

15th Fiscal Period
Semi-Annual Report
From August 1, 2022 to January 31, 2023

Japan-Wide Portfolio



SAMTY
RESIDENTIAL

Samty Residential Investment Corporation

1-8-3 Marunouchi Chiyoda-ku, Tokyo
<https://www.samty-residential.com/en/>
Securities Code: 3459

Message to Our Unitholders



We would like to extend our respect to the medical practitioners and other related people who are endeavoring to address the novel coronavirus (COVID-19) pandemic.

On behalf of Samty Residential Investment Corporation (Samty Residential), let me express our sincere gratitude to our unitholders for your loyal patronage.

Under the philosophy of revitalizing Japan's economy starting with its regional cities by providing residents with a safe, secure, and comfortable living environment, Samty Residential has invested in residential properties in a broad range of Japan's regional cities to build a diversified portfolio.

Although socioeconomic activities have been gradually resuming due to political measures to significantly relax restrictions related to COVID-19, there are concerns about the impact of soaring general prices and material prices as well as rising interest rates on corporate earnings and the living environment. At Samty Residential, the occupancy of properties it owns was maintained at a high level through marketing measures tailored to the characteristics of respective areas. Moreover, in the 15th fiscal period, we acquired properties amounting to some 15 billion yen in total by way of the large-scale capital increase conducted in August 2022, in an endeavor to reinforce our earnings power through external growth. In addition, the disposition of a property we conducted in March 2023 should not only improve portfolio quality but also presumably enhance the probability of delivering the expected distributions despite ongoing increases in expenses.

Looking ahead, taking advantage of the sponsor support, we will continue working to expand the asset size and enhance portfolio quality by conducting property replacement. Through these efforts, we will endeavor to maximize earnings, generate stable distributions and enhance unitholder value over the medium to long term. We greatly appreciate your continued support of and cooperation with Samty Residential.



Masafumi Takahashi

Executive Director,
Samty Residential Investment Corporation

Representative Director,
Samty Asset Management Co., Ltd.

Sustainability Initiatives

Environment

GRESB Real Estate Assessment

Samty Residential obtained “1 Star” in the 2022 GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment, which grants rating in five stages based on global ranking of total scores.

Formulation of a Green Finance Framework

Samty Residential formulated a Green Finance Framework in order to contribute to the realization of a sustainable environment and society through fund procurement for investments that help solve the environmental issues (green financing).

Based on the Framework, Samty Residential issued its first green bonds in December 2022.

In a third-party assessment of the Framework, Samty Residential obtained a Green 1 (F) rating, the highest rating in the JCR Green Finance Framework Evaluation from Japan Credit Rating Agency, Ltd. (JCR).

(Note) For more details about the Framework, please refer to the website of JCR (jcr.co.jp).



Materiality

ESG issues (materiality) that are of particular importance have been identified for the purpose of recognizing the importance of ESG awareness and promoting sustainability initiatives in a more specific manner. For more details, please refer to the website of Samty Residential.

List of Properties Having Obtained Environmental Certifications from External Assessment Organizations

No. of properties	17 properties
Total floor area	62,431.41 m ²
Ratio of certified properties (ratio by total floor area)	14.6%

Aim to reduce environmental burdens through our initiatives to promote acquisition of environmental certifications

DBJ Green Building (16 properties in total)



BELS (1 property in total)



Newly Certified Properties in the 15th Fiscal Period



Examples of Initiatives at Owned Properties

- Reduction of CO₂ emissions by utilizing renewable energy
- Reduction of environmental burdens by adopting LEDs for lighting in common areas
- Waste management through sorting and implementation of countermeasures against garbage smells
- Introduction of electronic breakers to reduce electricity usage



Social

Initiatives for Residents, Regions/Society (Community)

- Introduction of delivery drop-off services
- Installation of delivery boxes
- Installation of vending machines for social contributions/disaster recovery support
- Installation of AEDs
- Disaster prevention initiatives (Adoption of disaster prevention facilities / installation of disaster prevention cabinets)

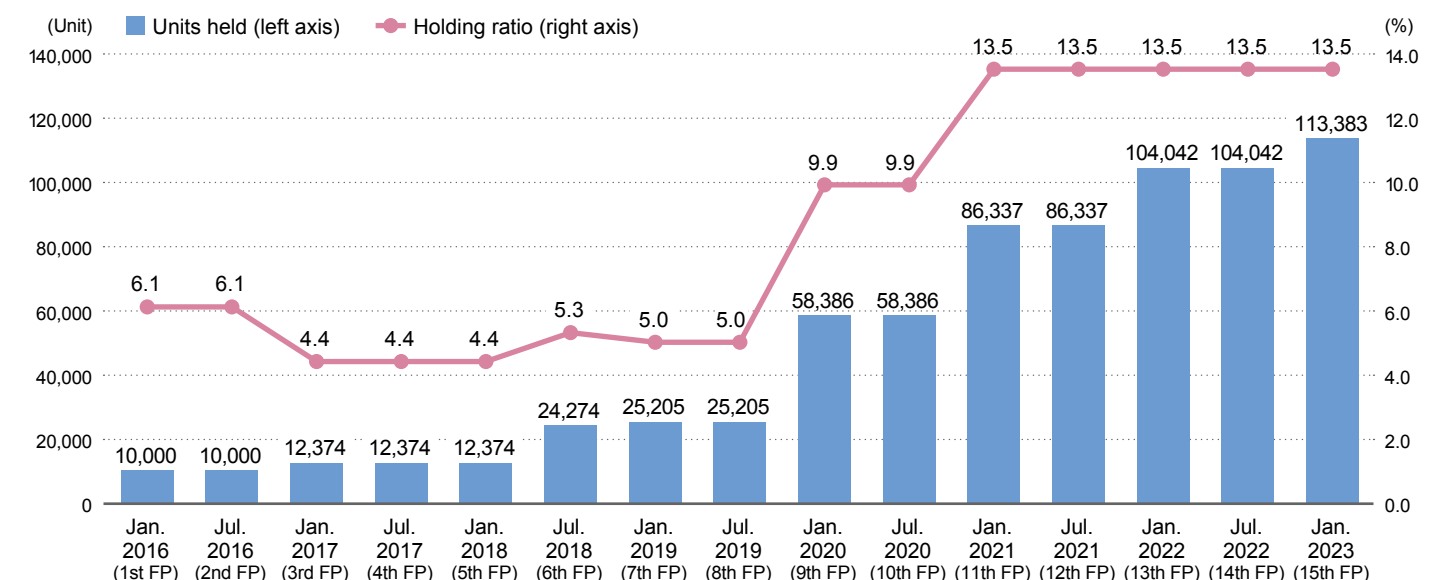
New initiative



Governance

Samty Co., Ltd., the main sponsor, has conducted same-boat investment in order to match the interests of unitholders and sponsors. In the capital increase through third-party allotment conducted in August 2022, 9,341 units were allotted to Samty Co., Ltd., which held 113,383 units as of the end of January 2023 with a holding ratio of 13.5%.

Trends of Samty Residential's Investment Units Held by Samty Co., Ltd.



1. Overview of Asset Management

(1) Changes in Operating Results and Other Management Data

Fiscal period		11th fiscal period (From August 1, 2020 to January 31, 2021)	12th fiscal period (From February 1, 2021 to July 31, 2021)	13th fiscal period (From August 1, 2021 to January 31, 2022)	14th fiscal period (From February 1, 2022 to July 31, 2022)	15th fiscal period (From August 1, 2022 to January 31, 2023)
Operating revenue	(millions of yen)	4,357	4,176	4,842	5,408	5,460
Of which, leasing business revenue	(millions of yen)	4,003	4,067	4,842	5,031	5,460
Operating expenses	(millions of yen)	2,186	2,317	2,533	2,859	2,922
Of which, expenses related to leasing business	(millions of yen)	1,661	1,777	1,950	2,183	2,230
Operating income	(millions of yen)	2,171	1,859	2,309	2,549	2,537
Ordinary income	(millions of yen)	2,008	1,516	1,833	2,136	2,030
Net income	(millions of yen)	2,007	1,515	1,832	2,135	2,029
Total assets	(millions of yen)	125,498	124,926	154,849	155,528	171,482
[Period-on-period change]	(%)	8.3	(0.5)	24.0	0.4	10.3
Net assets	(millions of yen)	60,532	59,918	75,981	75,990	84,141
[Period-on-period change]	(%)	9.1	(1.0)	26.8	0.0	10.7
Interest-bearing debt	(millions of yen)	63,435	63,435	76,935	77,435	85,300
Unitholders' capital, net ^(Note 3)	(millions of yen)	58,524	58,402	74,149	73,854	82,111
Total number of investment units issued and outstanding	(units)	639,300	639,300	769,626	769,626	838,726
Net assets per unit (base value)	(yen)	94,686	93,724	98,725	98,736	100,320
Total distribution	(millions of yen)	2,130	1,748	2,127	2,325	2,309
Distribution per unit	(yen)	3,333	2,735	2,764	3,021	2,753
Of which, distribution of earnings per unit	(yen)	3,141	2,371	2,381	2,775	2,420
Of which, distribution in excess of earnings per unit	(yen)	192	364	383	246	333
Ratio of ordinary income to total assets ^(Note 4)	(%)	1.7	1.2	1.3	1.4	1.2
(Annualized)	(%)	3.3	2.4	2.6	2.8	2.5
Ratio of net income to equity ^(Note 4)	(%)	3.5	2.5	2.7	2.8	2.5
(Annualized)	(%)	6.9	5.1	5.3	5.7	5.0
Equity ratio at end of period ^(Note 4)	(%)	48.2	48.0	49.1	48.9	49.1
[Period-on-period change]		0.3	(0.2)	1.1	(0.2)	0.2
Payout ratio ^(Note 4)	(%)	100.0	100.0	100.0	100.0	100.0

[Other Reference Information]

Number of days of management	(days)	184	181	184	181	184
Number of investment properties at end of period	(properties)	132	132	159	159	178
Depreciation	(millions of yen)	819	817	960	985	1,085
Capital expenditures	(millions of yen)	209	206	222	300	373
NOI (Net Operating Income) from leasing ^(Note 4)	(millions of yen)	3,161	3,107	3,852	3,832	4,315
FFO (Funds from Operation) ^(Note 4)	(millions of yen)	2,473	2,224	2,792	2,744	3,115
FFO per unit ^(Note 4)	(yen)	3,869	3,479	3,628	3,565	3,714
Ratio of interest-bearing debt to total assets at end of period (LTV)	(%)	50.5	50.8	49.7	49.8	49.7

(Note 1) The fiscal periods of Samty Residential Investment Corporation are the six months from February 1 through July 31 of each year and from August 1 through January 31 of the following year.

(Note 2) Unless otherwise stated, the figures less than the specified unit are rounded down and percentage figures are rounded off to the first decimal place.

(Note 3) Unitholders' capital, net indicates the amount of unitholders' capital after subtracting deduction from unitholders' capital.

(Note 4) The figures are calculated by using the following formulas.

Ratio of ordinary income to total assets	Ordinary income ÷ (total assets at beginning of period + total assets at end of period) ÷ 2
Ratio of net income to equity	Net income ÷ [(net assets at beginning of period + net assets at end of period) ÷ 2] × 100
Equity ratio at end of period	Net assets at end of period ÷ total assets at end of period × 100
Payout ratio	Total distribution (excluding distribution in excess of earnings) ÷ net income × 100
NOI (Net Operating Income) from leasing	Real estate leasing business revenue – expenses related to leasing business + depreciation
FFO (Funds from Operation)	Net income + depreciation - gain or loss on the sale of real estate or other properties
FFO (Funds from Operations) per unit	FFO ÷ total number of investment units issued and outstanding

(2) 15th Fiscal Period Asset Management Review

i) Brief History of Samty Residential

Samty Residential Investment Corporation (hereinafter, “Samty Residential”) was established in accordance with the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended), with Samty Asset Management Co., Ltd. (herein- after, the “the Asset Management Company”) serving as the organizer, and was registered with the Kanto Local Finance Bureau on April 6, 2015 (registration number: Director of Kanto Local Finance Bureau No. 101). Subsequently, on June 30, 2015, Samty Residential was listed on the real estate investment trust market of the Tokyo Stock Exchange, Inc. (securities code: 3459).

With rental housing (hereinafter referred to as “rental housing” or “residential properties”) as the main investment target, Samty Residential has managed its assets by conducting diversified investments in wide-ranging cities throughout Japan centering on major regional cities (Note), aiming to enhance unitholder value over the medium to long term.

As of the end of the fiscal period ended January 2023 (hereinafter, the “end of the 15th fiscal period”), Samty Residential owned real estate, etc. consisting of 178 properties in total (total acquisition price: 162,672 million yen), with the total number of investment units issued and outstanding at 838,726 units.

(Note) “Major regional cities” refers to the eight cities of Sapporo-shi, Sendai-shi, Nagoya-shi, Kyoto-shi, Osaka-chi, Kobe-shi, Hiroshima-shi, and Fukuoka-shi.

ii) Investment Environment and Management Performance

In the fiscal period ended January 2023 (hereinafter, the “15th fiscal period”), the Japanese economy recorded a real GDP growth rate (first preliminary estimate) for the October - December 2022 period of 0.2% (seasonally adjusted, period-on-period comparison), or 0.6% when annualized, achieving positive growth for the first time in two quarters, and a private final consumption expenditure growth rate of 0.5% in real terms (seasonally adjusted, period-on-period comparison). As for the employment situation, the job open- ing-to-application ratio in 2022 was 1.28 times on average, surpassing the previous year’s results for the first time in four years.

Looking at the fund procurement environment, outstanding loans for the real estate industry as of the end of December 2022 stood at 95.6 trillion yen, remaining at a high level, according to the quarterly Loans and Bills Discounted by Sector publicized by the Bank of Japan.

In the real estate transaction market, market participants show a considerable willingness to invest, although they are starting to closely monitor the trends in the financial market, and transaction prices remain stuck at a high level.

In the rental housing market, supply of rental housing has been at low levels, while the number of households in the major regional cities in which Samty Residential mainly invests and manages assets has remained on an upward trend.

During the 15th fiscal period, Samty Residential conducted a capital increase through public offering and third-party allotment on August 1, 2022, and newly borrowed funds on August 2, 2022. Using the funds from these arrangements, Samty Residential addition- ally acquired 19 properties of real estate, etc. (total acquisition price: 15,067 million yen). Consequently, the assets owned by Samty Residential as of the end of the 15th fiscal period totaled 178 properties with a total acquisition price of 162,672 million yen. The investment ratio by geographical area was 75.6% for regional cities (48.0% for major regional cities and 27.5% for other regional cities) and 24.4% for the Greater Tokyo area, on an acquisition price basis.

Samty Residential conducts leasing activities in line with the characteristics and demand of respective regions and works to reno- vate common areas and rooms for lease in an effort to enhance such usability as comfort, convenience and safety. In conducting large-scale construction work, Samty Residential endeavors to cooperate with the Samty Group (Note 1) to realize cost reduction.

Rent per unit after adjustment (Note 2) has remained strong, as Samty Residential has cooperated with property management companies and worked on setting rents and receiving key money by taking into account the characteristics and demand of respective regions. The occupancy of the entire portfolio was kept stable during the 15th fiscal period, with the period-average occupancy rate standing at 96.4%. At the end of the 15th fiscal period, the total rentable area was 368,697.55 m² and the occupancy rate stood at 96.5%.

Moreover, Samty Residential believes that making endeavors to promote sustainability in consideration of environmental, social and governance (ESG) issues should contribute to maximizing the interests of customers over the medium to long term. Under this belief, Samty Residential obtained “1 Star” in the 2022 GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment, which grants rating in five stages based on global ranking of total scores.

(Note 1) The Samty Group refers to Samty Co., Ltd. (hereinafter, the “main sponsor”), the consolidated subsidiaries of the main sponsor (collectively referring to the consolidated subsidiaries stipulated in Article 2, Paragraph 4 of the Ordinance on Terminology, Forms, and Preparation Methods of Consolidated Financial Statements (Ordinance of the Ministry of Finance No. 28 of 1976, as amended)), and special purpose companies (other than the consolidated subsidiaries of the main sponsor) for which the main sponsor has funded on its own, but excludes Samty Residential. The same shall apply hereinafter. Furthermore, the main sponsor concluded a sponsor support agreement with Samty Residential and the Asset Management Company as of March 27, 2015 (hereinafter, the “sponsor support agreement”).

(Note 2) Rent per unit after adjustment is calculated using the following formula, with the assumed contract period of 4 years. Rent per unit after adjustment = [monthly rent revenue + (revenues from key money revenue ÷ assumed contract period)] ÷ contracted area

iii) Overview of Fund Procurement

(A) Issuance of New Investment Units

In the 15th fiscal period, Samty Residential issued additional investment units (67,577 units) through public offering and third-party allotment (total amount raised: 8,263 million yen) on August 1, 2022, in order to fund the acquisition of 19 newly acquired properties, etc. It also issued additional investment units (1,523 units) through third-party allotment (total amount raised: 182 million yen) on August 30, 2022. As a result, the total number of investment units issued and outstanding at the end of the 15th fiscal stood at 838,726 units.

(B) Borrowings and Investment Corporation Bonds

In the 15th fiscal period, Samty Residential took out long-term borrowings (Term Loans 21-A, 21-B, 21-C, 21-D, 21-E and 21-F) totaling 8,000 million yen from Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Shinsei Bank, Ltd. (currently SBI Shinsei Bank, Limited), Aozora Bank, Ltd., The Hiroshima Bank, Ltd., The Yamaguchi Bank, Ltd. and Resona Bank, Limited on August 2, 2022, in order to fund the acquisition of the 19 newly acquired properties, etc. Moreover, it took out long-term loans (Term Loan 22) of 4,500 million yen from Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd., Kansai Mirai Bank, Limited, The Higo Bank, Ltd., Aozora Bank, Ltd., THE KAGAWA BANK, Ltd., THE SHIZUOKA BANK, LTD., Resona Bank, Limited, SBI Shinsei Bank, Limited and The Chiba Bank, Ltd. on January 31, 2023, in order to partly fund the repayment of existing borrowings (Term Loans 6-A, 6-B and 13-A) amounting to 5,035 million yen in total.

In addition, Samty Residential formulated a Green Finance Framework in order to further promote sustainability initiatives and contribute to the realization of a sustainable environment and society, as well as to strengthen its foundation of fund procurement by expanding the base of investors who are interested in ESG investment, and issued the Third Series Unsecured Investment Corporation Bonds (Green Bonds) as follows.

Name: Third Series Unsecured Investment Corporation Bonds of Samty Residential Investment Corporation
(with pari passu conditions among specified investment corporation bonds)
(Green Bonds)
Total amount: 1,400 million yen
Interest rate: 0.850% per annum
Issue date: December 15, 2022
Redemption date: December 15, 2027
Security and guarantee: Unsecured and unguaranteed

As a result, the balance of interest-bearing debt totaled 85,300 million yen as of the end of the 15th fiscal period, with the ratio of interest-bearing debt to total assets (“LTV”) standing at 49.7%.

As of the date of this document, Samty Residential is granted the following credit rating.

Credit rating agency	Credit rating
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating A (Stable)

iv) Overview of Performance and Distributions

As a result of the above, Samty Residential posted operating revenue of 5,460 million yen, operating income of 2,537 million yen, ordinary income of 2,030 million yen and net income of 2,029 million yen for the 15th fiscal period.

With regard to the distribution for the 15th fiscal period, pursuant to the distribution policy stipulated in its Articles of Incorporation, Samty Residential decided to distribute the entire amount of unappropriated retained earnings, excluding fractions of distribution per investment unit of less than 1 yen, in application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). As a result, distribution per unit came to 2,420 yen.

In addition, as part of its cash management, Samty Residential also decided to make a cash distribution in excess of earnings (hereinafter, “distribution in excess of earnings”) for the 15th fiscal period, as it did for preceding fiscal periods. Based on this decision, Samty Residential determined to distribute 279,295,758 yen, which is the amount almost equivalent to 25.7/100 of 1,085 million yen in depreciation for the 15th fiscal period, as refund of capital contribution to unitholders. As a result, distribution in excess of earnings per unit came to 333 yen. The payout ratio (the ratio of total distribution, including distribution in excess of earnings, to net income and depreciation combined) stood at 74.1%.

(Note 1) Samty Residential shall conduct distributions in excess of earnings as part of its cash management only when the total amount of “continuous appraisal value” (referring to the appraisal value stated in the appraisal report obtained for real estate assets owned by Samty Residential, with the end of each fiscal period as the appraisal date, or the survey value (period-end estimated value) stated in the price survey report for such; the same shall apply hereinafter) of real estate owned as of the end of the relevant calculation period (referring to Samty Residential’s calculation period for which distributions of cash flows and distributions in excess of earnings are conducted by Samty Residential) exceeds the amount obtained by adding the total reserves for the planned construction cost (capital expenditures) of repairs and replacements to be conducted in the following calculation period and other planned reserves to the total amount of “book value after adjustment” (referring to the value obtained by deducting the amount equivalent to accompanying expenses upon acquiring the owned real estate from the book value of each real estate owned as of the end of the calculation period of Samty Residential; the same shall apply hereinafter) of real estate owned as of the end of the relevant calculation period. At the end of the 15th fiscal period, the total amount of the continuous appraisal value was 182,442,000,000 yen, while the total amount of the book value after adjustment was 156,330,841,470 yen and the total reserve for the planned construction cost of repairs and replacements to be conducted in the following calculation period was 493,070,300 yen. Accordingly, the total amount of the continuous appraisal value at the end of the 15th fiscal period (182,442,000,000 yen) exceeds the total amount of the book value after adjustment (156,330,841,470 yen) and the total reserve for the planned construction cost of repairs and replacements to be conducted in the 16th fiscal period (493,070,300 yen) combined.

(Note 2) The six-month average value of the sum total of the estimated amounts for emergency repair expenses, short-term repair expenses and long-term repair expenses stated in the building condition survey reports for the 177 properties owned by Samty Residential as of the date of this document is 211 million yen. Accordingly, Samty Residential has decided to conduct the abovementioned distribution in excess of earnings as part of cash management, determining that it is within the scope of healthy financial stability maintained after comprehensively considering the current external environment, real estate market conditions and its financial conditions (including, but not limited to, the LTV level and conflict with the financial covenants set for the liabilities of Samty Residential).

(3) Status of Capital Increase, Etc.

The total number of investment units issued and outstanding and changes in unitholders’ capital over the last five years are as follows.

