-	-	-	-	189,336
	Utilities expenses	-	190	167	142	99	223	249	830	269	222	275	498	218	22	738	373	148	158	47,551
	Repair cost	-	726	289	-	448	287	403	285	2,042	1,030	122	245	354	144	3,875	666	456	66	127,131
	Insurance expenses	28	30	41	22	35	41	38	111	26	51	37	65	44	11	180	45	25	22	5,976
	Trust fees	302	302	-	302	502	302	302	302	-	502	302	302	261	218	261	261	261	261	27,575
	Other lease business expenses	7	26	43	28	1,114	1,026	565	7	1,030	999	269	385	3,209	320	1,950	1,257	450	130	135,589
	(4) NOI (= (2)-(3))	18,138	14,648	15,555	15,509	26,657	26,557	25,016	46,909	11,229	30,923	21,257	46,299	30,754	10,243	108,792	17,871	14,729	14,597	2,950,939
	(5) Depreciation	3,847	3,459	2,357	4,225	6,827	6,701	6,397	10,120	3,112	4,979	5,047	7,369	3,427	988	13,977	2,054	2,454	1,736	762,394
	(6) Real estate rental income (= (4)-(5))	14,291	11,188	13,197	11,284	19,830	19,856	18,619	36,789	8,116	25,943	16,210	38,930	27,327	9,254	94,815	15,816	12,274	12,861	2,188,544
	(7) Capital Expenditures	463	3,060	338	-	-	-	-	143	1,061	366	-	-	367	193	2,779	1,738	106	112	123,125
	(8) NCF ((4)-(7))	17,674	11,588	15,217	15,509	26,657	26,557	25,016	46,766	10,167	30,557	21,257	46,299	30,387	10,049	106,013	16,132	14,622	14,484	2,837,813

Balance Sheet

(Unit: thousand yen)

	Previous fiscal period (July 31, 2019)	Current fiscal period (January 31, 2020)		Previous fiscal period (July 31, 2019)	Current fiscal period (January 31, 2020)
Assets			Liabilities		
Current Assets			Current liabilities		
Cash and deposits	1,997,760	2,652,599	Operating accounts payable	225,526	457,885
Cash and deposits in trust	1,693,765	1,854,153	Investment corporation bonds for which redemption is due within one year	–	1,000,000
Operating accounts receivable	15,261	10,190	Current portion of long-term loans payable	9,600,000	8,600,000
Prepaid expenses	105,290	123,423	Accounts payable – other	72,971	65,988
Consumption tax receivable	64,130	33,228	Accrued expenses	7,468	4,227
Other	865	1,587	Accrued dividend	9,812	12,034
Total-current assets	3,877,073	4,675,183	Income taxes payable	978	797
Non-current assets			Advances received	460,267	544,708
Property, plant and equipment			Deposits received	7,858	10,285
Buildings	5,169,421	7,375,046	Total current liabilities	10,384,884	10,695,927
Structures	1,001	4,563	Non-current liabilities		
Machinery and equipment	1,525	7,842	Investment corporation bonds	2,000,000	1,000,000
Tools, furniture and fixtures	11,893	16,304	Long-term loans payable	38,550,000	48,385,000
Land	5,555,583	8,281,024	Tenant leasehold and security deposits	54,860	66,549
Buildings in trust	43,983,894	47,137,460	Tenant leasehold and security deposits in trust	379,097	430,702
Structures in trust	15,792	18,422	Total non-current liabilities	40,983,957	49,882,251
Machinery and equipment in trust	463,047	535,164	Total Liabilities	51,368,841	60,578,179
Tools, furniture and fixtures in trust	44,206	60,677	Net assets		
Land in Trust	37,783,505	47,878,452	Unitholders' equity		
Total property, plant and equipment	93,029,871	111,314,967	Unitholders' capital	45,235,447	55,572,247
Intangible fixed assets			Amount deducted from Unitholders' capital	-1,089,243	-1,322,137
Software	4,488	4,032	Unitholders' capital, net	44,146,204	54,250,109
Total intangible fixed assets	4,488	4,032	Surplus		
Investment and other assets			Unappropriated retained earnings (undisposed loss)(-)	1,644,091	1,499,338
Deferred tax assets	18	9	Total surplus	1,644,091	1,499,338
Lease and guarantee deposits	10,536	10,708	Total unitholders' equity	45,790,295	55,749,448
Long-term prepaid expenses	187,164	270,597	Total net assets	45,790,295	55,749,448
Total investment and other assets	197,718	281,315	Total liabilities and net assets	97,159,137	116,327,627
Total non-current assets	93,232,078	111,600,314			
Deferred asset					
Investment unit issuance expenses	24,811	32,984			
Investment corporation bond issuance costs	25,174	19,144			
Total deferred assets	49,985	52,129			
Total Assets	97,159,137	116,327,627			

Statement of Income

(Unit: thousand yen)

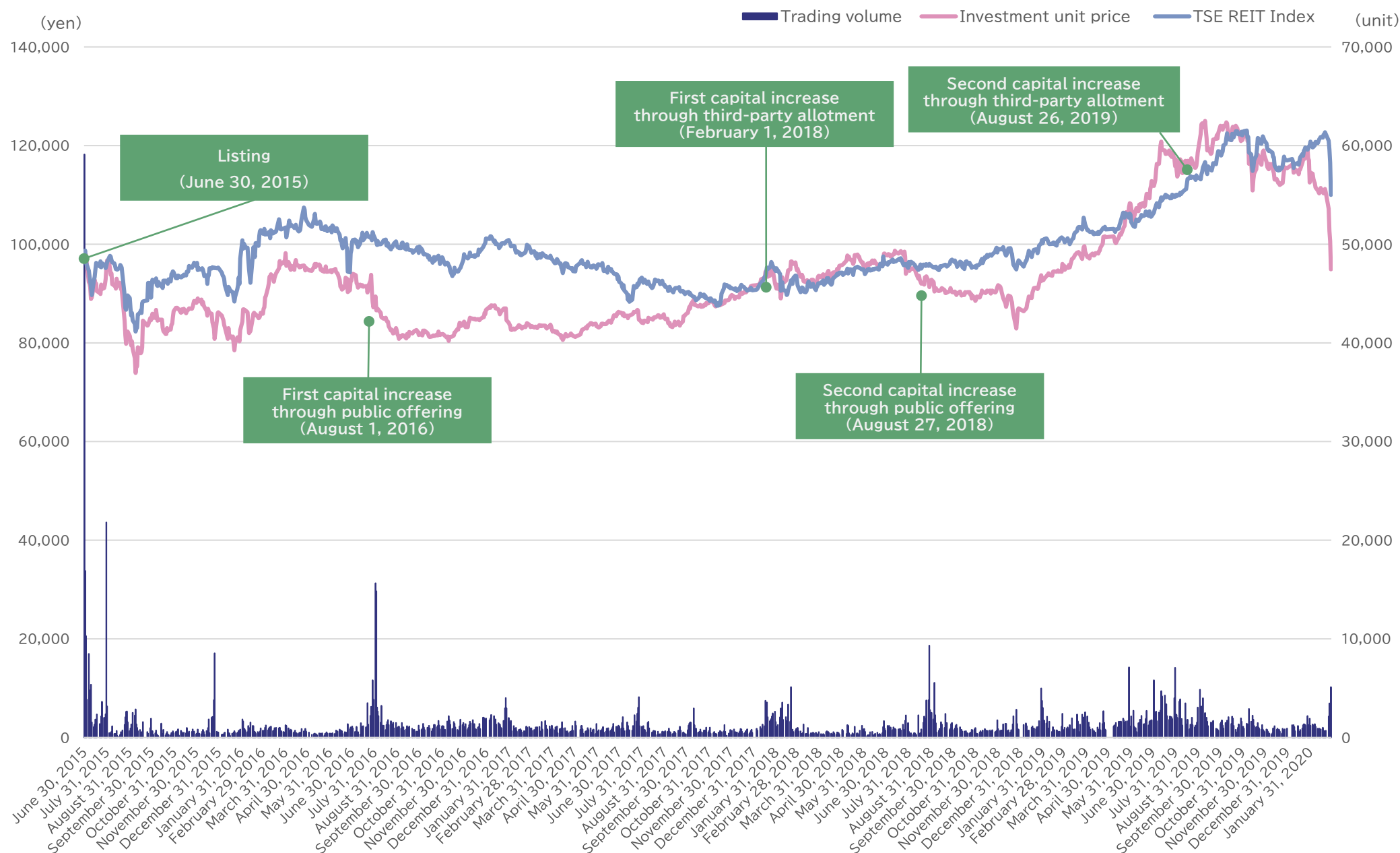
	Previous fiscal period (From February 1, 2019 to July 31, 2019)	Current fiscal period (From August 1, 2019 to January 31, 2020)
Operating revenue		
Rent revenue - real estate	2,962,093	3,375,586
Other lease business revenues	287,193	290,062
Gain on sale of real estate, etc.	427,725	112,007
Total operating revenue	3,677,012	3,777,657
Operating expenses		
Expenses related to rent business	1,446,793	1,477,104
Asset management fee	254,056	257,711
Asset custody fee	8,063	8,990
Administrative service fees	50,194	44,510
Directors' compensations	2,400	2,400
Remuneration for Accounting Auditors	12,000	12,000
Other operating expenses	84,544	105,827
Total operating expenses	1,858,052	1,908,545
Operating income	1,818,960	1,869,111
Non-operating income		
Interest income	5	7
Interest on refund	1	30
Reversal of distribution payable	1,047	1,035
Consumption tax refund, etc.	149,050	-
Total non-operating income	150,106	1,073
Non-operating expenses		
Interest expenses	200,212	237,806
Interest expenses on investment corporation bonds	9,136	9,136
Borrowing related expenses	97,048	107,613
Amortization of investment unit issuance expenses	11,553	9,669
Amortization of investment corporation bond issuance costs	5,930	6,029
Other	155	4
Total non-operating expenses	324,037	370,259
Ordinary income	1,645,029	1,499,926
Net income before income taxes	1,645,029	1,499,926
Income taxes - current	974	800
Deferred Income taxes	-11	8
Total income taxes	963	809
Net income	1,644,065	1,499,117
Balance brought forward	25	221
Unappropriated retained earnings (undisposed loss) (-)	1,644,091	1,499,338