Date	Event	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (Note 1) (millions of yen)		Remarks
		Increase (decrease)	Balance	Increase (decrease)	Balance	
February 1, 2018	Capital increase through third-party allotment	173,600	456,600	15,103	40,610	(Note 2)
April 23, 2018	Cash distribution in excess of earnings (refund of capital contribution)	—	456,600	(136)	40,473	(Note 3)
August 27, 2018	Capital increase through public offering	47,500	504,100	4,116	44,589	(Note 4)
October 22, 2018	Cash distribution in excess of earnings (refund of capital contribution)	—	504,100	(213)	44,376	(Note 5)
April 22, 2019	Cash distribution in excess of earnings (refund of capital contribution)	—	504,100	(229)	44,146	(Note 6)
August 26, 2019	Capital increase through third-party allotment	88,500	592,600	10,336	54,483	(Note 7)
October 21, 2019	Cash distribution in excess of earnings (refund of capital contribution)	—	592,600	(232)	54,250	(Note 8)
April 22, 2020	Cash distribution in excess of earnings (refund of capital contribution)	—	592,600	(205)	54,044	(Note 9)
August 3, 2020	Capital increase through third-party allotment	46,700	639,300	4,712	58,756	(Note 10)
October 19, 2020	Cash distribution in excess of earnings (refund of capital contribution)	—	639,300	(231)	58,524	(Note 11)
April 21, 2021	Cash distribution in excess of earnings (refund of capital contribution)	—	639,300	(122)	58,402	(Note 12)
August 2, 2021	Capital increase through public offering and third-party allotment	128,207	767,507	15,725	74,127	(Note 13)
August 24, 2021	Capital increase through third-party allotment	2,119	769,626	254	74,381	(Note 14)
October 18, 2021	Cash distribution in excess of earnings (refund of capital contribution)	—	769,626	(232)	74,149	(Note 15)
April 22, 2022	Cash distribution in excess of earnings (refund of capital contribution)	—	769,626	(294)	73,854	(Note 16)
August 1, 2022	Capital increase through public offering and third-party allotment	67,577	837,203	8,263	82,117	(Note 17)
August 30, 2022	Capital increase through third-party allotment	1,523	838,726	182	82,300	(Note 18)
October 18, 2022	Cash distribution in excess of earnings (refund of capital contribution)	—	838,726	(189)	82,111	(Note 19)

(Note 1) Unitholders’ capital, net indicates the amount of unitholders’ capital after subtracting deduction from unitholders’ capital.

(Note 2) Samty Residential issued additional investment units through third-party allotment with a paid-in amount of 87,000 yen per unit to fund the acquisition of new properties, etc.

(Note 3) Samty Residential resolved at its Board of Directors’ meeting held on March 15, 2018, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders’ capital for tax purposes) of 484 yen per unit as cash distribution for the 5th fiscal period (ended January 2018). Payment of distribution commenced on April 23, 2018.

(Note 4) Samty Residential issued additional investment units through public offering at an issue price of 89,895 yen (purchase price of 86,668 yen) per unit to fund the acquisition of new properties, etc.

(Note 5) Samty Residential resolved at its Board of Directors’ Meeting held on September 14, 2018, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders’ capital for tax purposes) of 468 yen per unit as cash distribution for the 6th fiscal period (ended July 2018). Payment of distribution commenced on October 22, 2018.

- (Note 6) Samty Residential resolved at its Board of Directors' meeting held on March 15, 2019, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 456 yen per unit as cash distribution for the 7th fiscal period (ended January 2019). Payment of distribution commenced on April 22, 2019.
- (Note 7) Samty Residential issued additional investment units through third-party allotment with a paid-in amount of 116,800 yen per unit to fund the acquisition of new properties, etc.
- (Note 8) Samty Residential resolved at its Board of Directors' meeting held on September 13, 2019, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 462 yen per unit as cash distribution for the 8th fiscal period (ended July 2019). Payment of distribution commenced on October 21, 2019.
- (Note 9) Samty Residential resolved at its Board of Directors' meeting held on March 13, 2020, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 347 yen per unit as cash distribution for the 9th fiscal period (ended January 2020). Payment of distribution commenced on April 22, 2020.
- (Note 10) Samty Residential issued additional investment units through third-party allotment with a paid-in amount of 100,900 yen per unit to fund the acquisition of new properties, etc.
- (Note 11) Samty Residential resolved at its Board of Directors' Meeting held on September 15, 2020, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 391 yen per unit as cash distribution for the 10th fiscal period (ended July 2020). Payment of distribution commenced on October 19, 2020.
- (Note 12) Samty Residential resolved at its Board of Directors' meeting held on March 12, 2021, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 192 yen per unit as cash distribution for the 11th fiscal period (ended January 2021). Payment of distribution commenced on April 21, 2021.
- (Note 13) Samty Residential issued additional investment units through public offering and third-party allotment at an issue price of 124,675 yen (purchase price of 120,199 yen) per unit to fund the acquisition of new properties, etc.
- (Note 14) Samty Residential issued additional investment units through third-party allotment with a paid-in amount of 120,199 yen per unit to fund the acquisition of new properties, etc.
- (Note 15) Samty Residential resolved at its Board of Directors' meeting held on September 15, 2021, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 364 yen per unit as cash distribution for the 12th fiscal period (ended July 2021). Payment of distribution commenced on October 18, 2021.
- (Note 16) Samty Residential resolved at its Board of Directors' meeting held on March 17, 2022, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 383 yen per unit as cash distribution for the 13th fiscal period (ended January 2022). Payment of distribution commenced on April 22, 2022.
- (Note 17) Samty Residential issued additional investment units through public offering and third-party allotment at an issue price of 124,293 yen (purchase price of 119,831 yen) per unit to fund the acquisition of new properties, etc.
- (Note 18) Samty Residential issued additional investment units through third-party allotment with a paid-in amount of 119,831 yen per unit to fund the acquisition of new properties, etc.
- (Note 19) Samty Residential resolved at its Board of Directors' meeting held on September 14, 2022, to make a distribution in excess of earnings (refund of capital contribution to unitholders as distribution reducing unitholders' capital for tax purposes) of 246 yen per unit as cash distribution for the 14th fiscal period (ended July 2022). Payment of distribution commenced on October 18, 2022.

[Changes in Market Price of Investment Certificates]

The highest and lowest prices (closing price) in the real estate investment trust market of the Tokyo Stock Exchange, where Samty Residential's investment securities are listed, by fiscal period are as follows.

Fiscal period	11th fiscal period	12th fiscal period	13th fiscal period	14th fiscal period	15th fiscal period
	(From August 1, 2020 to January 31, 2021)	(From February 1, 2021 to July 31, 2021)	(From August 1, 2021 to January 31, 2022)	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Highest	111,500 yen	133,500 yen	128,800 yen	141,500 yen	128,000 yen
Lowest	92,200 yen	107,300 yen	114,800 yen	113,600 yen	108,600 yen

(Note) Samty Residential's investment securities were listed on the real estate investment trust market of the Tokyo Stock Exchange on June 30, 2015.

(4) Performance of Distributions, Etc.

With regard to the distribution for the 15th fiscal period, pursuant to the distribution policy stipulated in its Articles of Incorporation, Samty Residential decided to distribute the entire amount of unappropriated retained earnings, excluding fractions of distribution per investment unit of less than 1 yen, in application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). As a result, distribution per unit came to 2,420 yen. In addition, as part of its cash management, Samty Residential also decided to make a distribution in excess of earnings for the 15th fiscal period, as it did for preceding fiscal periods. Based on this decision, Samty Residential determined to distribute 279,295,758 yen, which is the amount almost equivalent to 25.7/100 of 1,085 million yen in depreciation for the 15th fiscal period, as refund of capital contribution to unitholders. As a result, distribution in excess of earnings per unit came to 333 yen.

Fiscal period		11th fiscal period	12th fiscal period	13th fiscal period	14th fiscal period	15th fiscal period
		(From August 1, 2020 to January 31, 2021)	(From February 1, 2021 to July 31, 2021)	(From August 1, 2021 to January 31, 2022)	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Total unappropriated retained earnings	(thousands of yen)	2,008,173	1,516,078	1,832,599	2,136,006	2,030,240
Retained earnings	(thousands of yen)	131	298	120	293	523
Total cash distribution	(thousands of yen)	2,130,786	1,748,485	2,127,246	2,325,040	2,309,012
[Distribution per unit]	(yen)	3,333	2,735	2,764	3,021	2,753
Of which, total distribution of earnings	(thousands of yen)	2,008,041	1,515,780	1,832,479	2,135,712	2,029,716
[Distribution of earnings per unit]	(yen)	3,141	2,371	2,381	2,775	2,420
Of which, total refund of capital contribution	(thousands of yen)	122,745	232,705	294,766	189,327	279,295
[Refund of capital contribution per unit]	(yen)	192	364	383	246	333
Of the total refund of capital contribution, total distribution from reserve for temporary difference adjustments	(thousands of yen)	—	—	—	—	—
[Of the refund of capital contribution per unit, distribution per unit from reserve for temporary difference adjustments]	(yen)	—	—	—	—	—
Of the total refund of capital contribution, total distribution reducing unitholders' capital for tax purposes	(thousands of yen)	122,745	232,705	294,766	189,327	279,295
[Of the refund of capital contribution per unit, distribution reducing unitholders' capital for tax purposes]	(yen)	192	364	383	246	333

(Note) For the determination of making distribution in excess of earnings for the 15th fiscal period, please refer to (Note 1) and (Note 2) for iv) Overview of Performance and Distributions, (2) 15th Fiscal Period Asset Management Review, 1. Overview of Asset Management.

(5) Future Asset Management Policy and Issues to Be Addressed

Outlook of Overall Asset Management

According to the Monthly Economic Report (February 2023) announced by the Cabinet Office on February 21, 2023, the Japanese economy is picking up moderately, although some weaknesses are observed recently. As for the outlook, the report continues, the economy is expected to be picking up, supported by the effects of various policies while co-existence with COVID-19 is underway. However, amid ongoing global monetary tightening and other factors, a downward swing of overseas economies may pose a downside risk to the Japanese economy, it says. Moreover, as the report warns, full attention should be given to price hikes, supply-side constraints and the impact of fluctuations in the financial and capital markets as well as the impact of the spread of COVID-19 infections in China.

In the real estate transaction market, it is anticipated that transaction prices will remain in the high price zone, although the trends in the financial market must be closely monitored. In the rental housing market, while supply of rental housing has been at low levels, demand is anticipated to remain solid, led by an increase in the number of households. At the same time, close attention should be paid continuously to the impact on these markets of the fluctuations in the financial and capital markets associated with the rising interest rates both in and outside Japan.

Based on the outlook stated above, Samty Residential will aim to further enhance unitholder value through “investments in residential properties mainly located in major regional cities” and “utilization of the Samty Group,” and by taking advantage of the networks and know-how in the financial and capital markets possessed by Daiwa Securities Group Inc. (hereinafter, the “sub-sponsor”) (Note).

(Note) Daiwa Securities Group Inc. concluded a sponsor support agreement (hereinafter, the “sub-sponsor support agreement”) with Samty Residential and the Asset Management Company as of January 15, 2018. The company is also a shareholder of the Asset Management Company.

Based on the sub-sponsor support agreement, the company provides various information, gives such support as formation of bridge funds, and cooperates with the Asset Management Company in securing staff.

(A) External Growth Strategy

Samty Residential will invest in accommodation facilities and other assets in wide-ranging regional cities throughout Japan with an aim to secure stable earnings and steady growth of managed assets by managing such assets over the medium to long term.

As of the date of this document, Samty Residential is granted with preferential negotiation rights for the “S-RESIDENCE” series of condominiums that the main sponsor is developing and some properties it owns, based on the sponsor support agreement with the main sponsor. In addition, Samty Residential will work to flexibly acquire properties by taking advantage of the warehousing function of the main sponsor and the proprietary networks of the Asset Management Company, in pursuit of expanding the asset size.

(B) Internal Growth Strategy

Samty Residential aims to maximize unitholder value over the medium to long term by securing stable rental revenue. For this goal, Samty Residential will conduct efficient administration and operations by utilizing the sponsor support from the main sponsor and the sub-sponsor and cooperating with respective property management companies and the Asset Management Company in an endeavor to maintain and enhance the occupancy rate and the rent levels.

Going forward, as it did in the 15th fiscal period, Samty Residential will work to expand rental revenue by maintaining and enhancing the asset value and property competitiveness through implementation of strategic measures for better usability and repairs for higher property value, improving the occupancy rate through reinforcement of leasing activities, raising rent per unit after adjustment through rent setting suited for the situation of respective properties and receipt of key money, and securing accompanying income such as parking fees, based on the real estate market conditions including the operation status of each property and the trends of competing properties in the neighborhood. Moreover, Samty Residential will endeavor to maintain and increase rental income through reduction of such costs as administrative expenses by optimizing utilities expenses and contracts with building management companies for each property and enhancing efficiency of leasing activities, among other measures.

(C) Financial Strategy

Looking ahead, Samty Residential will closely monitor the financial environment, such as interest rate trends and lending attitude of financial institutions, and conduct fund procurement in consideration of the soundness of its financial standing and earnings stability, as well as work to maintain and expand the stable fund procurement system by utilizing the sponsor support from the sub-sponsor.

With regard to borrowings, Samty Residential will conduct optimal fund procurement by efficiently combining short-term borrowings with a focus on flexibility and long-term borrowings intended to secure financial stability. As for issuance of new investment units, Samty Residential will investigate such in accordance with fund requirements for property acquisitions, etc. and its financial situation, while setting the upper limit of LTV at 60% in an effort to establish the optimal financial base.

(6) Significant Subsequent Events

Not applicable

(Reference Information)

i) Disposition of Asset

Samty Residential disposed the real estate (actual real estate) described below on March 31, 2023.

Property number	Property name	Location	Buyer	Disposition date	Disposition price (millions of yen) ^(Note 1)
A-20	S-FORT Kurumamichi	Higashi-ku, Nagoya-shi	Not disclosed ^(Note 2)	March 31, 2023	530
	Total	—	—	—	530

(Note 1) Disposition price indicates the amount (transaction price of real estate property stated in the sales agreement, etc.) excluding various expenses (transaction brokerage fees, taxes and public dues, etc.) required for disposition of the relevant asset, rounded down to the nearest million yen.

(Note 2) Not disclosed as no consent for disclosure has been obtained from the buyer.

ii) Acquisition of Asset

Samty Residential acquired the real estate (actual real estate) described below on May 8, 2023.

Property number	Property name	Location	Seller	Acquisition date	Acquisition price (millions of yen) ^(Note)
A-98	S-RESIDENCE Minamimaruyama	Chuo-ku, Sapporo-shi	Samty Co., Ltd.	May 8, 2023	410
	Total	—	—	—	410

(Note) Acquisition price indicates the amount (transaction price of real estate property stated in the sales agreement, etc.) excluding various expenses (transaction brokerage fees, taxes and public dues, etc.) required for acquisition of the relevant asset, rounded down to the nearest million yen.

2. Overview of Samty Residential

(1) Status of Unitholders’ Capital

Fiscal period		11th fiscal period	12th fiscal period	13th fiscal period	14th fiscal period	15th fiscal period
		(as of January 31, 2021)	(as of July 31, 2021)	(as of January 31, 2022)	(as of July 31, 2022)	(as of January 31, 2023)
Total number of investment units authorized	(units)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Total number of investment units issued and outstanding	(units)	639,300	639,300	769,626	769,626	838,726
Unitholders' capital, net ^(Note)	(millions of yen)	58,524	58,402	74,149	73,854	82,111
Number of unitholders	(persons)	14,883	14,053	15,467	14,644	15,506

(Note) Unitholders' capital, net indicates the amount of unitholders' capital after subtracting deduction from unitholders' capital.

(2) Matters Concerning Investment Units

Major unitholders as of January 31, 2023 are as follows.

Name	Address	Number of investment units owned (units)	Percentage of total number of investment units issued and outstanding (%)
Daiwa Securities Group Inc.	1-9-1 Marunouchi, Chiyoda-ku, Tokyo	326,210	38.89
Samty Co., Ltd.	1-8-39 Nishimiyahara, Yodogawa-ku, Osaka-shi, Osaka	113,383	13.51
Custody Bank of Japan, Ltd. (Trust Account)	1-8-12 Harumi, Chuo-ku, Tokyo	54,064	6.44
The Master Trust Bank of Japan, Ltd. (Trust Account)	2-11-3 Hamamatsucho, Minato-ku, Tokyo	43,283	5.16
Kinki Sangyo Credit Union	2-1-3 Awajimachi, Chuo-ku, Osaka-shi, Osaka	18,400	2.19
Nomura Trust and Banking Co., Ltd. (Trust Account)	2-2-2 Otemachi, Chiyoda-ku, Tokyo	16,721	1.99
Daiwa PI Partners Co. Ltd.	1-9-1 Marunouchi, Chiyoda-ku, Tokyo	10,858	1.29
JP MORGAN CHASE BANK 385771	25 Bank Street, Canary Wharf, London E14 5JP, United Kingdom	9,506	1.13
SSBTC CLIENT OMNIBUS ACCOUNT	One Lincoln Street, Boston, MA 02111, U.S.A.	6,591	0.78
Daido Shinyoukumiai	1-4-3 Kitahorie, Nishi-ku, Osaka-shi, Osaka	6,044	0.72
	Total	605,060	72.14

(Note) “Percentage of total number of investment units issued and outstanding” is rounded down to the second decimal place.

(3) Matters Related to Directors

i) The Executive Director, Supervisory Directors and Independent Auditor during the 15th fiscal period are as follows.

Position	Name	Major concurrent assignments	Total remuneration for each position during the 15th fiscal period (thousands of yen) (Note 2)
Executive Director	Masafumi Takahashi	Representative Director, Samty Asset Management Co., Ltd.	— ^(Note 3)
Supervisory Directors ^(Note 1)	Takahiro Fujiki	Representative, FUJIKI CPA OFFICE	1,530
	Takeo Nakahara	Representative Partner, Lawyer, HOKUTO Law Office	1,530
Independent Auditor	Ernst & Young ShinNihon LLC	—	21,700 ^(Note 4)

(Note 1) Supervisory Directors may be directors of corporations other than those indicated above, but have no conflict of interest with Samty Residential at any of such positions.

(Note 2) Remuneration for the Supervisory Directors is the amounts paid to them in the 15th fiscal period, and remuneration for the Independent Auditor is the amount payable to it for audits pertaining to the 15th fiscal period.

(Note 3) The Executive Director does not receive any remuneration from Samty Residential.

(Note 4) The remuneration for the Independent Auditor includes fees regarding auditing of Samty Residential's English financial statements and fees regarding preparation of comfort letters for issuance of new investment units and investment corporation bonds.

ii) Dismissal or Refusal of Reappointment of Independent Auditor

Dismissal of the Independent Auditor shall be considered in accordance with the provisions of the Investment Trust Act, and refusal of reappointment of an Independent Auditor shall be studied by Samty Residential's Board of Directors following comprehensive consideration of audit quality, the amount of remuneration and other various conditions.

(4) Matters concerning Directors and Officers Liability Insurance Agreement

Samty Residential has entered into a directors and officers liability insurance agreement as follows:

Scope of the insured	Overview of directors and officers liability insurance agreement
Executive Director and all Supervisory Officers of Samty Residential	The directors and officers liability insurance agreement shall cover loss, such as compensation payment for damages and dispute costs, etc. (hereinafter, "compensation for damages, etc.") to be borne by the insured when they receive a claim for compensation of damages caused by the actions they have taken as a director of Samty Residential. However, the agreement shall not cover compensation for damages, etc. to be borne by the insured for their malpractice, criminal acts, fraudulent conduct (including omissions) or for the actions they have taken with knowledge that it may violate laws and regulations. This shall serve as the measure to ensure that the appropriateness of the execution of duties by the officers, etc. who are the insured is not impaired. As for the insurance premium, Samty Residential shall bear the entire amount.

(5) Asset Management Company, Asset Custodian and General Administrative Agents

The asset management company, asset custodian and general administrative agents as of January 31, 2023, are as follows.

Entrustment category	Name
Asset management company	Samty Asset Management Co., Ltd.
Asset custodian	Mizuho Trust & Banking Co., Ltd.
Transfer agent	Mitsubishi UFJ Trust and Banking Corporation
General administrative agent for institutional operations	Mizuho Trust & Banking Co., Ltd.
General administrative agent for accounting operations and part of tax operations	Reiwa Accounting Holdings Co., Ltd.
General administrative agent for part of tax operations	Reiwakaikeisha Tax Corporation
General administrative agent for investment corporation bonds	Mizuho Bank, Ltd.

3. Status of Samty Residential's Assets under Management

(1) Samty Residential's Asset Structure

The structure of Samty Residential's assets as of January 31, 2023, is as follows.

Type of asset	Area	14th fiscal period as of July 31, 2022		15th fiscal period as of January 31, 2023	
		Total value of owned assets (millions of yen) (Note 2)	Percentage of total assets (%) (Note 3)	Total value of owned assets (millions of yen) (Note 2)	Percentage of total assets (%) (Note 3)
Real estate	Major regional cities	14,266	9.2	16,797	9.8
	Other regional cities	5,199	3.3	5,684	3.3
	Greater Tokyo area	2,389	1.5	2,930	1.7
Real estate: total		21,855	14.1	25,413	14.8
Real estate in trust (Note 1)	Major regional cities	55,474	35.7	62,103	36.2
	Other regional cities	34,875	22.4	40,218	23.5
	Greater Tokyo area	37,320	24.0	37,224	21.7
Real estate in trust: total		127,670	82.1	139,546	81.4
Deposits and other assets		6,002	3.9	6,522	3.8
Total amount of assets		155,528	100.0	171,482	100.0

(Note 1) All properties of the "real estate in trust" above are owned in the form of trust beneficiary interest in real estate.

(Note 2) "Total value of owned assets" indicates the amount posted on the Balance Sheets as of the closing of accounts (the book value after depreciation for real estate and real estate in trust).

(Note 3) "Percentage of total assets" is rounded off to the first decimal place. Note that the sum of the percentage of total assets may not equal the total because of rounding off.

(2) Major Assets Owned by Samty Residential

The following is an overview of the major assets (top ten properties on a book value basis) owned by Samty Residential as of January 31, 2023.

Property name	Book value (millions of yen) (Note 1)	Rentable area (m ²) (Note 2)	Leased area (m ²) (Note 3)	Occupancy rate (%) (Note 4)	Ratio to total real estate leasing business revenue (%) (Note 5)	Main use
S-FORT Yokohama Aobadai	5,450	9,274.43	9,067.59	97.8	2.8	Apartment
S-FORT Kego Tower	4,429	7,415.36	7,370.32	99.4	2.3	Apartment
S-FORT Nakaitabashi	3,448	3,946.25	3,700.03	93.8	1.5	Apartment
S-RESIDENCE Shin Osaka Ekimae	2,380	4,534.98	4,362.65	96.2	1.6	Apartment
S-RESIDENCE Kyoto Takeda Dormitory	2,376	3,233.80	3,233.80	100.0	1.1	School dormitory
S-RESIDENCE Kobe Isogamidori	2,350	4,372.45	4,256.78	97.4	1.6	Apartment
S-RESIDENCE Esaka	2,245	3,739.30	3,457.09	92.5	1.3	Apartment
S-RESIDENCE Namba Briller	1,930	3,631.60	3,441.27	94.8	1.2	Apartment
S-RESIDENCE Aoi II	1,906	3,215.72	3,113.64	96.8	1.1	Apartment
S-FORT Funabashi Tsukada	1,899	5,640.60	5,640.60	100.0	1.0	Apartment
Total	28,418	49,004.49	47,643.77	97.2	15.5	—

(Note 1) "Book value" indicates the book value after depreciation of each property, rounded down to the nearest million yen. The same shall apply hereinafter.

(Note 2) "Rentable area" indicates the area stated in the lease agreement of respective managed assets or the area calculated based on the building completion drawings. The same shall apply hereinafter.

(Note 3) For "Leased area," when the master lease agreement is pass-through type, the figure indicates the area that is actually leased to end tenants based on lease agreements concluded with them (the area stated in the lease agreements, although only including the area of residences and stores, etc. (or the area of the entire rooms for rent if all the rooms are leased in a lump-sum) and excluding the leased area of parking lots, etc.).

(Note 4) "Occupancy rate" indicates the ratio of the leased area to the rentable area of respective managed assets, rounded off to the first decimal place.

(Note 5) "Ratio to total real estate leasing business revenue" indicates the ratio obtained by dividing the real estate leasing business revenue of respective managed assets by the sum total of real estate leasing business revenue of all managed assets, rounded to the first decimal place.

(3) Details of Portfolio Assets

(Real estate assets in the portfolio)

The overview of assets owned by Samty Residential as of January 31, 2023 is as follows.

Property number	Property name	Location (residential address)	Type of ownership	Rentable area (m ²)	Book value (millions of yen)	Period-end estimated value (millions of yen) (Note 1)
A-01	S-FORT Shin Osaka ravir	3-14-18 Nishinakajima, Yodogawa-ku, Osaka-shi, Osaka	Trust beneficiary interest	1,290.84	645	726
A-04	S-FORT Chikushi Dori	4-4-10 Hakataeki Minami, Hakata-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	3,706.56	1,120	1,420
A-05	S-FORT Fukuoka Kencho Mae	4-2-8 Chiyo, Hakata-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	2,566.72	939	1,190
A-06	S-FORT Takamiya	3-8-18 Noma, Minami-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	2,105.13	714	962
A-07	S-FORT Tsutsujigaoka Koen	1-3-66 Haranomachi, Miyagino-ku, Sendai-shi, Miyagi	Trust beneficiary interest	3,609.49	1,281	1,600
A-08	S-RESIDENCE Namba Briller	2-8-15 Motomachi, Naniwa-ku, Osaka-shi, Osaka	Trust beneficiary interest	3,631.60	1,930	2,620
A-09	S-FORT Tsurumai marks	3-32-33 Chiyoda, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interest	2,772.00	975	1,540
A-10	S-FORT Rokuban-cho	3-5-3 Rokuban, Atsuta-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,833.29	669	859
A-11	S-FORT Nakajima Koen	1-13-139 Minami Hachijo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	5,292.65	1,558	1,780
A-12	S-FORT Hokudai Mae	5-2-38 Kita Juhachijo Nishi, Kita-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	2,287.22	667	872
A-13	S-RESIDENCE Kobe Isogamidori	4-2-16 Isogamidori, Chuo-ku, Kobe-shi, Hyogo	Trust beneficiary interest	4,372.45	2,350	3,160
A-17	S-RESIDENCE Shin Osaka Ekimae	1-18-31 Higashi Nakajima, Higashi Yodogawa-ku, Osaka-shi, Osaka	Trust beneficiary interest	4,534.98	2,380	3,120
A-19	S-FORT Aoi	2-14-5 Aoi, Higashi-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,842.68	886	1,080
A-20	S-FORT Kurumamichi	2-6-9 Tsutsui, Higashi-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,214.20	403	490
A-22	S-FORT Tsurumai arts	3-33-20 Chiyoda, Naka-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,988.56	690	899
A-23	S-FORT Tsurumai cube	3-33-19 Chiyoda, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,460.64	553	723
A-24	S-FORT Fukuoka Higashi	1-3-55 Enokida, Hakata-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	5,584.41	1,885	2,180
A-25	S-RESIDENCE Kobe Motomachi	1-2-15 Aioi-cho, Chuo-ku, Kobe-shi, Hyogo	Trust beneficiary interest	2,169.67	1,143	1,470
A-26	S-FORT Kobe Kaguracho	5-3-25 Kagura-cho, Nagata-ku, Kobe-shi, Hyogo	Trust beneficiary interest	4,900.32	1,804	2,410
A-27	S-FORT Nijo-jo mae	471 Taruya-cho, Nakagyo-ku, Kyoto-shi, Kyoto	Trust beneficiary interest	1,735.95	786	954
A-28	S-FORT Chion-in mae	577-3 Inari-cho Minamigumi, Higashiyama-ku, Kyoto-shi, Kyoto	Trust beneficiary interest	1,049.01	489	565
A-30	S-RESIDENCE Midoribashi Ekimae	2-13-3 Nakamoto, Higashinari-ku, Osaka-shi, Osaka	Trust beneficiary interest	3,691.67	1,821	2,270
A-31	S-FORT Tsurumai reale	2-9-3 Tsurumai, Showa-ku, Nagoya-shi, Aichi	Trust beneficiary interest	3,597.72	1,550	2,000
A-32	S-FORT Osu Kannon	2-10-12 Matsubara, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interest	2,514.12	1,158	1,440
A-33	S-FORT Kita-Sanno	2-2-2 Nishihioki, Nakagawa-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,757.61	833	896
A-34	S-FORT Aratamabashi	16-21 Yobitsugimotomachi, Minami-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,699.11	457	475
A-35	S-FORT Toyohira Sanjyo	2-3-1 Toyohira Sanjyo, Toyohira-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	2,868.75	776	868
A-36	S-FORT Kitamaruyama	20-2-20 Kita-4jo-Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,613.38	431	477
A-37	S-FORT Hakata-Higashi I	1-10-7 Enokida, Hakata-ku, Fukuoka-shi, Fukuoka	Real estate (actual real estate)	1,034.20	428	428
A-38	S-FORT Hakata-Higashi II	1-10-22 Enokida, Hakata-ku, Fukuoka-shi, Fukuoka	Real estate (actual real estate)	1,034.20	419	428
A-39	S-FORT Kobe Sannomiya-Kita	2-2-13 Nunobikicho, Chuo-ku, Kobe-shi, Hyogo	Real estate (actual real estate)	884.88	530	553
A-40	S-FORT Nakahirodori	2-20-1 Nakahiromachi, Nishi-ku, Hiroshima-shi, Hiroshima	Trust beneficiary interest	2,127.92	879	919
A-41	S-FORT Tsurumicho	7-10 Tsurumicho, Naka-ku, Hiroshima-shi, Hiroshima	Trust beneficiary interest	2,006.49	815	837
A-42	S-FORT Aoba Kamisugi	1-16-28 Kamisugi, Aoba-ku, Sendai-shi, Miyagi	Trust beneficiary interest	2,072.84	952	1,080

Property number	Property name	Location (residential address)	Type of ownership	Rentable area (m ²)	Book value (millions of yen)	Period-end estimated value (millions of yen) (Note 1)
A-43	S-RESIDENCE Shin Osaka Ridente	2-5-34 Nishimiyahara, Yodogawa-ku, Osaka-shi, Osaka	Trust beneficiary interest	2,083.41	1,327	1,590
A-44	S-FORT Fukushima La Luna	3-11-15 Oyodominami, Kita-ku, Osaka-shi, Osaka	Trust beneficiary interest	1,473.04	889	1,060
A-45	S-FORT Fukushima Libre	3-24-44 Ebie, Fukushima-ku, Osaka-shi, Osaka	Real estate (actual real estate)	900.72	540	643
A-46	S-FORT Kamiyashiro	4-17-1 Kamiyashiro, Meito-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,029.42	432	452
A-47	S-RESIDENCE Miyanomori	10-2-7 Miyanomori-sanjo, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	1,954.81	658	722
A-48	S-FORT Higashi-Sapporo Nordo	4-1-10 Kikusui-nanajo, Shiroishi-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,204.96	306	334
A-49	S-RESIDENCE Aoi	2-12-27 Aoi, Higashi-ku, Nagoya-shi, Aichi	Trust beneficiary interest	2,393.73	1,470	1,760
A-50	S-RESIDENCE Shiga Hondori	1-43 Shigahondori, Kita-ku, Nagoya-shi, Aichi	Trust beneficiary interest	2,217.60	1,139	1,290
A-51	S-FORT Kobe Ogawadori	2-1-8 Ogawadori, Hyogo-ku, Kobe-shi, Hyogo	Real estate (actual real estate)	1,322.64	610	627
A-52	S-FORT Sakuragawa Minami	3-6-26 Shiokusa, Naniwa-ku, Osaka-shi, Osaka	Trust beneficiary interest	2,458.43	1,083	1,190
A-53	S-FORT Fukushima EBIE	8-14-2 Ebie, Fukushima-ku, Osaka-shi, Osaka	Real estate (actual real estate)	1,044.72	549	604
A-54	S-FORT Miyakojima Uchindai	1-11-7 Uchindaicho, Miyakojima-ku, Osaka-shi, Osaka	Real estate (actual real estate)	789.74	465	481
A-55	S-FORT Miyakojima KERS	4-8-15 Nakanochi, Miyakojima-ku, Osaka-shi, Osaka	Real estate (actual real estate)	720.69	351	370
A-56	S-FORT Oimazato-Nishi	1-24-18 Oimazatonishi, Higashinari-ku, Osaka-shi, Osaka	Real estate (actual real estate)	643.77	339	351
A-57	S-RESIDENCE Chikusa	3-14-14 Uchiyama, Chikusa-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,003.97	562	643
A-58	S-FORT Sakurayama	2-6-1 Komabacho, Mizuho-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,794.42	780	754
A-59	S-FORT Sapporo N15	5-1-31, Kita 15-jo Higashi, Higashi-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	2,229.91	558	562
A-60	S-FORT Nangodori	Minami 2-41, Nangodori 20-chome, Shiroishi-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,191.66	306	322
A-61	S-FORT Meinohama	3-4-26 Meinohama, Nishi-ku, Fukuoka-shi, Fukuoka	Real estate (actual real estate)	1,364.28	490	533
A-62	S-FORT Osaka Doshin	2-1-28 Doshin, Kita-ku, Osaka-shi, Osaka	Trust beneficiary interest	2,597.52	1,798	1,910
A-63	S-FORT Higashi Betsuin	2-10-18 Heiwa, Naka-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,684.48	734	730
A-64	S-FORT Moriyama	24-4 Nijikkenya, Moriyama-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,590.84	478	492
A-65	S-FORT Jingu Minami	1-1-14 Tenma, Atsuta-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,003.64	395	456
A-66	S-FORT Atsuta Rokuban	2-8-30 Rokuban, Atsuta-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,637.41	769	788
A-67	S-FORT Kitachikusa	1-1-11 Kitachikusa, Chikusa-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,600.00	695	729
A-68	S-FORT Saikotori	1-2-24 Yonban, Atsuta-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,463.48	412	400
A-69	S-FORT Fukuzumi	14-4-6 Tsukisamu Higashiichijo, Toyohira-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,151.44	326	316
A-70	S-FORT Muromi	6-6-17 Minamisho, Sawara-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	1,848.00	683	723
A-71	S-FORT Atsuta Hanacho	2-3 Hanacho, Atsuta-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,510.56	871	904
A-72	S-FORT Horitatori	7-14-1 Horitatori, Mizuho-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,030.40	520	531
A-73	S-FORT Kego Tower	2-13-17 Kego, Chuo-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	7,415.36	4,429	4,570
A-74	S-RESIDENCE Aoi II	3-11-22 Aoi, Higashi-ku, Nagoya-shi, Aichi	Trust beneficiary interest	3,215.72	1,906	2,030
A-75	S-FORT Meiekiminami 5-Chome	5-6-20 Meiekiminami, Nakamura-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,450.31	713	728
A-76	S-FORT Hakozaiki Higashi	3-20-8 Matsushima, Higashi-ku, Fukuoka-shi, Fukuoka	Trust beneficiary interest	2,360.60	710	718
A-77	S-RESIDENCE Meiekiminami	3-15-6 Meiekiminami, Nakamura-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,072.06	691	700
A-78	S-FORT Kanayama	1-5-20 Yaguma, Nakagawa-ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,380.28	638	623
A-79	S-FORT Izumi Chuo	45-2 Ishidome, Ichinazaka, Izumi-ku, Sendai-shi, Miyagi	Trust beneficiary interest	2,159.25	569	577

Property number	Property name	Location (residential address)	Type of ownership	Rentable area (m ²)	Book value (millions of yen)	Period-end estimated value (millions of yen) (Note 1)
A-80	S-RESIDENCE Soen EAST	11-3 Kita 7-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,500.45	514	519
A-81	S-FORT Yagoto	345 Yagotoyama, Tempaku-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,023.54	466	456
A-82	S-FORT Sapporo Kita 5-Jo	16-2-8 Kita 5-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,643.20	438	418
A-83	S-FORT Sapporo Motomachi	17-3-11 Kita 23-jo Higashi, Higashi-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,363.97	418	432
A-84	S-RESIDENCE Joshin II	2-16-2 Kaminagoya, Nishi-Ku, Nagoya-shi, Aichi	Trust beneficiary interest	1,486.62	824	899
A-85	S-RESIDENCE Sengencho	1-5-6 Sengen, Nishi-Ku, Nagoya-shi, Aichi	Real estate (actual real estate)	843.75	474	512
A-86	S-FORT Taisho riviére	3-1-5 Sangenyanishi, Taisho-ku, Osaka-shi, Osaka	Trust beneficiary interest	1,524.60	1,053	1,020
A-87	S-RESIDENCE Kyoto Takeda Dormitory	15-12 Takeda Nanasegawacho, Fushimi-ku, Kyoto-shi, Kyoto	Trust beneficiary interest	3,233.80	2,376	2,290
A-88	S-RESIDENCE Maruyama Omotesando	21-2-15 Kita 1-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	3,344.79	1,495	1,400
A-89	S-RESIDENCE Soen	19-35-10 Kita 8-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficiary interest	3,007.01	1,152	1,070
A-90	S-FORT Sakuragawa	3-2-10 Saiwaicho, Naniwa-ku, Osaka-shi, Osaka	Trust beneficiary interest	1,300.10	767	749
A-91	S-FORT Bentencho	2-6-2 Ichioka, Minato-ku, Osaka-shi, Osaka	Trust beneficiary interest	1,231.50	634	610
A-92	S-RESIDENCE Kindaibijutsukan-mae	18-1-10 Odorinishi, Chuo-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,531.93	635	582
A-93	S-RESIDENCE Meieki	2-22-19 Nagono, Nishi-ku, Nagoya-shi, Aichi	Trust beneficiary interest	788.00	549	528
A-94	S-FORT Joshin	2-2-3 Kaminagoya, Nishi-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	1,104.80	544	526
A-95	S-FORT Sakuranomiya	3-11-14 Nakanochi, Miyakojima-ku, Osaka-shi, Osaka	Real estate (actual real estate)	795.64	540	547
A-96	S-RESIDENCE Horita	28-19 Naeshirocho, Mizuho-ku, Nagoya-shi, Aichi	Real estate (actual real estate)	885.96	509	465
A-97	S-FORT Tsukisamu	5-1-1 Tsukisamuchuodori Toyohira-ku, Sapporo-shi, Hokkaido	Real estate (actual real estate)	1,135.05	357	344
B-03	S-FORT Yokkaichi Motomachi	1-14, Motomachi, Yokkaichi-shi, Mie	Trust beneficiary interest	1,691.28	451	638
B-04	S-FORT Suzuka	361-7, Nishijo-cho, Suzuka-shi, Mie	Trust beneficiary interest	2,286.69	537	698
B-05	S-RESIDENCE Esaka	12-31 Hiroshiba-cho, Suita-shi, Osaka	Trust beneficiary interest	3,739.30	2,245	2,820
B-06	S-FORT Utsunomiya	4-2-23 Higashi Shukugo, Utsunomiya-shi, Tochigi	Trust beneficiary interest	2,330.64	596	768
B-07	S-FORT Yokkaichi Nishi Shinchi	17-6 Nishishinchi, Yokkaichi-shi, Mie	Real estate (actual real estate)	2,192.48	625	793
B-08	S-FORT Saga Honjo	1167-3 Honjo Ipponmatsu, Honjo-cho, Saga-shi, Saga	Trust beneficiary interest	4,972.84	1,006	1,180
B-09	S-FORT Saga Idaimae	4-3-4 Nabeshima, Saga-shi, Saga	Trust beneficiary interest	1,507.35	392	450
B-10	S-FORT Nishinomiya	5-31 Todacho, Nishinomiya-shi, Hyogo	Trust beneficiary interest	2,887.26	1,414	1,660
B-11	S-FORT Nishinomiya Uegahara	2-43 Uegahara-rokubancho, Nishinomiya-shi, Hyogo	Trust beneficiary interest	1,546.28	782	914
B-12	S-FORT Mito Chuo	1-2-10 Chuo, Mito-shi, Ibaraki	Trust beneficiary interest	6,503.80	1,869	2,340
B-13	S-FORT Tsu Shinmachi	1-1-5 Shinmachi, Tsu-shi, Mie	Trust beneficiary interest	2,463.30	770	852
B-14	S-FORT Mie Daigaku-mae	1-131 Edobashi, Tsu-shi, Mie	Real estate (actual real estate)	1,874.88	602	643
B-15	S-FORT Takasagomachi	1-30 Takasagomachi, Oita-shi, Oita	Trust beneficiary interest	3,588.84	992	1,100
B-16	S-FORT Oita Ekimae	3-1-4 Chuomachi, Oita-shi, Oita	Trust beneficiary interest	2,662.36	886	956
B-17	S-FORT Oita Otemachi	1-4-9 Otemachi, Oita-shi, Oita	Real estate (actual real estate)	905.80	279	313
B-18	S-FORT Suizenji	3-34-10 Suizenji, Chuo-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interest	4,256.91	1,342	1,360
B-19	S-FORT Kumadaibyoin-mae	3-2-22 Honjo, Chuo-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interest	3,458.07	1,097	1,110
B-20	S-FORT Kumamoto Senba	1-23 Senbamachi-Shimo, Chuo-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interest	3,224.24	1,001	1,000
B-21	S-FORT Esaka Tarumicho	3-5-13 Tarumicho, Suita-shi, Osaka	Trust beneficiary interest	1,267.30	764	908