Statement of Cash Flows

(Unit thousand yen)

	Previous fiscal period (From February 1, 2019 to July 31, 2019)	Current fiscal period (From August 1, 2019 to January 31, 2020)		Previous fiscal period (From February 1, 2019 to July 31, 2019)	Current fiscal period (From August 1, 2019 to January 31, 2020)
Cash flows from operating activities			Cash flows from investing activities		
Net income before income taxes	1,645,029	1,499,926	Purchase of property, plant and equipment	-1,280,902	-4,952,604
Depreciation	706,536	762,850	Purchase of property, plant and equipment in trust	-4,576,242	-14,573,434
Interest income	-5	-7	Purchase of intangible fixed assets	-	-4,564
Interest expenses	209,348	246,942	Payment for lease and guarantee deposits	-	-172
Amortization of investment unit issuance expenses	11,553	9,669	Proceeds from collection of lease and guarantee deposits	20	-
Amortization of investment corporation bond issuance costs	5,930	6,029	Repayments of lease and guarantee deposits received	-4,559	-6,481
Decrease (increase) in operating accounts receivable	-8,113	5,070	Proceeds from lease and guarantee deposits received	6,990	18,170
Decrease (increase) in consumption taxes receivable	-49,321	30,901	Repayments of lease and guarantee deposits in trust received	-49,000	-51,630
Decrease (increase) in prepaid expenses	-4,658	-18,133	Proceeds from lease and guarantee deposits in trust received	57,051	103,235
Increase (decrease) in operating accounts payable	-4,663	-1,322	Cash flows from investing activities	-5,846,642	-19,467,482
Increase (decrease) in accounts payable – other	14,131	-2,418	Cash flow from financing activities		
Increase (decrease) in advances received	23,350	84,441	Proceeds from short-term loans payable	3,100,000	-
Decrease (increase) in long-term prepaid expenses	-15,501	-83,432	Decrease in short-term loans payable	-3,100,000	-
Decrease from sales of property, plant and equipment in trust	2,853,144	712,230	Proceeds from long-term loans payable	6,250,000	15,435,000
Other, net	-2,892	667	Decrease in long-term loans payable	-5,000,000	-6,600,000
Subtotal	5,383,868	3,253,415	Proceeds from investment unit issuance	-	10,318,956
Interest income received	5	7	Dividends paid	-1,549,974	-1,873,506
Interest expenses paid	-208,865	-250,184	Cash flows from financing activities	-299,974	17,280,450
Income taxes – current	-673	-981	Net increase (decrease) in cash and cash equivalents	-972,280	815,225
Cash flows from operating activities	5,174,336	3,002,257	Cash and cash equivalents at the beginning of period	4,663,807	3,691,526
			Cash and cash equivalents at the end of period	3,691,526	4,506,752

Change in Investment Unit Price



(Note) "TSE REIT Index" is indexed based on the investment unit price as of the date of listing of SRR (June 30, 2015).

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