Property number	Property name	Location (residential address)	Type of ownership	Rentable area (m ²)	Book value (millions of yen)	Period-end estimated value (millions of yen) (Note 1)
B-22	S-FORT Niigata Honcho	7-1082 Honchodori, Chuo-ku, Niigata-shi, Niigata	Trust beneficiary interest	2,604.25	976	1,040
B-23	S-FORT Motohama	33-28 Motohamacho, Naka-ku, Hamamatsu-shi, Shizuoka	Real estate (actual real estate)	1,010.60	247	259
B-24	S-FORT Kumamoto Gofukumachi	2-36-6 Gofukumachi, Chuo-ku, Kumamoto-shi, Kumamoto	Real estate (actual real estate)	2,290.68	611	602
B-25	S-FORT Esaka Salita	3-20-26 Tarumicho, Suita-shi, Osaka	Real estate (actual real estate)	755.40	426	438
B-26	S-FORT Esaka LIBERTS	2-3-26 Esaka, Suita-shi, Osaka	Real estate (actual real estate)	613.08	354	355
B-27	S-FORT Otsukawa	12 Otsukawacho, Handa-shi, Aichi	Trust beneficiary interest	3,250.36	669	686
B-28	S-FORT Saga Tenjin	1-2-59 Tenjin, Saga-shi, Saga	Trust beneficiary interest	2,895.36	768	771
B-29	S-FORT Nagasaki Daigaku Byoin-mae	4-5 Hamaguchi-machi, Nagasaki-shi, Nagasaki	Trust beneficiary interest	3,721.97	1,338	1,430
B-30	S-FORT Kumamoto Keitoku	33, 34 and 35 Toricho, Chuo-ku, Kumamoto-shi, Kumamoto	Real estate (actual real estate)	1,582.77	464	451
B-31	S-FORT Shizuoka Tennocho	4-10 Tennocho, Aoi-ku, Shizuoka-shi, Shizuoka	Trust beneficiary interest	2,649.60	1,030	1,060
B-32	S-FORT Konan Umekage I (Note 2)	4-1 Umekagecho, Konan-shi, Shiga	Trust beneficiary interest	5,813.49	1,493	1,590
B-33	S-FORT Esaka Koen	1-21-16 Esakacho, Suita-shi, Osaka	Trust beneficiary interest	1,869.20	1,287	1,320
B-34	S-FORT Oita Kotobukimachi	11-18 Kotobukimachi, Oita-shi, Oita	Trust beneficiary interest	3,067.08	747	770
B-35	S-FORT Hotakubo	2-11-10 Hotakubo, Chuo-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interest	3,040.33	608	597
B-36	S-FORT Kumamoto Kenritsu Daigaku-mae	2-6-60 Tsukide, Higashi-ku, Kumamoto-shi, Kumamoto	Real estate (actual real estate)	1,495.20	485	423
B-37	S-FORT Kasugai	7-2-7 Nyoisarucho, Kasugai-shi, Aichi	Real estate (actual real estate)	2,398.34	486	507
B-38	S-FORT Kokura	1-10-30 Nakatsuguchi, Kokurakita-ku, Kitakyushu-shi, Fukuoka	Trust beneficiary interest	5,006.68	1,446	1,450
B-39	S-FORT Niigata Ekimae	1-10-24 Yoneyama, Chuo-ku, Niigata-shi, Niigata	Trust beneficiary interest	3,303.57	1,472	1,460
B-40	S-FORT Takasaki	5-3 Torimachi, Takasaki-shi, Gunma	Trust beneficiary interest	3,775.68	1,154	1,120
B-41	S-FORT Yokkaichi arcam	2-4 Motomachi, Yokkaichi-shi, Mie	Trust beneficiary interest	2,604.42	877	846
B-42	S-FORT Kagoshima Chuo	10-3 Nishisengokucho, Kagoshima-shi, Kagoshima	Trust beneficiary interest	2,260.21	825	796
B-43	S-FORT Heisei Keyakidori	2-20-18 Hirata, Minami-ku, Kumamoto-shi, Kumamoto	Trust beneficiary interest	3,699.42	800	774
B-44	S-FORT Yokkaichi zeal	2-13 Motomachi, Yokkaichi-shi, Mie	Trust beneficiary interest	1,876.98	652	627
B-45	S-FORT Utsunomiya Minamiodori	3-1-1 Minamiodori, Utsunomiya-shi, Tochigi	Trust beneficiary interest	3,258.30	1,386	1,360
B-46	S-FORT Ichinomiya Honmachi	4-4-14 Honmachi, Ichinomiya-shi, Aichi	Real estate (actual real estate)	1,224.96	590	596
B-47	S-RESIDENCE Senrioka	1-14-20 Senrioka, Settsu-shi, Osaka	Trust beneficiary interest	1,898.25	1,078	1,120
B-48	S-RESIDENCE Takaida Central	2-3-13 Nishizutsumi, Higashiosaka-shi, Osaka	Trust beneficiary interest	3,220.54	1,489	1,430
B-49	S-RESIDENCE Sakaishi Ekimae	1-4-32 Shinonome Higashi Machi, Kita-ku, Sakai-shi, Osaka	Trust beneficiary interest	1,985.52	963	962
B-50	S-FORT Niigata Sasaguchi	2-8-4 Sasaguchi, Chuo-ku, Niigata-shi, Niigata	Trust beneficiary interest	1,762.61	796	740
B-51	S-RESIDENCE Yokkaichi Motomachi	1-17 Motomachi, Yokkaichi-shi, Mie	Trust beneficiary interest	1,497.48	783	732
B-52	S-FORT Kagoshima Ekimae Bayside	12-4 Ogawacho, Kagoshima-shi, Kagoshima	Trust beneficiary interest	1,990.92	721	714
B-53	S-RESIDENCE Ichinomiya Ekimae	2-7-9 Sakae, Ichinomiya-shi, Aichi	Trust beneficiary interest	1,311.75	698	683
B-54	S-FORT Esaka Fiore	5-15-28 Minamisuita, Suita-shi, Osaka	Real estate (actual real estate)	868.84	512	492
C-01	S-FORT Maita Koen	1-12-2 Miyamoto-cho, Minami-ku, Yokohama-shi, Kanagawa	Trust beneficiary interest	1,607.40	917	1,260
C-02	S-FORT Nihombashi Hakozaiki	1-11 Nihonbashi Hakozaiki-cho, Chuo-ku, Tokyo	Trust beneficiary interest	1,114.38	927	1,160
C-04	S-FORT Shiomi	1-21-7 Shiomi, Koto-ku, Tokyo	Trust beneficiary interest	1,042.48	826	1,070
C-06	S-FORT Shonan Hiratsuka	8-12 Daikan-cho, Hiratsuka-shi, Kanagawa	Trust beneficiary interest	1,717.46	794	1,100

Property number	Property name	Location (residential address)	Type of ownership	Rentable area (m ²)	Book value (millions of yen)	Period-end estimated value (millions of yen) (Note 1)
C-07	S-FORT Nishifunabashi	3-2-25 Nishifuna, Funabashi-shi, Chiba	Trust beneficiary interest	1,397.64	697	869
C-08	S-FORT Maihama	5-18-8 Fujimi, Urayasu-shi, Chiba	Trust beneficiary interest	1,726.56	1,142	1,430
C-09	S-FORT Ichikawa	1-21-8 Ichikawa, Ichikawa-shi, Chiba	Trust beneficiary interest	1,255.90	850	908
C-10	S-RESIDENCE Yokosuka Chuo	1-5-15 Yonegahamadori, Yokosuka-shi, Kanagawa	Real estate (actual real estate)	1,492.09	815	1,010
C-12	S-FORT Hoya	2-6-5 Higashicho, Nishi-Tokyo-shi, Tokyo	Trust beneficiary interest	1,177.94	638	928
C-13	S-FORT Tamagawagakuen-mae	2-16-28 Tamagawagakuen, Machida-shi, Tokyo	Trust beneficiary interest	978.75	592	704
C-14	S-FORT Tsurukawa	2-19-4 Tsurukawa, Machida-shi, Tokyo	Real estate (actual real estate)	1,886.70	571	664
C-15	S-RESIDENCE Yokohama Tanmachi	2-14-10 Tanmachi, Kanagawa-ku, Yokohama-shi, Kanagawa	Trust beneficiary interest	772.38	620	769
C-16	S-FORT Chigasaki	22-8 Saiwaicho, Chigasaki-shi, Kanagawa	Trust beneficiary interest	1,382.17	1,130	1,260
C-17	S-FORT Kawaguchi Namiki	4-4-5 Namiki, Kawaguchi-shi, Saitama	Trust beneficiary interest	1,457.51	1,104	1,240
C-18	S-FORT Todakoen	2-11-13 Shimomae, Toda-shi, Saitama	Trust beneficiary interest	1,438.71	906	1,060
C-19	S-FORT Funabashi Tsukada	2-39-1 Kitahoncho, Funabashi-shi, Chiba	Trust beneficiary interest	5,640.60	1,899	1,990
C-20	S-FORT Kashiwa	3-4-17 Kashiwa, Kashiwa-shi, Chiba	Real estate (actual real estate)	983.06	541	586
C-21	S-FORT Fujimidai	4-16-13 Kamisaginomiya, Nakano-ku, Tokyo	Trust beneficiary interest	2,054.86	1,181	1,620
C-22	S-RESIDENCE Matsudo	5-7 Honcho, Matsudo-shi, Chiba	Trust beneficiary interest	1,180.53	836	958
C-23	S-RESIDENCE Motoyawata	5-7-16 Minamiyawata, Ichikawa-shi, Chiba	Trust beneficiary interest	2,180.26	1,678	1,900
C-24	S-FORT Kinshicho	4-1-2 Yokokawa, Sumida-ku, Tokyo	Trust beneficiary interest	1,956.87	1,529	1,720
C-25	S-FORT Komazawa Daigaku	4-40-3 Kamiuma, Setagaya-ku, Tokyo	Trust beneficiary interest	536.60	535	589
C-26	S-FORT Yokohama Aobadai	2-34-1 Aobadai, Aoba-ku, Yokohama-shi, Kanagawa	Trust beneficiary interest	9,274.43	5,450	5,840
C-27	S-FORT Aoba Shiratoridai	21-4 Shiratoridai, Aoba-ku, Yokohama-shi, Kanagawa	Trust beneficiary interest	2,179.25	877	897
C-28	S-FORT Kawasaki Shinmeicho	2-29-8 Shinmeicho, Saiwai-ku, Kawasaki-shi, Kanagawa	Trust beneficiary interest	994.63	616	684
C-29	S-FORT Motoyawata Mairie	1-16-9 Yawata, Ichikawa-shi, Chiba	Trust beneficiary interest	826.18	686	705
C-30	S-FORT Funabashi roots	3-9-27 Honcho, Funabashi-shi, Chiba	Trust beneficiary interest	1,201.50	832	837
C-31	S-FORT Tama-plaza	2-24-8 Inukura, Miyamae-ku, Kawasaki-shi, Kanagawa	Trust beneficiary interest	1,367.88	661	714
C-32	S-FORT Odawara	1-20-5 Sakaecho, Odawara-shi, Kanagawa	Trust beneficiary interest	1,279.24	626	643
C-33	S-FORT Nakaitabashi	72-6 Yayoicho, Itabashi-ku, Tokyo	Trust beneficiary interest	3,946.25	3,448	3,470
C-34	S-FORT Kameido	9-6-13 Kameido, Koto-ku, Tokyo	Trust beneficiary interest	2,577.48	1,285	1,300
C-35	S-FORT Gyotoku	3-15-17 Gyotoku Ekimae, Ichikawa-shi, Chiba	Trust beneficiary interest	1,283.80	950	988
C-36	S-FORT Funabashi Kaijin	1-1441-1 Kaijinchominami, Funabashi-shi, Chiba	Trust beneficiary interest	1,512.96	933	951
C-37	S-FORT Funabashi Honcho	2-3-21 Honcho, Funabashi-shi, Chiba	Trust beneficiary interest	1,235.10	795	794
C-38	S-FORT Hachioji	2-3-10 Sennincho, Hachioji-shi, Tokyo	Real estate (actual real estate)	1,049.43	488	490
C-39	S-RESIDENCE Kitasenju reiz	6-24 Senju Tatsuta-cho, Adachi-ku, Tokyo	Trust beneficiary interest	1,432.67	1,249	1,270
C-40	S-FORT Odawara Sakaecho	1-17-35 Sakaecho, Odawara-shi, Kanagawa	Real estate (actual real estate)	1,003.20	513	489
Total		—	—	378,697.55	164,959	182,442

(Note 1) "Period-end estimated value" indicates the appraisal value stated in the appraisal reports prepared by the real estate appraisers of Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd., The Tanizawa Sōgō Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K. and Japan Valuers Co., Ltd., with January 31, 2023, as the appraisal date, or the survey value stated in the price survey reports for such, based on the asset appraisal methods and standards stipulated in the Articles of Incorporation of Samty Residential as well as the rules provided by The Investment Trusts Association, Japan.

(Note 2) The property consists of S-FORT Konan Umekage I, S-FORT Konan Umekage II and S-FORT Umekagecho. The same shall apply hereinafter.

The leasing performance of real estate, etc. owned by Samty Residential are as follows.

Property number	Property name	14th fiscal period (February 1, 2022 to July 31, 2022)				15th fiscal period (August 1, 2022 to January 31, 2023)			
		Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)
A-01	S-FORT Shin Osaka ravir	1	98.0	20	0.4	1	98.0	22	0.4
A-04	S-FORT Chikushi Dori	1	98.9	44	0.9	1	97.8	44	0.8
A-05	S-FORT Fukuoka Kencho Mae	1	93.3	37	0.7	1	99.0	37	0.7
A-06	S-FORT Takamiya	1	98.8	30	0.6	1	97.6	29	0.5
A-07	S-FORT Tsutsujigaoka Koen	1	98.4	52	1.0	1	95.9	53	1.0
A-08	S-RESIDENCE Namba Briller	1	93.4	66	1.3	1	94.8	66	1.2
A-09	S-FORT Tsurumai marks	1	90.5	37	0.7	1	95.2	37	0.7
A-10	S-FORT Rokuban-cho	1	96.6	24	0.5	1	93.0	24	0.4
A-11	S-FORT Nakajima Koen	1	94.7	63	1.3	1	96.6	63	1.2
A-12	S-FORT Hokudai Mae	1	96.8	26	0.5	1	100.0	26	0.5
A-13	S-RESIDENCE Kobe Isogamidori	1	97.7	91	1.8	1	97.4	86	1.6
A-16	S-FORT Gakuenmae (Note 5)	—	—	2	0.1	—	—	—	—
A-17	S-RESIDENCE Shin Osaka Ekimae	1	98.9	85	1.7	1	96.2	84	1.6
A-19	S-FORT Aoi	1	89.3	28	0.6	1	100.0	28	0.5
A-20	S-FORT Kurumamichi	1	100.0	14	0.3	1	100.0	15	0.3
A-21	S-FORT Kamiotai (Note 6)	—	—	9	0.2	—	—	—	—
A-22	S-FORT Tsurumai arts	1	96.4	25	0.5	1	96.4	25	0.5
A-23	S-FORT Tsurumai cube	1	88.9	20	0.4	1	100.0	20	0.4
A-24	S-FORT Fukuoka Higashi	1	95.5	66	1.3	1	96.8	65	1.2
A-25	S-RESIDENCE Kobe Motomachi	1	93.8	39	0.8	1	98.9	40	0.7
A-26	S-FORT Kobe Kaguracho	1	100.0	73	1.5	1	97.0	72	1.3
A-27	S-FORT Nijo-jo mae	1	100.0	22	0.5	1	100.0	22	0.4
A-28	S-FORT Chion-in mae	1	100.0	13	0.3	1	100.0	13	0.3
A-30	S-RESIDENCE Midoribashi Ekimae	1	96.6	61	1.2	1	98.0	61	1.1
A-31	S-FORT Tsurumai reale	1	94.2	50	1.0	1	98.3	51	0.9
A-32	S-FORT Osu Kannon	1	98.2	43	0.9	1	90.9	41	0.8
A-33	S-FORT Kita-Sanno	1	96.7	26	0.5	1	97.6	25	0.5
A-34	S-FORT Aratamabashi	1	96.6	16	0.3	1	100.0	16	0.3
A-35	S-FORT Toyohira Sanjyo	1	98.7	31	0.6	1	100.0	31	0.6
A-36	S-FORT Kitamaruyama	1	100.0	17	0.3	1	96.1	17	0.3
A-37	S-FORT Hakata-Higashi I	1	100.0	14	0.3	1	94.2	14	0.3
A-38	S-FORT Hakata-Higashi II	1	100.0	14	0.3	1	97.1	13	0.2
A-39	S-FORT Kobe Sannomiya-Kita	1	93.4	16	0.3	1	89.0	16	0.3
A-40	S-FORT Nakahirodori	1	98.7	29	0.6	1	98.7	29	0.5
A-41	S-FORT Tsurumicho	1	95.4	26	0.5	1	93.8	27	0.5
A-42	S-FORT Aoba Kamisugi	1	96.9	34	0.7	1	98.5	34	0.6
A-43	S-RESIDENCE Shin Osaka Ridente	1	98.9	40	0.8	1	94.4	39	0.7
A-44	S-FORT Fukushima La Luna	1	100.0	27	0.5	1	96.7	27	0.5
A-45	S-FORT Fukushima Libre	1	94.5	17	0.3	1	97.2	17	0.3
A-46	S-FORT Kamiyashiro	1	83.3	14	0.3	1	81.0	13	0.2
A-47	S-RESIDENCE Miyanomori	1	100.0	24	0.5	1	90.9	23	0.4
A-48	S-FORT Higashi-Sapporo Nordo	1	100.0	13	0.3	1	95.8	12	0.2
A-49	S-RESIDENCE Aoi	1	94.7	41	0.8	1	93.7	41	0.8
A-50	S-RESIDENCE Shiga Hondori	1	100.0	37	0.7	1	98.9	37	0.7
A-51	S-FORT Kobe Ogawadori	1	96.0	19	0.4	1	95.8	19	0.4
A-52	S-FORT Sakuragawa Minami	1	98.0	37	0.7	1	97.0	36	0.7
A-53	S-FORT Fukushima EBIE	1	83.3	16	0.3	1	100.0	17	0.3
A-54	S-FORT Miyakojima Uchindai	1	96.2	13	0.3	1	96.2	13	0.2
A-55	S-FORT Miyakojima KERS	1	95.8	10	0.2	1	100.0	11	0.2
A-56	S-FORT Oimazato-Nishi	1	100.0	10	0.2	1	100.0	10	0.2
A-57	S-RESIDENCE Chikusa	1	93.4	18	0.4	1	91.0	18	0.3
A-58	S-FORT Sakurayama	1	86.4	26	0.5	1	96.6	25	0.5
A-59	S-FORT Sapporo N15	1	93.6	21	0.4	1	98.4	21	0.4
A-60	S-FORT Nangodori	1	90.5	12	0.2	1	96.8	12	0.2
A-61	S-FORT Meinhama	1	96.4	18	0.4	1	94.5	18	0.3
A-62	S-FORT Osaka Doshin	1	97.2	48	1.0	1	100.0	50	0.9
A-63	S-FORT Higashi Betsuin	1	96.4	22	0.5	1	94.6	23	0.4
A-64	S-FORT Moriyama	1	100.0	18	0.4	1	100.0	18	0.3
A-65	S-FORT Jingu Minami	1	85.3	15	0.3	1	92.6	14	0.3
A-66	S-FORT Atsuta Rokuban	1	92.0	24	0.5	1	90.3	23	0.4
A-67	S-FORT Kitachikusa	1	90.0	21	0.4	1	95.0	21	0.4
A-68	S-FORT Saikotori	1	100.0	14	0.3	1	100.0	14	0.3

Property number	Property name	14th fiscal period (February 1, 2022 to July 31, 2022)				15th fiscal period (August 1, 2022 to January 31, 2023)			
		Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)
A-69	S-FORT Fukuzumi	1	96.4	12	0.2	1	100.0	12	0.2
A-70	S-FORT Muromi	1	100.0	25	0.5	1	100.0	24	0.5
A-71	S-FORT Atsuta Hanacho	1	97.3	23	0.5	1	94.3	24	0.5
A-72	S-FORT Horitatori	1	97.1	16	0.3	1	100.0	15	0.3
A-73	S-FORT Kego Tower	1	97.4	122	2.4	1	99.4	125	2.3
A-74	S-RESIDENCE Aoi II	1	97.6	57	1.1	1	96.8	57	1.1
A-75	S-FORT Meiekininami 5-Chome	1	98.0	20	0.4	1	91.1	19	0.4
A-76	S-FORT Hakozaeki Higashi	1	95.9	25	0.5	1	93.1	25	0.5
A-77	S-RESIDENCE Meiekininami	1	100.0	20	0.4	1	93.2	19	0.4
A-78	S-FORT Kanayama	1	95.2	18	0.4	1	97.8	20	0.4
A-79	S-FORT Izumi Chuo	1	95.2	24	0.5	1	93.9	24	0.4
A-80	S-RESIDENCE Soen EAST	1	100.0	17	0.4	1	100.0	17	0.3
A-81	S-FORT Yagoto	1	97.6	16	0.3	1	97.6	15	0.3
A-82	S-FORT Sapporo Kita 5-Jo	1	100.0	16	0.3	1	97.9	16	0.3
A-83	S-FORT Sapporo Motomachi	1	96.9	14	0.3	1	100.0	14	0.3
A-84	S-RESIDENCE Joshin II	1	100.0	28	0.6	1	93.1	26	0.5
A-85	S-RESIDENCE Sengencho	1	100.0	15	0.3	1	100.0	15	0.3
A-86	S-FORT Taisho riviere	1	92.3	23	0.5	1	92.4	26	0.5
A-87	S-RESIDENCE Kyoto Takeda Dormitory	—	—	—	—	1	100.0	62	1.1
A-88	S-RESIDENCE Maruyama Omotesando	—	—	—	—	1	98.3	48	0.9
A-89	S-RESIDENCE Soen	—	—	—	—	1	100.0	38	0.7
A-90	S-FORT Sakuragawa	—	—	—	—	1	100.0	22	0.4
A-91	S-FORT Benteicho	—	—	—	—	1	92.0	17	0.3
A-92	S-RESIDENCE Kindaibijutsukan-mae	—	—	—	—	1	97.5	18	0.3
A-93	S-RESIDENCE Meieki	—	—	—	—	1	93.6	14	0.3
A-94	S-FORT Joshin	—	—	—	—	1	92.4	15	0.3
A-95	S-FORT Sakuranomiya	—	—	—	—	1	84.2	11	0.2
A-96	S-RESIDENCE Horita	—	—	—	—	1	94.4	15	0.3
A-97	S-FORT Tsukisamu	—	—	—	—	1	100.0	13	0.2
B-03	S-FORT Yokkaichi Motomachi	1	98.2	23	0.5	1	96.4	22	0.4
B-04	S-FORT Suzuka	1	98.7	28	0.6	1	94.7	27	0.5
B-05	S-RESIDENCE Esaka	1	93.8	76	1.5	1	92.5	71	1.3
B-06	S-FORT Utsunomiya	1	88.5	23	0.5	1	90.4	23	0.4
B-07	S-FORT Yokkaichi Nishi Shinci	1	95.9	27	0.6	1	97.2	27	0.5
B-08	S-FORT Saga Honjo	1	100.0	36	0.7	1	100.0	36	0.7
B-09	S-FORT Saga Idaimae	1	100.0	13	0.3	1	100.0	13	0.2
B-10	S-FORT Nishinomiya	1	98.1	46	0.9	1	97.0	45	0.8
B-11	S-FORT Nishinomiya Uegahara	1	96.8	27	0.5	1	93.5	23	0.4
B-12	S-FORT Mito Chuo	1	97.3	64	1.3	1	90.9	63	1.2
B-13	S-FORT Tsu Shinmachi	1	98.6	31	0.6	1	89.9	29	0.5
B-14	S-FORT Mie Daigaku-mae	1	100.0	23	0.5	1	98.4	24	0.5
B-15	S-FORT Takasagomachi	1	94.2	44	0.9	1	93.9	42	0.8
B-16	S-FORT Oita Ekimae	1	100.0	30	0.6	1	100.0	30	0.6
B-17	S-FORT Oita Otemachi	1	100.0	10	0.2	1	100.0	10	0.2
B-18	S-FORT Suizenji	1	93.3	45	0.9	1	98.7	46	0.8
B-19	S-FORT Kumadaibyojin-mae	1	84.5	35	0.7	1	100.0	37	0.7
B-20	S-FORT Kumamoto Senba	1	88.4	33	0.7	1	95.8	32	0.6
B-21	S-FORT Esaka Tarumicho	1	93.6	23	0.5	1	89.5	23	0.4
B-22	S-FORT Niigata Honcho	1	84.9	35	0.7	1	97.7	34	0.6
B-23	S-FORT Motoshima	1	100.0	11	0.2	1	94.1	11	0.2
B-24	S-FORT Kumamoto Gofukumachi	1	92.6	21	0.4	1	94.3	21	0.4
B-25	S-FORT Esaka Salita	1	100.0	13	0.3	1	93.4	13	0.2
B-26	S-FORT Esaka LIBERTS	1	95.6	10	0.2	1	95.6	10	0.2
B-27	S-FORT Otsukawa	1	96.4	28	0.6	1	98.4	29	0.5
B-28	S-FORT Saga Tenjin	1	94.1	32	0.7	1	98.3	30	0.6
B-29	S-FORT Nagasaki Daigaku Byoin-mae	1	95.8	53	1.1	1	100.0	51	0.9
B-30	S-FORT Kumamoto Keitoku	1	89.6	15	0.3	1	97.4	14	0.3
B-31	S-FORT Shizuoka Tennocho	1	90.3	37	0.7	1	90.5	34	0.6
B-32	S-FORT Konan Umekage I	1	100.0	64	1.3	1	100.0	63	1.2
B-33	S-FORT Esaka Koen	1	100.0	35	0.7	1	98.4	34	0.6
B-34	S-FORT Oita Kotobukimachi	1	95.1	32	0.6	1	99.0	31	0.6
B-35	S-FORT Hotakubo	1	95.7	26	0.5	1	100.0	26	0.5
B-36	S-FORT Kumamoto Kenritsu Daigaku-mae	1	95.4	16	0.3	1	96.3	17	0.3

Property number	Property name	14th fiscal period (February 1, 2022 to July 31, 2022)				15th fiscal period (August 1, 2022 to January 31, 2023)			
		Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Real estate leasing business revenue [during the period] (millions of yen) (Note 3)	Ratio to total real estate leasing business revenue (%) (Note 4)
B-37	S-FORT Kasugai	1	97.3	18	0.4	1	97.3	18	0.3
B-38	S-FORT Kokura	1	96.9	51	1.0	1	92.4	52	1.0
B-39	S-FORT Niigata Ekimae	1	98.8	46	0.9	1	94.5	46	0.9
B-40	S-FORT Takasaki	1	97.9	48	1.0	1	91.8	43	0.8
B-41	S-FORT Yokkaichi arcam	1	95.2	31	0.6	1	95.2	31	0.6
B-42	S-FORT Kagoshima Chuo	1	93.5	29	0.6	1	93.3	28	0.5
B-43	S-FORT Heisei Keyakidori	1	93.5	32	0.6	1	96.7	32	0.6
B-44	S-FORT Yokkaichi zeal	1	97.6	22	0.5	1	100.0	22	0.4
B-45	S-FORT Utsunomiya Minamiodori	1	100.0	46	0.9	1	93.6	41	0.8
B-46	S-FORT Ichinomiya Honmachi	1	97.9	17	0.3	1	100.0	20	0.4
B-47	S-RESIDENCE Senrioka	1	100.0	27	0.5	1	98.7	32	0.6
B-48	S-RESIDENCE Takaide Central	—	—	—	—	1	98.6	55	1.0
B-49	S-RESIDENCE Sakaishi Ekimae	—	—	—	—	1	100.0	34	0.6
B-50	S-FORT Niigata Sasaguchi	—	—	—	—	1	100.0	24	0.4
B-51	S-RESIDENCE Yokkaichi Motomachi	—	—	—	—	1	98.3	25	0.5
B-52	S-FORT Kagoshima Ekimae Bayside	—	—	—	—	1	100.0	27	0.5
B-53	S-RESIDENCE Ichinomiya Ekimae	—	—	—	—	1	85.5	21	0.4
B-54	S-FORT Esaka Fiore	—	—	—	—	1	92.9	14	0.3
C-01	S-FORT Maita Koen	1	97.5	34	0.7	1	91.4	32	0.6
C-02	S-FORT Nihombashi Hakozaeki	1	86.7	25	0.5	1	97.8	26	0.5
C-03	S-FORT Itabashi Shimura (Note 5)	—	—	3	0.1	—	—	—	—
C-04	S-FORT Shiomi	1	98.1	26	0.5	1	98.1	28	0.5
C-05	S-FORT Noborito (Note 5)	—	—	3	0.1	—	—	—	—
C-06	S-FORT Shonan Hiratsuka	1	97.0	33	0.7	1	85.0	30	0.6
C-07	S-FORT Nishifunabashi	1	96.9	25	0.5	1	93.5	24	0.5
C-08	S-FORT Maihama	1	98.8	37	0.7	1	96.4	38	0.7
C-09	S-FORT Ichikawa	1	98.0	27	0.5	1	93.1	26	0.5
C-10	S-RESIDENCE Yokosuka Chuo	1	100.0	29	0.6	1	100.0	29	0.5
C-12	S-FORT Hoya	1	100.0	19	0.4	1	100.0	20	0.4
C-13	S-FORT Tamagawagakuen-mae	1	97.8	20	0.4	1	100.0	18	0.3
C-14	S-FORT Tsurukawa	1	96.7	18	0.4	1	93.3	20	0.4
C-15	S-RESIDENCE Yokohama Tanmachi	1	100.0	21	0.4	1	100.0	18	0.3
C-16	S-FORT Chigasaki	1	100.0	33	0.7	1	93.6	33	0.6
C-17	S-FORT Kawaguchi Namiki	1	98.6	33	0.7	1	100.0	32	0.6
C-18	S-FORT Todakoen	1	98.4	30	0.6	1	96.7	30	0.6
C-19	S-FORT Funabashi Tsukada	1	100.0	57	1.1	1	100.0	56	1.0
C-20	S-FORT Kashiwa	1	100.0	18	0.4	1	97.4	17	0.3
C-21	S-FORT Fujimidai	1	95.8	37	0.7	1	94.7	37	0.7
C-22	S-RESIDENCE Matsudo	1	100.0	25	0.5	1	90.4	25	0.5
C-23	S-RESIDENCE Motoyawata	1	100.0	56	1.1	1	100.0	48	0.9
C-24	S-FORT Kinshicho	1	90.8	43	0.9	1	91.5	42	0.8
C-25	S-FORT Komazawa Daigaku	1	92.5	13	0.3	1	100.0	13	0.2
C-26	S-FORT Yokohama Aobadai	1	96.9	151	3.0	1	97.8	154	2.8
C-27	S-FORT Aoba Shiratoridai	1	94.1	26	0.5	1	100.0	27	0.5
C-28	S-FORT Kawasaki Shinmeicho	1	97.4	18	0.4	1	94.9	18	0.3
C-29	S-FORT Motoyawata Mairie	1	97.5	19	0.4	1	97.5	19	0.3
C-30	S-FORT Funabashi roots	1	94.9	24	0.5	1	94.9	22	0.4
C-31	S-FORT Tama-plaza	1	100.0	21	0.4	1	97.2	20	0.4
C-32	S-FORT Odawara	1	95.9	22	0.4	1	91.8	22	0.4
C-33	S-FORT Nakaitabashi	1	99.3	83	1.7	1	93.8	79	1.5
C-34	S-FORT Kameido	1	97.2	38	0.8	1	100.0	38	0.7
C-35	S-FORT Gyotoku	1	98.1	26	0.5	1	100.0	26	0.5
C-36	S-FORT Funabashi Kaijin	1	100.0	28	0.6	1	96.9	28	0.5
C-37	S-FORT Funabashi Honcho	1	100.0	23	0.5	1	96.0	24	0.4
C-38	S-FORT Hachioji	1	98.0	16	0.3	1	89.6	16	0.3
C-39	S-RESIDENCE Kitasenju reiz	1	100.0	25	0.5	1	96.5	30	0.6
C-40	S-FORT Odawara Sakaecho	—	—	—	—	1	95.0	17	0.3
Total		159	96.4	5,031	100.0	178	96.5	5,460	100.0

(Note 1) "Total number of tenants [at end of period]" indicates the total number of tenants under a direct lease relationship with Samty Residential or the trustee. Therefore, in cases where the master lease company subleases each apartment room to end tenants based on a master lease agreement, the total number of tenants is shown as "1," and does not include the number of end tenants related to the said sublease. Even for managed assets where a master lease is adopted, end tenants who do not accept the adoption of a master lease will be under a direct lease relationship with Samty Residential or the trustee. However, the number of said end tenants is not included in the total number of tenants.

(Note 2) "Occupancy rate [at end of period]" indicates the ratio of the leased area to the rentable area of respective managed assets, rounded off to the first decimal place.

(Note 3) “Real estate leasing business revenue [during the period] includes other leasing business revenue on top of leasing business revenue.

(Note 4) “Ratio to total real estate leasing business revenue” indicates the ratio obtained by dividing the real estate leasing business revenue of respective managed assets by the sum total of real estate leasing business revenue of all managed assets, rounded to the first decimal place.

(Note 5) Samty Residential disposed the properties on February 28, 2022. The disclosed real estate leasing business revenue for the 14th fiscal period indicates the figure for the period up to the day preceding the disposition.

(Note 6) Samty Residential disposed the property on March 24, 2022. The disclosed real estate leasing business revenue for the 14th fiscal period indicates the figure for the period up to the day preceding the disposition.

(4) Status of Other Assets

All real estate and trust beneficiary interests in real estate are listed on the aforementioned “(3) Details of Portfolio Assets.”

(5) Status of Owned Assets by Country and Region

Not applicable for countries and regions other than Japan

4. Capital Expenditures for Owned Real Estate

(1) Planned Capital Expenditures

The following are major items of capital expenditures for renovation work, etc. currently planned for the 16th fiscal period for the assets owned by Samty Residential as of January 31, 2023. Please note that the following planned construction cost includes portions that are separately accounted under expenses.

Property name	Location	Purpose	Schedule period	Planned construction cost (millions of yen)		
				Total amount	Payment in the 15th fiscal period	Total amount already paid
S-FORT Tsutsujigaoka Koen	Miyagino-ku, Sendai-shi	Large-scale refurbishment	From January 2023 to July 2023	82	—	—
S-FORT Suzuka	Suzuka-shi, Mie	Large-scale refurbishment	From March 2023 to July 2023	68	—	—
S-FORT Kumamoto Gofukumachi	Chuo-ku, Kumamoto-shi	Large-scale refurbishment	From May 2023 to July 2023	42	—	—
S-FORT Shizuoka Tennocho	Aoi-ku, Shizuoka-shi	Large-scale refurbishment	From December 2022 to July 2023	57	—	—
S-FORT Nihombashi Hakozaiki	Chuo-ku, Tokyo	Large-scale refurbishment	From March 2023 to July 2023	46	—	—

(2) Capital Expenditures during the 15th Fiscal Period

The following table provides an overview of capital expenditures Samty Residential conducted for its owned assets in the 15th fiscal period. Capital expenditures during the 15th fiscal period amounted to 373,859 thousand yen. Combined with repair expenses of 205,900 thousand yen that were classified as expenses for the fiscal period, Samty Residential conducted construction work of 579,759 thousand yen in total.

Property name	Location	Purpose	Period	Amount of capital expenditures (thousands of yen)
S-FORT Mito Chuo	Mito-shi, Ibaraki	Large-scale refurbishment	From June 2022 to November 2022	90,200
S-FORT Ichikawa	Ichikawa-shi, Chiba	Large-scale refurbishment	From October 2022 to January 2023	41,360
S-FORT Tsurukawa	Machida-shi, Tokyo	Large-scale refurbishment	From October 2022 to January 2023	39,600
S-FORT Saga Idaimae	Saga-shi, Saga	Large-scale refurbishment	From October 2022 to January 2023	38,500
Other capital expenditures				164,199
Total				373,859

(3) Reserves for Long-Term Repair and Maintenance Plans

Based on the long-term repairs and maintenance plans prepared for each property, Samty Residential sets aside repair reserves from the cash flows generated during the fiscal period, as shown below, in order to fund future large-scale repairs, etc. over the medium to long term.

(Unit: thousands of yen)

Operation period	11th fiscal period	12th fiscal period	13th fiscal period	14th fiscal period	15th fiscal period
	(From August 1, 2020 to January 31, 2021)	(From February 1, 2021 to July 31, 2021)	(From August 1, 2021 to January 31, 2022)	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Balance of reserves at beginning of period	89,995	161,656	173,290	257,568	365,787
Reserves during the period	318,346	222,590	287,631	379,301	383,834
Reversal of reserves during the period	246,685	210,956	203,354	271,082	340,876
Amount carried forward to the next period	161,656	173,290	257,568	365,787	408,745

5. Status of Expenses and Liabilities

(1) Details of Expenses Related to Asset Management

(Unit: thousands of yen)

Item	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Asset management fees	420,426	424,135
Asset custody fees	7,314	7,551
Administrative service fees	46,672	55,050
Remuneration for directors (and other officers)	3,060	3,060
Audit fees	15,900	15,900
Other expenses	181,648	186,425
Total	675,021	692,123

(Note) Aside from the amounts of asset management fees stated above, fees for asset management related to the acquisition of properties (14th fiscal period: 37,520 thousand yen, 15th fiscal period: 150,670 thousand yen) were paid and included in the book value of real estate, etc., and fees for disposition related to the sale of properties (14th fiscal period: 14,435 thousand yen, 15th fiscal period: not applicable) were paid.

(2) Status of Borrowings

The status of borrowings as of January 31, 2023, is as follows.

Category	Lender	Drawdown date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (Note 3)	Repayment date	Repayment method	Use of funds	Remarks
Current portion of long-term borrowings	Sumitomo Mitsui Banking Corporation	January 31, 2018	600	—	0.870% (Note 1)	January 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		350	—					
	Aozora Bank, Ltd.		250	—					
	THE KAGAWA BANK, Ltd.		250	—					
	THE SHIZUOKA BANK, LTD.		250	—					
	Resona Bank, Limited		200	—					
	SBI Shinsei Bank, Limited		150	—					
	The Chiba Bank, Ltd.		150	—					
	The Juhachi-Shinwa Bank, Ltd.		100	—					
	The Kumamoto Bank, Ltd.		50	—					
	The Hiroshima Bank, Ltd.	January 31, 2018	150	—	1.099% (Note 2)	January 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	August 26, 2019	835	—	0.572% (Note 2)	January 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Higo Bank, Ltd.		700	—					
	Kansai Mirai Bank, Limited		700	—					
	Aozora Bank, Ltd.		300	—					
	Sumitomo Mitsui Banking Corporation	June 29, 2018	600	600	0.770% (Note 1)	July 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		350	350					
	Aozora Bank, Ltd.		250	250					
	THE KAGAWA BANK, Ltd.		250	250					
	Resona Bank, Limited		200	200					
	SBI Shinsei Bank, Limited		150	150					
	The Chiba Bank, Ltd.		150	150					
	The Juhachi-Shinwa Bank, Ltd.		100	100					
	The Kumamoto Bank, Ltd.		50	50					
	The Hiroshima Bank, Ltd.	June 29, 2018	150	150	0.958% (Note 2)	July 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	THE SHIZUOKA BANK, LTD.		250	250					
	The Bank of Saga Ltd.	August 2, 2019	500	500	0.617% (Note 1)	July 31, 2023 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Limited		400	400					
	Aozora Bank, Ltd.		350	350					
	SBI Shinsei Bank, Limited		350	350					
	The Bank of Fukuoka, Ltd.		300	300					
	San ju San Bank, Ltd.		300	300					
	Sumitomo Mitsui Banking Corporation		300	300					
	THE KAGAWA BANK, Ltd.		250	250					
	The Juhachi-Shinwa Bank, Ltd.		200	200					
	The Oita Bank, Ltd.		100	100					
	The Kumamoto Bank, Ltd.		100	100					
	The Bank of Fukuoka, Ltd.	August 28, 2018	—	500	0.770% (Note 1)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.		—	500					
	Mizuho Bank, Ltd.		—	460					
	SBI Shinsei Bank, Limited		—	400					
	Resona Bank, Limited		—	300					

Category	Lender	Drawdown date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (Note 3)	Repayment date	Repayment method	Use of funds	Remarks
Current portion of long-term borrowings	The Bank of Fukuoka, Ltd.	November 26, 2018	—	350	0.770% (Note 2)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		—	290					
	SBI Shinsei Bank, Limited		—	200					
	SBI Shinsei Bank, Limited	August 26, 2019	—	1,400	0.673% (Note 2)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Limited		—	400					
	Kansai Mirai Bank, Limited	August 3, 2020	—	1,000	0.517% (Note 2)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Subtotal of current portion of long-term borrowings		10,685	11,450					
Long-term borrowings	Sumitomo Mitsui Banking Corporation	February 1, 2018	100	100	1.476% (Note 2)	January 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		100	100					
	Aozora Bank, Ltd.		500	500					
	The Higo Bank, Ltd.		500	500					
	Fukoku Mutual Life Insurance Company		300	300					
	The Bank of Fukuoka, Ltd.	August 28, 2018	500	—	0.770% (Note 1)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.		500	—					
	Mizuho Bank, Ltd.		460	—					
	SBI Shinsei Bank, Limited		400	—					
	Resona Bank, Limited		300	—					
	SBI Shinsei Bank, Limited	August 28, 2018	600	600	1.318% (Note 2)	July 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		350	350					
	Mizuho Bank, Ltd.		250	250					
	Resona Bank, Limited		100	100					
	The Bank of Fukuoka, Ltd.		350	—					
	Mizuho Bank, Ltd.	November 26, 2018	290	—	0.770% (Note 1)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited		200	—					
	Mizuho Bank, Ltd.		1,250	1,250					
	Mizuho Bank, Ltd.	March 29, 2019	1,250	1,250	0.917% (Note 1)	January 30, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	June 28, 2019	1,300	1,300	0.717% (Note 1)	July 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		1,300	1,300					
	Aozora Bank, Ltd.		500	500					
	THE KAGAWA BANK, Ltd.		500	500					
	Resona Bank, Limited		400	400					
	SBI Shinsei Bank, Limited		400	400					
	The Juhachi-Shinwa Bank, Ltd.		400	400					
	The Kumamoto Bank, Ltd.		200	200					
	Sumitomo Mitsui Banking Corporation	August 2, 2019	600	600	1.087% (Note 2)	July 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.		450	450					
	Aozora Bank, Ltd.		400	400					
	SBI Shinsei Bank, Limited		300	300					
	The Juhachi-Shinwa Bank, Ltd.		300	300					
	The Kumamoto Bank, Ltd.		200	200					
	Resona Bank, Limited		200	200					
	SBI Shinsei Bank, Limited		1,400	—					
	Resona Bank, Limited	August 26, 2019	400	—	0.673% (Note 2)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Nishi-Nippon City Bank, Ltd.	August 26, 2019	2,500	2,500	0.783% (Note 2)	January 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	August 26, 2019	2,500	2,500	0.864% (Note 2)	July 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Nishi-Nippon City Bank, Ltd.	August 26, 2019	500	500	0.907% (Note 2)	July 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Limited	June 30, 2020	900	900	0.750% (Note 2)	January 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited		725	725					
	Sumitomo Mitsui Banking Corporation		500	500					
	The Bank of Fukuoka, Ltd.		375	375					
	Sumitomo Mitsui Banking Corporation	June 30, 2020	1,075	1,075	0.863% (Note 2)	January 30, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.		900	900					
	The Bank of Fukuoka, Ltd.		775	775					
	Mizuho Bank, Ltd.		725	725					
	THE KAGAWA BANK, Ltd.		625	625					
	Kansai Mirai Bank, Limited	August 3, 2020	1,000	—	0.517% (Note 1)	January 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed

Category	Lender	Drawdown date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (Note 3)	Repayment date	Repayment method	Use of funds	Remarks
Long-term borrowings	San ju San Bank, Ltd.	August 3, 2020	500	500	0.517% (Note 1)	July 31, 2024 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Saga Ltd.		500	500					
	SBI Shinsei Bank, Limited	August 3, 2020	1,000	1,000	0.711% (Note 2)	July 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.		500	500					
	Resona Bank, Limited		250	250					
	The Nishi-Nippon City Bank, Ltd.	August 3, 2020	1,000	1,000	0.829% (Note 2)	July 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	August 3, 2020	1,000	1,000	0.742% (Note 1)	July 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	June 30, 2021	920	920	0.608% (Note 2)	January 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	June 30, 2021	1,550	1,550	0.614% (Note 2)	July 31, 2026 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Yokohama, Ltd.		1,250	1,250					
	THE KAGAWA BANK, Ltd.		600	600					
	SBI Shinsei Bank, Limited		500	500					
	The Juhachi-Shinwa Bank, Ltd.		240	240					
	The Kumamoto Bank, Ltd.		140	140					
	JAPAN POST BANK Co., Ltd.	August 3, 2021	1,000	1,000	0.567% (Note 1)	July 31, 2025 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Nishi-Nippon City Bank, Ltd.		1,000	1,000					
	Kansai Mirai Bank, Limited		500	500					
	Sumitomo Mitsui Banking Corporation	August 3, 2021	1,500	1,500	0.720% (Note 2)	January 29, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.		1,500	1,500					
	SBI Shinsei Bank, Limited		1,000	1,000					
	The Nishi-Nippon City Bank, Ltd.		1,000	1,000					
	Resona Bank, Limited		300	300					
	Sumitomo Mitsui Banking Corporation		1,700	1,700					
	The Higo Bank, Ltd.	August 3, 2021	1,500	1,500	0.726% (Note 2)	July 30, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Kagoshima Bank, Ltd.		500	500					
	Mizuho Bank, Ltd.	August 3, 2021	2,000	2,000	0.767% (Note 1)	July 30, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	January 31, 2022	810	810	0.910% (Note 2)	January 31, 2028 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Limited		900	900					
	The Juhachi-Shinwa Bank, Ltd.		660	660					
	The Bank of Fukuoka, Ltd.		540	540					
	SBI Shinsei Bank, Limited		500	500					
	The Kumamoto Bank, Ltd.		440	440					
	Aozora Bank, Ltd.	February 25, 2022	500	500	0.940% (Note 2)	January 31, 2028 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	THE HYAKUGO BANK, LTD.	July 29, 2022	1,000	1,000	0.617% (Note 1)	January 29, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited		500	500					
	THE KAGAWA BANK, Ltd.		500	500					
	Aozora Bank, Ltd.	July 29, 2022	1,000	1,000	0.993% (Note 2)	January 31, 2028 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Higo Bank, Ltd.		1,000	1,000					
	Daishi Hokuetsu Bank, Ltd.		850	850					
	The Dai-ichi Life Insurance Company, Limited		500	500					
	Sumitomo Mitsui Banking Corporation	August 2, 2022	—	500	0.891% (Note 2)	July 30, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited		—	500					
	Aozora Bank, Ltd.		—	500					
	The Yamaguchi Bank, Ltd.		—	500					
	The Hiroshima Bank, Ltd.	August 2, 2022	—	1,000	1.034% (Note 2)	July 31, 2028 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation		—	500					
	Sumitomo Mitsui Banking Corporation	August 2, 2022	—	1,050	1.181% (Note 2)	July 31, 2029 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited		—	500					
	Aozora Bank, Ltd.		—	500					
	The Yamaguchi Bank, Ltd.		—	500					
	Resona Bank, Limited		—	450					
	Mizuho Bank, Ltd.	August 2, 2022	—	500	0.891% (Note 2)	July 30, 2027 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	August 2, 2022	—	500	1.034% (Note 2)	July 31, 2028 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed

Category	Lender	Drawdown date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (Note 3)	Repayment date	Repayment method	Use of funds	Remarks
Long-term borrowings	Mizuho Bank, Ltd.	August 2, 2022	—	500	1.181% (Note 2)	July 31, 2029 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	January 31, 2023	—	1,050	1.434% (Note 2)	January 31, 2029 (Note 4)	Lump-sum repayment on repayment date	(Note 5)	Unsecured Unguaranteed
	The Higo Bank, Ltd.		—	700					
	Kansai Mirai Bank, Limited		—	700					
	Aozora Bank, Ltd.		—	550					
	Sumitomo Mitsui Banking Corporation		—	500					
	THE KAGAWA BANK, Ltd.		—	250					
	THE SHIZUOKA BANK, LTD.		—	250					
	Resona Bank, Limited		—	200					
	SBI Shinsei Bank, Limited		—	150					
	The Chiba Bank, Ltd.		—	150					
	Subtotal of long-term borrowings		62,550	69,250					
	Total		73,235	80,700					

(Note 1) These loans are with floating interest rates.

(Note 2) These loans are with fixed interest rates.

(Note 3) The interest rate is an average figure during the fiscal period and is rounded off to the third decimal place.

(Note 4) If the repayment date is not a business day, the immediately following business day shall be the repayment date. If such a day is in the following month, the immediately preceding business day shall be the repayment date.

(Note 5) The funds are appropriated for part of acquiring real estate or trust beneficiary interests in real estate, including part of accompanying expenses, and repaying borrowings.

(3) Status of Investment Corporation Bonds

The status of investment corporation bonds as of January 31, 2023, is as follows.

Name	Issue date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Interest rate	Redemption date	Redemption method	Use of funds	Remarks
Second Series Unsecured Investment Corporation Bonds (offering limited to qualified institutional investors)	February 1, 2018	1,000	—	1.054%	January 31, 2023	Lump-sum repayment on redemption date	(Note 1)	Unsecured Unguaranteed
First Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	December 16, 2020	1,700	1,700	0.580%	December 16, 2025	Lump-sum repayment on redemption date	(Note 2)	Unsecured Unguaranteed
Second Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	December 8, 2021	1,500	1,500	0.850%	December 8, 2031	Lump-sum repayment on redemption date	(Note 2)	Unsecured Unguaranteed
Third Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	December 15, 2022	—	1,400	0.850%	December 15, 2027	Lump-sum repayment on redemption date	(Note 2)	Unsecured Unguaranteed
Total	—	4,200	4,600	—	—	—	—	—

(Note 1) The funds are used for acquiring real estate or trust beneficiary interests in real estate, including part of accompanying expenses.

(Note 2) The funds are used to partly repay existing borrowings.

(4) Status of Short-Term Investment Corporation Bonds

Not applicable

(5) Status of Investment Unit Acquisition Rights

Not applicable

6. Status of Purchase and Sale during the 15th Fiscal Period

(1) Status of Acquisition and Sale of Real Estate, Asset-Backed Securities, Infrastructure Assets and Infrastructure-Related Assets, Etc.

Type of asset	Property number	Property name	Acquisition		Disposition			
			Acquisition date	Acquisition price (millions of yen) (Note 1)	Date of disposition	Disposition price (millions of yen) (Note 1)	Book value (millions of yen)	Gain or loss on sale (millions of yen) (Note 2)
Real estate trust beneficiary interest	A-87	S-RESIDENCE Kyoto Takeda Dormitory	August 2, 2022	2,235	—	—	—	—
Real estate trust beneficiary interest	A-88	S-RESIDENCE Maruyama Omotesando	August 2, 2022	1,421	—	—	—	—
Real estate trust beneficiary interest	A-89	S-RESIDENCE Soen	August 2, 2022	1,081	—	—	—	—
Real estate trust beneficiary interest	A-90	S-FORT Sakuragawa	August 2, 2022	743	—	—	—	—
Real estate trust beneficiary interest	A-91	S-FORT Bentencho	August 2, 2022	607	—	—	—	—
Real estate (actual real estate)	A-92	S-RESIDENCE Kindaibijutsukan-mae	August 2, 2022	594	—	—	—	—
Real estate trust beneficiary interest	A-93	S-RESIDENCE Meieki	August 2, 2022	522	—	—	—	—
Real estate (actual real estate)	A-94	S-FORT Joshin	August 2, 2022	522	—	—	—	—
Real estate (actual real estate)	A-95	S-FORT Sakuranomiya	August 2, 2022	512	—	—	—	—
Real estate (actual real estate)	A-96	S-RESIDENCE Horita	August 2, 2022	475	—	—	—	—
Real estate (actual real estate)	A-97	S-FORT Tsukisamu	August 2, 2022	326	—	—	—	—
Real estate trust beneficiary interest	B-48	S-RESIDENCE Takaida Central	August 2, 2022	1,388	—	—	—	—
Real estate trust beneficiary interest	B-49	S-RESIDENCE Sakaishi Ekimae	August 2, 2022	906	—	—	—	—
Real estate trust beneficiary interest	B-50	S-FORT Niigata Sasaguchi	August 2, 2022	720	—	—	—	—
Real estate trust beneficiary interest	B-51	S-RESIDENCE Yokkaichi Motomachi	August 2, 2022	720	—	—	—	—
Real estate trust beneficiary interest	B-52	S-FORT Kagoshima Ekimae Bayside	August 2, 2022	672	—	—	—	—
Real estate trust beneficiary interest	B-53	S-RESIDENCE Ichinomiya Ekimae	August 2, 2022	650	—	—	—	—
Real estate (actual real estate)	B-54	S-FORT Esaka Fiore	August 2, 2022	489	—	—	—	—
Real estate (actual real estate)	C-40	S-FORT Odawara Sakaecho	August 2, 2022	484	—	—	—	—
Total				15,067	—	—	—	—

(Note 1) "Acquisition price" or "Disposition price" indicates the amount (transaction price of real estate properties stated in the sales agreement, etc.) excluding various expenses (transaction brokerage fees, taxes and dues, etc.) required for acquisition or disposition of the relevant real estate properties, rounded down to the nearest million yen.

(Note 2) "Gain or loss on sale" indicates the amount obtained by deducting the book value and various expenses related to disposition from the disposition price.

(2) Status of Acquisition and Sale of Other Assets

Not applicable

(3) Survey on Prices of Specified Assets, Etc.

i) Real estate, etc.

Acquisition or disposition	Property name	Transaction date	Type of asset	Acquisition price (millions of yen) (Note 1)	Appraisal value (millions of yen) (Note 2)	Appraiser	Appraisal date
Acquisition	S-RESIDENCE Kyoto Takeda Dormitory	August 2, 2022	Real estate trust beneficiary interest	2,235	2,170	Daiwa Real Estate Appraisal Co., Ltd.	May 1, 2022
	S-RESIDENCE Maruyama Omotesando	August 2, 2022	Real estate trust beneficiary interest	1,421	1,380	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-RESIDENCE Soen	August 2, 2022	Real estate trust beneficiary interest	1,081	1,050	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-FORT Sakuragawa	August 2, 2022	Real estate trust beneficiary interest	743	744	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-FORT Bentencho	August 2, 2022	Real estate trust beneficiary interest	607	609	Japan Valuers Co., Ltd.	May 1, 2022
	S-RESIDENCE Kindaibijutsukan-mae	August 2, 2022	Real estate (actual real estate)	594	577	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-RESIDENCE Meieki	August 2, 2022	Real estate trust beneficiary interest	522	507	The Tanizawa Sōgō Appraisal Co., Ltd.	May 1, 2022
	S-FORT Joshin	August 2, 2022	Real estate (actual real estate)	522	524	Japan Valuers Co., Ltd.	May 1, 2022
	S-FORT Sakuranomiya	August 2, 2022	Real estate (actual real estate)	512	521	Daiwa Real Estate Appraisal Co., Ltd.	May 1, 2022
	S-RESIDENCE Horita	August 2, 2022	Real estate (actual real estate)	475	462	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-FORT Tsukisamu	August 2, 2022	Real estate (actual real estate)	326	328	Daiwa Real Estate Appraisal Co., Ltd.	May 1, 2022
	S-RESIDENCE Takaida Central	August 2, 2022	Real estate trust beneficiary interest	1,388	1,400	JLL Morii Valuation & Advisory K.K.	May 1, 2022
	S-RESIDENCE Sakaishi Ekimae	August 2, 2022	Real estate trust beneficiary interest	906	908	Daiwa Real Estate Appraisal Co., Ltd.	May 1, 2022
	S-FORT Niigata Sasaguchi	August 2, 2022	Real estate trust beneficiary interest	720	720	The Tanizawa Sōgō Appraisal Co., Ltd.	May 1, 2022
	S-RESIDENCE Yokkaichi Motomachi	August 2, 2022	Real estate trust beneficiary interest	720	722	The Tanizawa Sōgō Appraisal Co., Ltd.	May 1, 2022
	S-FORT Kagoshima Ekimae Bayside	August 2, 2022	Real estate trust beneficiary interest	672	674	The Tanizawa Sōgō Appraisal Co., Ltd.	May 1, 2022
	S-RESIDENCE Ichinomiya Ekimae	August 2, 2022	Real estate trust beneficiary interest	650	675	The Tanizawa Sōgō Appraisal Co., Ltd.	May 1, 2022
	S-FORT Esaka Fiore	August 2, 2022	Real estate (actual real estate)	489	491	Japan Valuers Co., Ltd.	May 1, 2022
	S-FORT Odawara Sakaecho	August 2, 2022	Real estate (actual real estate)	484	486	Japan Valuers Co., Ltd.	May 1, 2022

(Note 1) "Acquisition price" indicates the amount (transaction price of real estate properties stated in the sales agreement, etc.) excluding various expenses (transaction brokerage fees, taxes and dues, etc.) required for acquisition of the relevant real estate properties, rounded down to the nearest million yen.

(Note 2) The appraisal in the table above was conducted by applying to the "Real Estate Appraisal Standards, Specific Thesis Chapter 3: Appraisal on Prices of Real Estate Subject to Securitization."

ii) Investment securities

Not applicable

iii) Other

Not applicable

(4) Status of Transactions with Interested Parties, Etc.

i) Status of transactions with interested parties, etc. (Note 1)

Category	Transaction amount, etc. (Note 2)	
	Purchase amount, etc.	Sale amount, etc.
Total amount	15,067 million yen	—

Breakdown of transactions with interested parties, etc.

Samty Co., Ltd.	13,175 million yen (87.4%)	—
Samty Bridge One LLC	1,172 million yen (7.8%)	—
Total	14,347 million yen (95.2%)	—

ii) Amount of paid fees, etc.

Category	Total amount of paid fees, etc. (A)	Breakdown of transaction with interested parties, etc.		Percentage of total amount (B/A) (%)
		Paid party	Paid amount (B)	
Property management fees	419,303 thousand yen	Samty Property Management Co., Ltd.	194,554 thousand yen	46.4

iii) Major payments to other interested parties, etc.

Samty Property Management Co., Ltd. 361,198 thousand yen (repair work)

(Note 1) "Interested parties, etc." refer to the interested parties, etc., as defined in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations and in Article 26, Paragraph 1, Item 27 of the Regulations Concerning Investment Reports of Investment Trusts and Investment Corporations issued by The Investment Trusts Association, Japan, of the asset management company that has entered into an asset management agreement with Samty Residential.

(Note 2) "Transaction amount, etc." indicates the transaction amount stated in the sales agreement, etc. Figures in parentheses indicate the percentage of total amount.

(Note 3) Aside from the above, the status of buyer under real estate trust beneficiary interest transfer agreements has been transferred from Samty Co., Ltd. to Samty Residential (total purchase amount: 720 million yen).

(5) Status of Transactions with the Asset Management Company regarding Concurrent Work Conducted by the Asset Management Company

The Asset Management Company (Samty Asset Management Co., Ltd.) concurrently conducts the type II financial instruments business and land and building transaction business, but has no relevant transactions with Samty Residential. Moreover, the Asset Management Company concurrently is not engaged in any of the type I financial instruments business or the real estate syndication business, and has no relevant transactions with Samty Residential.

7. Status of Accounting

(1) Status of Assets, Liabilities, Principal and Profits and Loss

Please refer to the Balance Sheet, Statement of Income and Retained Earnings, Statement of Changes in Unitholders' Equity, Statement of Cash Flows and Notes to Financial Statements.

(2) Changes in Calculation Methods for Depreciation

Not applicable

(3) Changes in Valuation Method of Real Estate and Infrastructure Assets

Not applicable

8. Overview of Self-Managed Investment Trust Beneficiary Certificates

i) Acquisition

Not applicable

ii) Units Held

Not applicable

9. Disclosure on Corporation Owning Foreign Real Estate

Not applicable

10. Disclosure on Real Estate Owned by Corporation Owning Foreign Real Estate

Not applicable

11. Other

(1) Notices

i) Unitholders' Meeting

The 6th General Meeting of Unitholders of Samty Residential was held on October 20, 2022. Matters approved at the General Meeting of Unitholders are summarized as follows.

Agenda 1	Partial amendments to the Articles of Incorporation: approved as proposed
Agenda 2	Appointment of an Executive Director: approved as proposed and Masashi Takahashi was appointed as such
Agenda 3	Appointment of a Substitute Executive Director: approved as proposed and Yukihisa Nagashima was appointed as such
Agenda 4	Appointment of two Supervisory Directors: approved as proposed and Takahiro Fujiki and Takeo Nakahara were appointed as such

ii) Board of Directors of Samty Residential

The overview of the execution and modification, etc. of major agreements approved by the Board of Directors of Samty Residential in the 15th fiscal period is as follows.

Date of approval	Agenda	Overview
December 9, 2022	Conclusion of an underwriting agreement and a fiscal agent agreement concerning issuance of investment corporation bonds	Upon issuing the Third Series Unsecured Investment Corporation Bonds, Samty Residential executed a purchase and underwriting agreement with Daiwa Securities Co. Ltd. and Mizuho Securities Co. Ltd. and a fiscal agent, issuing agent and payment agent agreement with Mizuho Bank, Ltd.

(2) Handling of Fractions of Monetary Amounts and Percentage Figures

Unless otherwise stated, monetary amounts are rounded down and percentage figures are rounded off to the nearest specified unit in this document.

Balance Sheet

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Assets		
Current assets		
Cash and deposits	2,957,767	3,185,547
Cash and deposits in trust	2,297,766	2,478,881
Operating accounts receivable	12,085	16,939
Prepaid expenses	192,136	206,059
Consumption taxes receivable	—	61,624
Other	47,022	4,662
Total current assets	5,506,778	5,953,716
Non-current assets		
Property, plant and equipment		
Buildings	11,110,677	12,853,592
Accumulated depreciation	(945,589)	(1,105,750)
Buildings, net	10,165,088	11,747,842
Structures	8,049	10,650
Accumulated depreciation	(1,590)	(2,008)
Structures, net	6,459	8,641
Machinery and equipment	28,187	32,788
Accumulated depreciation	(3,121)	(4,191)
Machinery and equipment, net	25,065	28,596
Tools, furniture and fixtures	56,818	65,964
Accumulated depreciation	(21,683)	(29,506)
Tools, furniture and fixtures, net	35,135	36,457
Land	11,623,401	13,591,916
Buildings in trust	64,235,521	71,207,858
Accumulated depreciation	(6,618,156)	(7,478,293)
Buildings in trust, net	57,617,365	63,729,564
Structures in trust	14,572	14,572
Accumulated depreciation	(4,768)	(5,443)
Structures in trust, net	9,804	9,128
Machinery and equipment in trust	715,257	786,685
Accumulated depreciation	(154,169)	(174,550)
Machinery and equipment in trust, net	561,088	612,135
Tools, furniture and fixtures in trust	236,394	293,711
Accumulated depreciation	(88,230)	(123,114)
Tools, furniture and fixtures in trust, net	148,163	170,597
Land in trust	69,334,241	75,024,593
Total property, plant and equipment	149,525,814	164,959,475
Intangible assets		
Software	1,749	1,293
Total intangible assets	1,749	1,293
Investments and other assets		
Deferred tax assets	17	18
Leasehold and guarantee deposits	11,699	11,699
Long-term prepaid expenses	419,456	469,422
Total investments and other assets	431,174	481,140
Total non-current assets	149,958,738	165,441,909
Deferred assets		
Investment unit issuance expenses	30,249	41,810
Investment corporation bond issuance costs	32,375	44,629
Total deferred assets	62,625	86,439
Total assets	155,528,142	171,482,065

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Liabilities		
Current liabilities		
Operating accounts payable	499,317	463,360
Current portion of investment corporation bonds	1,000,000	—
Current portion of long-term borrowings	10,685,000	11,450,000
Accounts payable - other	105,587	109,061
Accrued expenses	6,652	5,226
Distributions payable	16,729	16,147
Consumption taxes payable	119,656	—
Income taxes payable	964	984
Advances received	754,375	825,754
Deposits received	15,837	16,867
Total current liabilities	13,204,121	12,887,403
Non-current liabilities		
Investment corporation bonds	3,200,000	4,600,000
Long-term borrowings	62,550,000	69,250,000
Leasehold and guarantee deposits received	85,549	92,610
Leasehold and guarantee deposits received in trust	497,990	510,752
Total non-current liabilities	66,333,539	74,453,362
Total liabilities	79,537,661	87,340,765
Net assets		
Unitholders' equity		
Unitholders' capital	76,264,169	84,710,081
Deduction from unitholders' capital	(2,409,694)	(2,599,022)
Unitholders' capital, net	73,854,475	82,111,059
Surplus		
Unappropriated retained earnings (undisposed loss)	2,136,006	2,030,240
Total surplus	2,136,006	2,030,240
Total unitholders' equity	75,990,481	84,141,299
Total net assets ^(Note 11)	75,990,481	84,141,299
Total liabilities and net assets	155,528,142	171,482,065

Statement of Income and Retained Earnings

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Operating revenue		
Leasing business revenue ^(Note 10)	4,572,823	5,057,516
Other leasing business revenue ^(Note 10)	458,558	402,742
Gain on sale of real estate properties ^(Note 10)	376,999	—
Total operating revenue	5,408,382	5,460,258
Operating expenses		
Expenses related to leasing business ^(Note 10)	2,183,993	2,230,331
Asset management fees	420,426	424,135
Asset custody fees	7,314	7,551
Administrative service fees	46,672	55,050
Remuneration for directors (and other officers)	3,060	3,060
Audit fees	15,900	15,900
Other operating expenses	181,648	186,425
Total operating expenses	2,859,015	2,922,454
Operating income	2,549,366	2,537,803
Non-operating income		
Interest income	23	11
Interest on tax refund	100	—
Reversal of distributions payable	1,057	3,070
Total non-operating income	1,181	3,082
Non-operating expenses		
Interest expenses	289,050	331,815
Interest expenses on investment corporation bonds	16,548	18,027
Financing fees	91,385	140,817
Amortization of investment unit issuance expenses	11,357	13,070
Amortization of investment corporation bond issuance costs	5,313	5,877
Other	44	343
Total non-operating expenses	413,700	509,952
Ordinary income	2,136,847	2,030,933
Income before income taxes	2,136,847	2,030,933
Income taxes - current	970	988
Income taxes - deferred	(8)	(0)
Total income taxes	961	987
Net income	2,135,885	2,029,946
Retained earnings brought forward	120	293
Unappropriated retained earnings (undisposed loss)	2,136,006	2,030,240

Statement of Changes in Unitholders' Equity

14th fiscal period (From February 1, 2022 to July 31, 2022)

(Unit: thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Surplus		Total unitholders' equity	
				Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	76,264,169	(2,114,927)	74,149,242	1,832,599	1,832,599	75,981,842	75,981,842
Changes during the period							
Distributions in excess of earnings		(294,766)	(294,766)			(294,766)	(294,766)
Dividends of surplus				(1,832,479)	(1,832,479)	(1,832,479)	(1,832,479)
Net income				2,135,885	2,135,885	2,135,885	2,135,885
Total changes during the period	—	(294,766)	(294,766)	303,406	303,406	8,639	8,639
Balance at end of period (Note 3)	76,264,169	(2,409,694)	73,854,475	2,136,006	2,136,006	75,990,481	75,990,481

15th fiscal period (From August 1, 2022 to January 31, 2023)

(Unit: thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Surplus		Total unitholders' equity	
				Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	76,264,169	(2,409,694)	73,854,475	2,136,006	2,136,006	75,990,481	75,990,481
Changes during the period							
Issuance of new investment units	8,445,911		8,445,911			8,445,911	8,445,911
Distributions in excess of earnings		(189,327)	(189,327)			(189,327)	(189,327)
Dividends of surplus				(2,135,712)	(2,135,712)	(2,135,712)	(2,135,712)
Net income				2,029,946	2,029,946	2,029,946	2,029,946
Total changes during the period	8,445,911	(189,327)	8,256,583	(105,765)	(105,765)	8,150,817	8,150,817
Balance at end of period ^(Note 3)	84,710,081	(2,599,022)	82,111,059	2,030,240	2,030,240	84,141,299	84,141,299

Statement of Cash Flows

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Cash flows from operating activities		
Income before income taxes	2,136,847	2,030,933
Depreciation	985,672	1,086,266
Interest income	(23)	(11)
Interest expenses	305,599	349,842
Amortization of investment unit issuance expenses	11,357	13,070
Amortization of investment corporation bond issuance costs	5,313	5,877
Decrease (increase) in operating accounts receivable	(3)	(4,854)
Decrease (increase) in consumption taxes refund receivable	34,367	(61,624)
Increase (decrease) in consumption taxes payable	119,656	(119,656)
Decrease (increase) in prepaid expenses	404	(13,923)
Increase (decrease) in operating accounts payable	(35,628)	65,739
Increase (decrease) in accounts payable - other	16,703	3,473
Increase (decrease) in advances received	15,895	71,379
Decrease (increase) in long-term prepaid expenses	27,275	(49,965)
Decrease in property, plant and equipment in trust due to sale	2,447,740	—
Other, net	(43,578)	40,660
Subtotal	6,027,600	3,417,207
Interest received	23	11
Interest paid	(303,658)	(351,268)
Income taxes paid	(793)	(968)
Net cash provided by (used in) operating activities	5,723,171	3,064,982
Cash flows from investing activities		
Purchase of property, plant and equipment	(627,935)	(3,790,168)
Purchase of property, plant and equipment in trust	(3,615,397)	(12,831,339)
Proceeds from return of leasehold and guarantee deposits	46	—
Refund of leasehold and guarantee deposits received	(8,061)	(5,602)
Proceeds from leasehold and guarantee deposits received	7,519	12,663
Refund of leasehold and guarantee deposits received in trust	(73,826)	(40,064)
Proceeds from leasehold and guarantee deposits received in trust	57,255	52,826
Net cash provided by (used in) investing activities	(4,260,399)	(16,601,685)
Cash flows from financing activities		
Proceeds from long-term borrowings	5,850,000	12,500,000
Repayments of long-term borrowings	(5,350,000)	(5,035,000)
Proceeds from issuance of investment corporation bonds	—	1,400,000
Redemption of investment corporation bonds	—	(1,000,000)
Payments of investment corporation bond issuance costs	—	(18,131)
Proceeds from issuance of investment units	—	8,445,911
Payments of investment unit issuance expenses	—	(24,630)
Distributions paid	(2,124,715)	(2,322,551)
Net cash provided by (used in) financing activities	(1,624,715)	13,945,598
Net increase (decrease) in cash and cash equivalents	(161,942)	408,895
Cash and cash equivalents at beginning of period	5,417,477	5,255,534
Cash and cash equivalents at end of period (Note 5)	5,255,534	5,664,429

Notes to Financial Statements

Note 1 – Organization

Samty Residential Investment Corporation (hereinafter referred to as “Samty Residential”) was established in accordance with the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; hereinafter, the “Investment Trust Act”), with Samty Asset Management Co., Ltd. serving as the organizer, and was listed on the real estate investment trust market of the Tokyo Stock Exchange, Inc. (securities code: 3459) on June 30, 2015.

With rental housing as the main investment target, Samty Residential manages its assets by conducting diversified investments in wide-ranging cities throughout Japan, centering on major regional cities (Note), aiming to enhance unitholder value over the medium to long term.

In August 2022, Samty Residential conducted property acquisitions (19 properties with a total acquisition price of approximately 15 billion yen) by using proceeds from issuance of investment units through public offering and third-party allotment. As a result, as of the end of the fiscal period ended January 2023 (hereinafter, the “end of the 15th fiscal period”), Samty Residential owned real estate, etc. consisting of 178 properties in total (total acquisition price: 162,672 million yen), with the total number of investment units issued and outstanding at 838,726 units.

(Note) “Major regional cities” refers to the following eight cities: Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima, and Fukuoka.

Note 2 – Basis of Presentation

The financial statements of Samty Residential have been prepared in accordance with accounting principles generally accepted in Japan (“J-GAAP”), including provisions set forth in the Financial Instruments and Exchange Act of Japan, the Investment Trust Act, the Companies Act of Japan and related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards (“IFRS”). The accompanying financial statements are basically a translation of the financial statements of Samty Residential, which were prepared in accordance with J-GAAP and were presented in the Securities Report of Samty Residential filed with the Kanto Local Finance Bureau of the Ministry of Finance. In preparing the accompanying financial statements, certain reclassifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. Amounts less than one thousand yen have been rounded down. As a result, the totals shown in the financial statements and notes thereto do not necessarily agree with the sum of the individual amounts. Samty Residential does not prepare consolidated financial statements, as Samty Residential has no subsidiaries.

Samty Residential fiscal periods are for six months ending at the end of every January and July.

Note 3 – Statement of Changes in Unitholders’ Equity

*1. Total Number of Authorized Investment Units and Total Number of Investment Units Issued

(Unit: units)

	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Total number of investment units authorized	2,000,000	2,000,000
Total number of investment units issued	769,626	838,726

Note 4 – Summary of Significant Accounting Policies

1. Depreciation Method for Non-Current Assets

(1) Property, Plant and Equipment (Including Assets in Trust)

Depreciation is calculated using the straight-line method. The useful lives of major categories of property, plant and equipment are as follows:

Buildings	2 - 69 years
Structures	10 - 20 years
Machinery and equipment	6 - 29 years
Tools, furniture and fixtures	3 - 15 years

(2) Intangible Assets

Intangible assets are amortized using the straight-line method.

(3) Long-Term Prepaid Expenses

Long-term prepaid expenses are amortized using the straight-line method.

2. Accounting for Deferred Assets

(1) Investment Unit Issuance Expenses

Investment unit issuance expenses are amortized using the straight-line method over three years.

(2) Investment Corporation Bond Issuance Costs

Investment corporation bond issuance costs are amortized using the straight-line method over the redemption period.

3. Standards for Recording Revenues and Expenses

(1) Standards for Revenue Recognition

The details of the main performance obligations concerning revenue generated from contracts between Samty Residential and its customers and the ordinary time to satisfy said performance obligations (ordinary time to recognize revenue) are as follows.

i) Sale of real estate properties

For sale of real estate properties, Samty Residential recognizes revenue when the purchaser, who is a customer, obtains control of the relevant real estate properties as a result of Samty Residential satisfying its delivery obligations stipulated in the transaction agreement for the real estate properties.

ii) Utilities income

Samty Residential recognizes utilities income in accordance with the supply of electricity and water, etc. to the lessee, who is a customer, based on the lease agreement for the real estate properties and details of agreements incidental to it. Of the utilities income, in the case Samty Residential deems itself to be an agent, the net amount obtained by deducting the amount it pays to other parties from the amount it receives as charges for electricity and water, etc. supplied by said other parties is recognized as revenue.

(2) Accounting Treatment of Property Taxes, etc.

In connection with property taxes, city planning taxes and depreciated asset taxes, Samty Residential uses the method of charging the corresponding amounts of assessed taxes to the current fiscal period as expenses related to leasing business.

The amount equivalent to property taxes, etc. for the initial fiscal year to be paid by Samty Residential upon acquisition of real estate or trust beneficiary interests in real estate as trust property are not expensed but capitalized as part of the acquisition cost of the real estate, etc.

The amount equivalent to property taxes, etc. capitalized in the acquisition cost of real estate, etc. was 6,120 thousand yen for the 14th fiscal period and 22,911 thousand yen for the 15th fiscal period.

4. Scope of Funds in Statement of Cash Flows

Cash and cash equivalents in the Statement of Cash Flows consist of cash on hand and cash in trust; deposits and deposits in trust that can be withdrawn at any time; and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of value fluctuation.

5. Other Significant Items Fundamental to Preparing the Financial Statements

(1) Accounting Policies on Trust Beneficiary Interests in Real Estate as Trust Property

Regarding trust beneficiary interests in real estate as trust property, all asset and liability accounts of the trust properties as well as revenue and expense accounts generated by the trust properties are recorded in relevant accounts on the Balance Sheet and Statement of Income and Retained Earnings.

Furthermore, among trust properties recorded in relevant accounts, the following material accounts are separately stated on the Balance Sheet.

- i) Cash and deposits in trust
- ii) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust
- iii) Leasehold and guarantee deposits received in trust

(2) Accounting for Consumption Taxes

Non-deductible consumption taxes related to the acquisition of assets, etc. are included in the acquisition cost of each asset.

Note 5 – Statement of Cash Flows

*1. Reconciliation of the Amounts of the Cash and Cash Equivalents at the End of the Period in the Statement of Cash Flows with the Amounts of the Corresponding Accounts on the Balance Sheet

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Cash and deposits	2,957,767	3,185,547
Cash and deposits in trust	2,297,766	2,478,881
Cash and cash equivalents	5,255,534	5,664,429

Note 6 – Leases

Future minimum lease payments to be received under non-cancelable operating leases

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Due within 1 year	—	118,842
Due after 1 year	—	1,021,625
Total	—	1,140,467

Note 7 – Financial Instruments

1. Matters Concerning Status of Financial Instruments

(1) Policy on Handling Financial Instruments

Samty Residential makes it a basic policy to conduct stable and sound financial operations in order to ensure stable growth of managed assets, their efficient management and stability of management. Based on this policy, Samty Residential conducts fund procurement through borrowings from financial institutions, issuance of investment corporation bonds and issuance of investment units, and other means, for acquisition of assets and repayment of borrowings, etc.

Samty Residential may enter into derivatives transactions, which shall be executed solely for the purpose of hedging against interest-rate fluctuations and other risks associated with borrowings, etc. Samty Residential has not entered into any derivatives transactions as of January 31, 2023.

(2) Description of Financial Instruments and Associated Risks, and Risk Management Structure

The funds from borrowings are mainly used for acquiring investment assets and repaying borrowings, etc. With regard to liquidity and interest rate fluctuation risks associated with the procurement of these funds, Samty Residential endeavors to manage and limit them by considering and implementing multifaceted funding methods including the utilization of surplus funds and raising funds from capital markets through issuance of investment units, etc. while diversifying funding sources.

Although borrowings with floating interest rates are exposed to the risk of rising interest rates, Samty Residential may employ derivatives transactions (such as interest-rate swap transactions) as hedging instruments in order to avoid the risk of rising interest rates and fix payment of interest expenses.

Samty Residential deposits its surplus funds to financial institutions. Such deposits are exposed to the credit risks, including bankruptcy, of the relevant financial institutions. Samty Residential mitigates the risks by limiting its deposits to financial institutions with a certain level of creditworthiness and setting only short durations for these deposits.

(3) Supplementary Explanation on Matters Concerning Fair Value of Financial Instruments

The fair value of financial instruments, aside from values based on market price, may include values based on reasonable calculations when there is no market price. Certain assumptions are used in calculating those values and there may be cases where the values will vary when different assumptions are used.

2. Matters Concerning Fair Value, Etc. of Financial Instruments

The following table provides the carrying values of financial instruments on the Balance Sheet, their fair values and the differences between them as of July 31, 2022.

Furthermore, information on cash and deposits, cash and deposits in trust and short-term borrowings is omitted as these are settled with cash and within a short period of time and thus the fair value approximates the carrying value. Information on leasehold and guarantee deposits received in trust is also omitted as the amounts are immaterial.

(Unit: thousands of yen)

	Carrying value on the Balance Sheet	Fair value	Difference
(1) Current portion of investment corporation bonds	1,000,000	1,004,657	4,657
(2) Current portion of long-term borrowings	10,685,000	10,694,422	9,422
(3) Investment corporation bonds	3,200,000	3,251,779	51,779
(4) Long-term borrowings	62,550,000	63,086,869	536,869
Total of liabilities	77,435,000	78,037,729	602,729

The following table provides the carrying values of financial instruments on the Balance Sheet, their fair values and the differences between them as of January 31, 2023.

Furthermore, information on cash and deposits, cash and deposits in trust and short-term borrowings is omitted as these are settled with cash and within a short period of time and thus the fair value approximates the carrying value. Information on leasehold and guarantee deposits received in trust is also omitted as the amounts are immaterial.

(Unit: thousands of yen)

	Carrying value on the Balance Sheet	Fair value	Difference
(2) Current portion of long-term borrowings	11,450,000	11,458,646	8,646
(3) Investment corporation bonds	4,600,000	4,470,441	(129,558)
(4) Long-term borrowings	69,250,000	69,316,433	66,433
Total of liabilities	85,300,000	85,245,521	(54,478)

(Note 1) Calculation method for fair value of financial instruments

Liabilities

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

As investment corporation bonds are with fixed interest rates, their fair value is calculated by discounting the total amount of principal and interest with the rate that takes into account the remaining period to maturity of the relevant bonds and credit risk.

(2) Current portion of long-term borrowings and (4) Long-term borrowings

For those with floating interest rates, the interest rates should reflect market rates over the short term and their fair values are deemed to be approximately the same as the carrying values. Accordingly, the carrying values are presented as their fair values. For those with fixed interest rates, their fair values are calculated by discounting the total amount of principal and interest with the rate assumed as being applicable when similar borrowings are newly made for the period corresponding to the remaining period to their maturity.

(Note 2) Amount of repayment or redemption of borrowings and investment corporation bonds scheduled to be due after closing date

14th fiscal period (July 31, 2022)

(Unit: thousands of yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
Current portion of investment corporation bonds	1,000,000	—	—	—	—	—
Current portion of long-term borrowings	10,685,000	—	—	—	—	—
Investment corporation bonds	—	—	—	1,700,000-	—	1,500,000
Long-term borrowings	—	11,800,000	14,550,000	15,500,000	13,000,000	7,700,000
Total	11,685,000	11,800,000	14,550,000	17,200,000	13,000,000	9,200,000

15th fiscal period (January 31, 2023)

(Unit: thousands of yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
Current portion of long-term borrowings	11,450,000	—	—	—	—	—
Investment corporation bonds	—	—	1,700,000	—	1,400,000	1,500,000
Long-term borrowings	—	12,500,000	14,320,000	16,530,000	15,900,000	10,000,000
Total	11,450,000	12,500,000	16,020,000	16,530,000	17,300,000	11,500,000

Note 8 – Schedule of Real Estate Owned

(Unit: thousands of yen)

Type of asset		Balance at beginning of period	Increase during the period	Decrease during the period	Balance at end of period	Accumulated depreciation Or accumulated amortization		Net balance at end of period	Remarks
						Depreciation during the period			
Property, plant and equipment	Buildings	11,110,677	1,742,915	—	12,853,592	1,105,750	160,160	11,747,842	(Note 1)
	Structures	8,049	2,600	—	10,650	2,008	418	8,641	(Note 1)
	Machinery and equipment	28,187	4,600	—	32,788	4,191	1,069	28,596	(Note 1)
	Tools, furniture and fixtures	56,818	9,145	—	65,964	29,506	7,823	36,457	(Note 1)
	Land	11,623,401	1,968,514	—	13,591,916	—	—	13,591,916	(Note 1)
	Buildings in trust	64,235,521	6,972,336	—	71,207,858	7,478,293	860,136	63,729,564	(Note 2)
	Structures in trust	14,572	—	—	14,572	5,443	675	9,128	(Note 2)
	Machinery and equipment in trust	715,257	71,428	—	786,685	174,550	20,381	612,135	(Note 2)
	Tools, furniture and fixtures in trust	236,394	57,918	601	293,711	123,114	35,143	170,597	(Note 2)
	Land in trust	69,334,241	5,690,352	—	75,024,593	—	—	75,024,593	(Note 2)
Total		157,363,123	16,519,811	601	173,882,333	8,922,858	1,085,809	164,959,475	—
Intangible Assets	Software	4,564	—	—	4,564	3,271	456	1,293	—
Total		4,564	—	—	4,564	3,271	456	1,293	—

(Note 1) The increase is mainly due to the acquisition of 7 properties.

(Note 2) The increase is mainly due to the acquisition of 12 properties, and the decrease is mainly due to asset retirement.

Note 9 – Investment and Rental Properties

Samty Residential owns rental housing, etc. (including land) in major regional cities and other areas.

The following table provides the carrying value on the Balance Sheet, amount of increase (decrease) during the period and fair value of these investment and rental properties.

(Unit: thousands of yen)

	14th fiscal period (From February 1, 2022 to July 31, 2022)	15th fiscal period (From August 1, 2022 to January 31, 2023)
Carrying value on the Balance Sheet		
Balance at beginning of period	148,652,120	149,525,814
Amount of increase (decrease) during the period	873,694	15,433,661
Balance at end of period	149,525,814	164,959,475
Fair value at end of period	163,368,000	182,442,000

(Note 1) The carrying value on the Balance Sheet is the acquisition cost less accumulated depreciation.

(Note 2) Of the increase (decrease) during the period, the amount of increase in the 14th fiscal period is mainly attributable to the acquisition of 4 properties (4,005,168 thousand yen), and the amount of decrease is mainly attributable to the transfer of 4 properties (2,448,833 thousand yen) and depreciation (985,215 thousand yen). The amount of increase in the 15th fiscal period is mainly attributable to the acquisition of 19 properties (16,124,100 thousand yen), and the amount of decrease is mainly attributable to depreciation (1,085,809 thousand yen).

(Note 3) The fair value at end of period is the appraisal value or the survey value determined by outside appraisers.

The income (loss) in the 15th fiscal period for the investment and rental properties is as presented in the “Note 10 – Statement of Income and Retained Earnings.”

Note 10 – Statement of Income and Retained Earnings

*1. Breakdown of Revenues and Expenses Related to Real Estate Leasing Business

(Unit: thousands of yen)

	14th fiscal period (From February 1, 2022 to July 31, 2022)		15th fiscal period (From August 1, 2022 to January 31, 2023)	
A. Real estate leasing business revenue				
Leasing business revenue				
Rent revenue	4,230,332		4,668,693	
Land rent revenue	142		244	
Common service fees	342,349	4,572,823	388,578	5,057,516
Other leasing business revenue				
Parking fees	169,580		180,388	
Utilities income	31,476		32,847	
Other revenues	257,502	458,558	189,506	402,742
Total real estate leasing business revenue		5,031,382		5,460,258
B. Expenses related to real estate leasing business				
Expenses related to leasing business				
Property management fees	263,669		274,423	
Utilities expenses	77,225		90,136	
Taxes and public dues	324,265		324,351	
Insurance expenses	10,520		10,868	
Repair expenses	242,412		205,900	
Depreciation	985,215		1,085,809	
Trust fees	33,887		38,919	
Other expenses related to leasing business	246,796		199,920	
Total expenses related to real estate leasing business		2,183,993		2,230,331
C. Income from real estate leasing business (A-B)		2,847,388		3,229,927

*2. Breakdown of Gain on Sale of Real Estate Properties

14th fiscal period (From February 1, 2022 to July 31, 2022)

(Unit: thousands of yen)

S-FORT Gakuenmae	
Proceeds from sale of real estate properties	523,000
Cost of sale of real estate properties	445,253
Other expenses related to sale	19,246
Gain on sale of real estate properties	58,500
S-FORT Kamiota	
Proceeds from sale of real estate properties	864,000
Cost of sale of real estate properties	737,930
Other expenses related to sale	31,877
Gain on sale of real estate properties	94,192
S-FORT Itabashi Shimura	
Proceeds from sale of real estate properties	740,000
Cost of sale of real estate properties	626,460
Other expenses related to sale	5,359
Gain on sale of real estate properties	108,180
S-FORT Noborito	
Proceeds from sale of real estate properties	760,000
Cost of sale of real estate properties	639,190
Other expenses related to sale	4,682
Gain on sale of real estate properties	116,126

15th fiscal period (From August 1, 2022 to January 31, 2023)

Not applicable

Note 11 – Balance Sheet

*1. Minimum Net Assets Designated in Article 67- 4 of the Act on Investment Trusts and Investment Corporations

(Unit: thousands of yen)

14th fiscal period	15th fiscal period
(as of July 31, 2022)	(as of January 31, 2023)
50,000	50,000

Note 12 – Cash Distributions

(Unit: yen)

Category	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
I. Unappropriated retained earnings	2,136,006,110	2,030,240,185
II. Addition of distributions in excess of earnings		
Deduction from unitholders' capital	189,327,996	279,295,758
III. Distribution amount	2,325,040,146	2,309,012,678
[Distribution amount per unit]	[3,021]	[2,753]
Of which, distribution of earnings	2,135,712,150	2,029,716,920
[Of which, distribution of earnings per unit]	[2,775]	[2,420]
Of which, distribution in excess of earnings	189,327,996	279,295,758
[Of which, distribution in excess of earnings per unit]	[246]	[333]
IV. Retained earnings brought forward	293,960	523,265
Method for calculating distribution amount	With regard to the distribution for the 14th fiscal period, pursuant to the distribution policy stipulated in its Articles of Incorporation, Samty Residential decided to distribute the entire amount of unappropriated retained earnings, excluding fractions of distribution per investment unit of less than 1 yen, in application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). As a result, distribution per unit amounted to 2,775 yen. In addition, as part of its cash management, Samty Residential also decided to make a distribution in excess of earnings for the 14th fiscal period. Based on this decision, Samty Residential determined to distribute 189,327,996 yen, which is the amount almost equivalent to 19.2/100 of 985 million yen in depreciation for the fiscal period, as refund of capital contribution to unitholders. As a result, distribution in excess of earnings per unit amounted to 246 yen. The payout ratio (the ratio of total distribution, including distribution in excess of earnings, to net income and depreciation combined) stood at 74.5%. With regard to the distribution for the 15th fiscal period, pursuant to the distribution policy stipulated in its Articles of Incorporation, Samty Residential decided to distribute the entire amount of unappropriated retained earnings, excluding fractions of distribution per investment unit of less than 1 yen, in application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). As a result, distribution per unit amounted to 2,420 yen. In addition, as part of its cash management, Samty Residential also decided to make a distribution in excess of earnings for the 15th fiscal period. Based on this decision, Samty Residential determined to distribute 279,295,758 yen, which is the amount almost equivalent to 25.7/100 of 1,085 million yen in depreciation for the fiscal period, as refund of capital contribution to unitholders. As a result, distribution in excess of earnings per unit amounted to 333 yen. The payout ratio (the ratio of total distribution, including distribution in excess of earnings, to net income and depreciation combined) stood at 74.1%.	

(Note) For the determination of making distribution in excess of earnings for the 15th fiscal period, please refer to (Note 1) and (Note 2) for iv) Overview of Performance and Distributions, (2) 15th Fiscal Period Asset Management Review, 1. Overview of Asset Management.

Note 13 – Schedule of Borrowings

(Unit: thousands of yen)

Category	Lender	Balance at beginning of period	Increase during the period	Decrease during the period	Balance at end of period	Average interest rate (Note 3)	Repayment date	Use of funds	Remarks
Current portion of long-term borrowings	Sumitomo Mitsui Banking Corporation	600,000	—	600,000	—	0.870% (Note 1)	January 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	350,000	—	350,000	—				
	Aozora Bank, Ltd.	250,000	—	250,000	—				
	THE KAGAWA BANK, Ltd.	250,000	—	250,000	—				
	THE SHIZUOKA BANK, LTD.	250,000	—	250,000	—				
	Resona Bank, Limited	200,000	—	200,000	—				
	SBI Shinsei Bank, Limited	150,000	—	150,000	—				
	The Chiba Bank, Ltd.	150,000	—	150,000	—				
	The Juhachi-Shinwa Bank, Ltd.	100,000	—	100,000	—				
	The Kumamoto Bank, Ltd.	50,000	—	50,000	—				
	The Hiroshima Bank, Ltd.	150,000		150,000	—	1.099% (Note 2)	January 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	835,000	—	835,000	—	0.572% (Note 2)	January 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Higo Bank, Ltd.	700,000	—	700,000	—				
	Kansai Mirai Bank, Limited	700,000	—	700,000	—				
	Aozora Bank, Ltd.	300,000	—	300,000	—				
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000	0.770% (Note 1)	July 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	350,000	—	—	350,000				
	Aozora Bank, Ltd.	250,000	—	—	250,000				
	THE KAGAWA BANK, Ltd.	250,000	—	—	250,000				
	Resona Bank, Ltd.	200,000	—	—	200,000				
	SBI Shinsei Bank, Limited	150,000	—	—	150,000				
	The Chiba Bank, Ltd.	150,000	—	—	150,000				
	The Juhachi-Shinwa Bank, Ltd.	100,000	—	—	100,000				
	The Kumamoto Bank, Ltd.	50,000	—	—	50,000				
	The Hiroshima Bank, Ltd.	150,000	—	—	150,000				
	THE SHIZUOKA BANK, LTD.	250,000	—	—	250,000	0.958% (Note 2)	July 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Saga Ltd.	500,000	—	—	500,000	0.630% (Note 1)	July 31, 2023 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	400,000	—	—	400,000				
	Aozora Bank, Ltd.	350,000	—	—	350,000				
	SBI Shinsei Bank, Limited	350,000	—	—	350,000				
	The Bank of Fukuoka, Ltd.	300,000	—	—	300,000				
	San ju San Bank, Ltd.	300,000	—	—	300,000				
	Sumitomo Mitsui Banking Corporation	300,000	—	—	300,000				
	THE KAGAWA BANK, Ltd.	250,000	—	—	250,000				
	The Juhachi-Shinwa Bank, Ltd.	200,000	—	—	200,000				
	The Oita Bank, Ltd.	100,000	—	—	100,000				
	The Kumamoto Bank, Ltd.	100,000	—	—	100,000	0.770% (Note 1)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	—	500,000	—	500,000				
	Aozora Bank, Ltd.	—	500,000	—	500,000				
	Mizuho Bank, Ltd.	—	460,000	—	460,000				
	SBI Shinsei Bank, Limited	—	400,000	—	400,000				
	Resona Bank, Ltd.	—	300,000	—	300,000	0.770% (Note 1)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	—	350,000	—	350,000				
	Mizuho Bank, Ltd.	—	290,000	—	290,000				
	SBI Shinsei Bank, Limited	—	200,000	—	200,000				
	SBI Shinsei Bank, Limited	—	1,400,000	—	1,400,000	0.673% (Note 2)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	—	400,000	—	400,000	0.517% (Note 1)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Kansai Mirai Bank, Limited	—	1,000,000	—	1,000,000				
	Subtotal of current portion of long-term borrowings	10,685,000	5,800,000	5,035,000	11,450,000	—	—	—	—

(Unit: thousands of yen)

Category	Lender	Balance at beginning of period	Increase during the period	Decrease during the period	Balance at end of period	Average interest rate (Note 3)	Repayment date	Use of funds	Remarks
Long-term borrowings	Sumitomo Mitsui Banking Corporation	100,000	—	—	100,000	1.476% (Note 2)	January 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	100,000	—	—	100,000				
	Aozora Bank, Ltd.	500,000	—	—	500,000				
	The Higo Bank, Ltd.	500,000	—	—	500,000				
	Fukoku Mutual Life Insurance Company	300,000	—	—	300,000	0.770% (Note 1)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	500,000	—	500,000	—				
	Aozora Bank, Ltd.	500,000	—	500,000	—				
	Mizuho Bank, Ltd.	460,000	—	460,000	—				
	SBI Shinsei Bank, Limited	400,000	—	400,000	—	1.318% (Note 2)	July 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	300,000	—	300,000	—				
	SBI Shinsei Bank, Limited	600,000	—	—	600,000				
	The Bank of Fukuoka, Ltd.	350,000	—	—	350,000				
	Mizuho Bank, Ltd.	250,000	—	—	250,000	0.770% (Note 1)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	100,000	—	—	100,000				
	The Bank of Fukuoka, Ltd.	350,000	—	350,000	—				
	Mizuho Bank, Ltd.	290,000	—	290,000	—				
	SBI Shinsei Bank, Limited	200,000	—	200,000	—	0.917% (Note 1)	January 30, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	1,250,000	—	—	1,250,000				
	Sumitomo Mitsui Banking Corporation	1,300,000	—	—	1,300,000				
	The Bank of Fukuoka, Ltd.	1,300,000	—	—	1,300,000	0.717% (Note 1)	July 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.	500,000	—	—	500,000				
	THE KAGAWA BANK, Ltd.	500,000	—	—	500,000				
	Resona Bank, Ltd.	400,000	—	—	400,000				
	SBI Shinsei Bank, Limited	400,000	—	—	400,000	1.087% (Note 2)	July 31, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Juhachi-Shinwa Bank, Ltd.	400,000	—	—	400,000				
	The Kumamoto Bank, Ltd.	200,000	—	—	200,000				
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000				
	The Bank of Fukuoka, Ltd.	450,000	—	—	450,000	0.673% (Note 2)	January 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.	400,000	—	—	400,000				
	SBI Shinsei Bank, Limited	300,000	—	—	300,000				
	The Juhachi-Shinwa Bank, Ltd.	300,000	—	—	300,000				
	The Kumamoto Bank, Ltd.	200,000	—	—	200,000	0.783% (Note 2)	January 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	200,000	—	—	200,000				
	SBI Shinsei Bank, Limited	1,400,000	—	1,400,000	—				
	Resona Bank, Ltd.	400,000	—	400,000	—				
	The Nishi-Nippon City Bank, Ltd.	2,500,000	—	—	2,500,000	0.864% (Note 2)	July 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	2,500,000	—	—	2,500,000				
	The Nishi-Nippon City Bank, Ltd.	500,000	—	—	500,000				
	Resona Bank, Ltd.	900,000	—	—	900,000	0.907% (Note 2)	July 31, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited	725,000	—	—	725,000				
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000				
	The Bank of Fukuoka, Ltd.	375,000	—	—	375,000				
	Sumitomo Mitsui Banking Corporation	1,075,000	—	—	1,075,000	0.750% (Note 2)	January 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.	900,000	—	—	900,000				
	The Bank of Fukuoka, Ltd.	775,000	—	—	775,000				
	Mizuho Bank, Ltd.	725,000	—	—	725,000				
	THE KAGAWA BANK, Ltd.	625,000	—	—	625,000	0.863% (Note 2)	January 30, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Kansai Mirai Bank, Limited	1,000,000	—	1,000,000	—				
	San ju San Bank, Ltd.	500,000	—	—	500,000				
	The Bank of Saga Ltd.	500,000	—	—	500,000				
	SBI Shinsei Bank, Limited	1,000,000	—	—	1,000,000	0.517% (Note 1)	July 31, 2024 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.	500,000	—	—	500,000				
	Resona Bank, Ltd.	250,000	—	—	250,000				
	The Nishi-Nippon City Bank, Ltd.	1,000,000	—	—	1,000,000				

Category	Lender	Balance at beginning of period	Increase during the period	Decrease during the period	Balance at end of period	Average interest rate (Note 3)	Repayment date	Use of funds	Remarks
Long-term borrowings	Mizuho Bank, Ltd.	1,000,000	—	—	1,000,000	0.742% (Note 1)	July 31, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	920,000	—	—	920,000	0.608% (Note 2)	January 31, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Fukuoka, Ltd.	1,550,000	—	—	1,550,000	0.614% (Note 2)	July 31, 2026 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Bank of Yokohama, Ltd.	1,250,000	—	—	1,250,000				
	THE KAGAWA BANK, Ltd.	600,000	—	—	600,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000				
	The Juhachi-Shinwa Bank, Ltd.	240,000	—	—	240,000	0.567% (Note 1)	July 31, 2025 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Kumamoto Bank, Ltd.	140,000	—	—	140,000				
	JAPAN POST BANK Co., Ltd.	1,000,000	—	—	1,000,000				
	The Nishi-Nippon City Bank, Ltd.	1,000,000	—	—	1,000,000				
	Kansai Mirai Bank, Limited	500,000	—	—	500,000	0.720% (Note 2)	January 29, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	1,500,000	—	—	1,500,000				
	Aozora Bank, Ltd.	1,500,000	—	—	1,500,000				
	SBI Shinsei Bank, Limited	1,000,000	—	—	1,000,000				
	The Nishi-Nippon City Bank, Ltd.	1,000,000	—	—	1,000,000	0.726% (Note 2)	July 30, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Resona Bank, Ltd.	300,000	—	—	300,000				
	Sumitomo Mitsui Banking Corporation	1,700,000	—	—	1,700,000				
	The Higo Bank, Ltd.	1,500,000	—	—	1,500,000				
	The Kagoshima Bank, Ltd.	500,000	—	—	500,000	0.767% (Note 1)	July 30, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	2,000,000	—	—	2,000,000				
	Sumitomo Mitsui Banking Corporation	810,000	—	—	810,000				
	Resona Bank, Ltd.	900,000	—	—	900,000	0.910% (Note 2)	January 31, 2028 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Juhachi-Shinwa Bank, Ltd.	660,000	—	—	660,000				
	The Bank of Fukuoka, Ltd.	540,000	—	—	540,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000				
	The Kumamoto Bank, Ltd.	440,000	—	—	440,000	0.940% (Note 2)	January 31, 2028 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Aozora Bank, Ltd.	500,000	—	—	500,000				
	THE HYAKUGO BANK, LTD.	1,000,000	—	—	1,000,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000	0.617% (Note 1)	January 29, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	THE KAGAWA BANK, Ltd.	500,000	—	—	500,000				
	Aozora Bank, Ltd.	1,000,000	—	—	1,000,000				
	The Higo Bank, Ltd.	1,000,000	—	—	1,000,000	0.993% (Note 2)	January 31, 2028 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Daishi Hokuetsu Bank, Ltd.	850,000	—	—	850,000				
	The Dai-ichi Life Insurance Company, Limited	500,000	—	—	500,000				
	Sumitomo Mitsui Banking Corporation	—	500,000	—	500,000	0.891% (Note 2)	July 30, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited	—	500,000	—	500,000				
	Aozora Bank, Ltd.	—	500,000	—	500,000				
	The Yamaguchi Bank, Ltd.	—	500,000	—	500,000				
	The Hiroshima Bank, Ltd.	—	1,000,000	—	1,000,000	1.034% (Note 2)	July 31, 2028 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	—	500,000	—	500,000				
	Sumitomo Mitsui Banking Corporation	—	1,050,000	—	1,050,000	1.181% (Note 2)	July 31, 2029 (Note 4)	(Note 5)	Unsecured Unguaranteed
	SBI Shinsei Bank, Limited	—	500,000	—	500,000				
	Aozora Bank, Ltd.	—	500,000	—	500,000				
	The Yamaguchi Bank, Ltd.	—	500,000	—	500,000				
	Resona Bank, Limited	—	450,000	—	450,000	0.891% (Note 2)	July 30, 2027 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	—	500,000	—	500,000				
	Mizuho Bank, Ltd.	—	500,000	—	500,000	1.034% (Note 2)	July 31, 2028 (Note 4)	(Note 5)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	—	500,000	—	500,000				
	Mizuho Bank, Ltd.	—	500,000	—	500,000				
	Mizuho Bank, Ltd.	—	500,000	—	500,000				

Category	Lender	Balance at beginning of period	Increase during the period	Decrease during the period	Balance at end of period	Average interest rate (Note 3)	Repayment date	Use of funds	Remarks
Long-term borrowings	The Bank of Fukuoka, Ltd.	—	1,050,000	—	1,050,000	1.434% (Note 2)	January 31, 2029 (Note 4)	(Note 5)	Unsecured Unguaranteed
	The Higo Bank, Ltd.	—	700,000	—	700,000				
	Kansai Mirai Bank, Limited	—	700,000	—	700,000				
	Aozora Bank, Ltd.	—	550,000	—	550,000				
	Sumitomo Mitsui Banking Corporation	—	500,000	—	500,000				
	THE KAGAWA BANK, Ltd.	—	250,000	—	250,000				
	THE SHIZUOKA BANK, LTD.	—	250,000	—	250,000				
	Resona Bank, Limited	—	200,000	—	200,000				
	SBI Shinsei Bank, Limited	—	150,000	—	150,000				
	The Chiba Bank, Ltd.	—	150,000	—	150,000				
Subtotal of long-term borrowings		62,550,000	12,500,000	5,800,000	69,250,000	—	—	—	—
Total		73,235,000	18,300,000	10,835,000	80,700,000	—	—	—	—

(Note 1) These loans are with floating interest rates.

(Note 2) These loans are with fixed interest rates.

(Note 3) The interest rate is an average figure during the fiscal period and is rounded off to the third decimal place.

(Note 4) If the repayment date is not a business day, the immediately following business day shall be the repayment date. If such a day is in the following month, the immediately preceding business day shall be the repayment date.

(Note 5) The funds are appropriated for part of acquiring real estate or trust beneficiary interests in real estate, including part of accompanying expenses, and repaying borrowings.

(Unit: thousands of yen)

	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
Long-term borrowings	12,500,000	14,320,000	16,530,000	15,900,000	10,000,000

Note 14 – Schedule of Investment Corporation Bonds

(Unit: thousands of yen)

Name	Issue date	Balance at beginning of period	Decrease during the period	Balance at end of period	Coupon rate	Redemption date	Use of funds	Security
Second Series Unsecured Investment Corporation Bonds (offering limited to qualified institutional investors)	February 1, 2018	1,000,000	1,000,000	—	1.05424%	January 31, 2023	Property acquisition	Unsecured
First Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	December 16, 2020	1,700,000	—	1,700,000	0.58000%	December 16, 2025	Refinance of existing borrowings	Unsecured
Second Series Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	December 8, 2021	1,500,000	—	1,500,000	0.85000%	December 8, 2031	Refinance of existing borrowings	Unsecured
Third Series Unsecured Investment Bonds (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	December 15, 2022	—	—	1,400,000	0.85000%	December 15, 2027	Refinance of existing borrowings	Unsecured
Total		4,200,000	1,000,000	4,600,000	—	—	—	—

(Note) The total amount of redemption of investment corporation bonds for each year during the five years after the Balance Sheet date is as follows.

(Unit: thousands of yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years
Investment corporation bonds	—	—	1,700,000	—	1,400,000

Note 15 – Tax Effect Accounting

1. Breakdown of Primary Components of Deferred Tax Assets and Deferred Tax Liabilities

(Unit: thousands of yen)

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Deferred tax assets		
Accrued business taxes not deductible from taxable income	17	18
Total deferred tax assets	17	18
Deferred tax assets, net	17	18

2. Breakdown of Main Items Resulting in Differences between the Statutory Tax Rate and the Effective Tax Rate after Applying Tax Effect Accounting

(Unit: %)

	14th fiscal period	15th fiscal period
	(as of July 31, 2022)	(as of January 31, 2023)
Statutory tax rate	31.46	31.46
(Adjustment)		
Deductible distributions	(31.44)	(31.44)
Other	0.03	0.03
Effective tax rate after applying tax effect accounting	0.04	0.05

Note16 – Per Unit Information

(Unit: yen)

	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Net assets per unit	98,736	100,320
Net income per unit	2,775	2,420

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units for the fiscal period.

The amount of diluted net income per unit is not presented as there are no dilutive investment units.

(Note 2) Net income per unit was calculated based on the following data:

	14th fiscal period	15th fiscal period
	(From February 1, 2022 to July 31, 2022)	(From August 1, 2022 to January 31, 2023)
Net income (thousands of yen)	2,135,885	2,029,946
Amounts not attributable to ordinary unitholders (thousands of yen)	—	—
Net income attributable to ordinary investment units (thousands of yen)	2,135,885	2,029,946
Average number of investment units during the period (units)	769,626	838,486

Note 17 – Transactions with Related Parties

1. Parent company and major corporate unitholders

14th fiscal period (From February 1, 2022 to July 31, 2022)

Not applicable

15th fiscal period (From August 1, 2022 to January 31, 2023)

(Unit: thousands of yen)

Attribute	Name	Location	Capital stock or investments in capital	Business or occupation	Ownership of voting rights [or ownership of such in Samty Residential]	Relationship		Description of transaction	Transaction amount	Account title	Balance at end of period
						Interlocking directors	Business relationship				
Major unitholder	Samty Co., Ltd.	1-8-39 Nishimiyahara, Yodogawa-ku, Osaka-shi, Osaka	20,657,000	Real estate business	Ownership in Samty Residential Direct 13.51%	None	Lease and management of real estate	Purchase of real estate trust beneficiary interest	9,773,000	—	—
								Purchase of real estate (actual real estate)	3,402,000	—	—

(Note 1) Transaction terms and conditions between Samty Residential and related parties are determined in accordance with the Related Party Transaction Regulations that stipulate various procedures.
(Note 2) Consumption taxes are not included in the transaction amount.

2. Affiliated companies, etc.

14th fiscal period (From February 1, 2022 to July 31, 2022)

Not applicable

15th fiscal period (From August 1, 2022 to January 31, 2023)

Not applicable

3. Sister companies

14th fiscal period (From February 1, 2022 to July 31, 2022)

Not applicable

15th fiscal period (From August 1, 2022 to January 31, 2023)

(Unit: thousands of yen)

Attribute	Name	Location	Capital stock or investments in capital	Business or occupation	Ownership of voting rights [or ownership of such in Samty Residential]	Relationship		Description of transaction	Transaction amount	Account title	Balance at end of period
						Interlocking directors	Business relationship				
Company in which major unitholder (corporation) holds a majority of voting rights	Samty Bridge One LLC	1-8-39 Nishimiyahara, Yodogawa-ku, Osaka-shi, Osaka	100	Acquisition, sale and management, etc. of trust beneficiary interest in real estate in trust	—	None	Lease and management of real estate	Purchase of real estate trust beneficiary interest	1,172,000	—	—
Company in which major unitholder (corporation) holds a majority of voting rights	Samty Property Management Co., Ltd.	1-8-39 Nishimiyahara, Yodogawa-ku, Osaka-shi, Osaka	40,000	Real estate property management	—	None	Lease and management of real estate	Consigned management fee	194,554	Operating accounts payable	35,371
								Repair work	361,198	Operating accounts payable	159,415
Company in which major unitholder (corporation) holds a majority of voting rights	Samty Asset Management Co., Ltd.	1-8-3, Marunouchi Chiyoda-ku, Tokyo	120,000	Asset management for Samty Residential	One concurrent officer	None	Consignment of asset management	Payment of asset management fees (Note 1)	574,805	Accounts payable - other	71,320

(Note 1) The amount of asset management fees includes fees for asset management related to the acquisition of properties (150,670 thousand yen) that were paid and capitalized in the book value of the individual real estate properties.
(Note 2) Transaction terms and conditions between Samty Residential and related parties are determined in accordance with the Related Party Transaction Regulations that stipulate various procedures.
(Note 3) Consumption taxes are not included in the transaction amount.

4. Directors and major individual unitholders

14th fiscal period (From February 1, 2022 to July 31, 2022)

Not applicable

15th fiscal period (From August 1, 2022 to January 31, 2023)

The transaction performed by Masafumi Takahashi in the role of representative of a third party (Samty Asset Management Co., Ltd.) is the transaction with Samty Asset Management Co., Ltd. as described above in (3) Sister companies.

Note 18 – Revenue Recognition

1. Breakdown Information on Revenue from Contracts with Customers

14th fiscal period (From February 1, 2022 to July 31, 2022)

(Unit: thousands of yen)

	Revenue from contracts with customers (Note 1)	Sales to external customers
Sale of real estate properties	2,887,000	(Note 2) 376,999
Utilities income	31,476	31,476
Other	—	4,999,906
Total	2,918,476	5,408,382

(Note 1) Rent revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No.13) is excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from sale of real estate properties and utilities income.
(Note 2) As sale of real estate properties is recorded as gain or loss on sale of real estate properties in the Statement of Income and Retained Earnings, the amount obtained by deducting cost of sale of real estate properties and other expenses related to sale from proceeds from sale of real estate properties is indicated for sales to external customers.

15th fiscal period (From August 1, 2022 to January 31, 2023)

(Unit: thousands of yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Utilities income	32,847	32,847
Other	—	5,427,411
Total	32,847	5,460,258

(Note) Rent revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No.13) is excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from sale of real estate properties and utilities income.

Note 19 – Segment Information

1. Segment Information

Disclosure is omitted as Samty Residential has a single business segment of real estate leasing business.

2. Related Information

14th fiscal period (From February 1, 2022 to July 31, 2022)

(1) Information by Product and Service

Disclosure is omitted as Samty Residential's operating revenue under single product/service category for outside customers exceed 90% of operating revenue recorded in the Statement of Income and Retained Earnings.

(2) Information by Region

i) Operating revenue

Disclosure is omitted as Samty Residential's operating revenue for outside customers in Japan exceeds 90% of operating revenue recorded in the Statement of Income and Retained Earnings.

ii) Property, plant and equipment

Disclosure is omitted as the amount of Samty Residential's property, plant and equipment located in Japan exceeds 90% of the amount of property, plant and equipment recorded on the Balance Sheet.

(3) Information by Major Customer

Disclosure is omitted as Samty Residential's operating revenue for any single outside customer is less than 10% of operating revenue recorded in the Statement of Income and Retained Earnings.

15th fiscal period (From August 1, 2022 to January 31, 2023)

(1) Information by Product and Service

Disclosure is omitted as Samty Residential's operating revenue under single product/service category for outside customers exceed 90% of operating revenue recorded in the Statement of Income and Retained Earnings.

(2) Information by Region

i) Operating revenue

Disclosure is omitted as Samty Residential's operating revenue for outside customers in Japan exceeds 90% of operating revenue recorded in the Statement of Income and Retained Earnings.

ii) Property, plant and equipment

Disclosure is omitted as the amount of Samty Residential's property, plant and equipment located in Japan exceeds 90% of the amount of property, plant and equipment recorded on the Balance Sheet.

(3) Information by Major Customer

Disclosure is omitted as Samty Residential's operating revenue for any single outside customer is less than 10% of operating revenue recorded in the Statement of Income and Retained Earnings.

Note 20 – Significant Subsequent Events

Not applicable

Independent Auditor's Report



Independent Auditor's Report

The Board of Directors
Samty Residential Investment Corporation

Opinion

We have audited the accompanying financial statements of Samty Residential Investment Corporation (the Company), which comprise the balance sheet as at January 31, 2023, and the statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at January 31, 2023, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The other information comprises the information included in the Semi-Annual Report that contains audited financial statements but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. The Supervisory Director is responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.



Responsibilities of Management and, the Supervisory Director for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.



We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC
Tokyo, Japan

June 9, 2023


Makoto Suzuki
Designated Engagement Partner
Certified Public Accountant


Natsuki Saiki
Designated Engagement Partner
Certified Public Accountant

