

Samty Residential Investment Corporation

(Securities Code: 3459)

Japan-Wide Portfolio

Supplementary Explanatory Material for the Press Releases Published on July 30, 2025

- Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Nine Properties Including S-FORT Kodeki fiore) and Disposition of Trust Beneficiary Interests in Domestic Real Estate and Domestic Real Estate (Nine Properties Including S-FORT Fukuoka Kencho Mae)
- Notice Concerning Revisions to the Forecast of Management Status and Distribution per Unit for the 21st Fiscal Period Ending January 2026



Sumi

Sumi
Land

Sumi
Camp

July 30, 2025

Overview of Asset Replacement

Asset Replacement Key Points

Replacement

Enhancement of portfolio quality through asset replacement

Average building age: **3.8 years** Assets to Be Acquired → **16.7 years** Assets to Be Disposed

Ratio of S-RESIDENCE: **29.1%**
(+2.1% vs. forecast for the 20th FP)

Acquisition

Tapping into a new area (Okayama-shi)

» **Further diversification of the portfolio**

Okayama-shi... Has features of a transportation hub for a wide area that is among the most extremely excellent in the nation and a concentration of advanced urban functions, making it an area where stable rental demand can be expected

Disposition

Proceeds from the disposition will be used to acquire properties, including future properties, and unrealized gains will be realized due to disposition price exceeding appraisal value

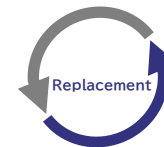
Gain on sale: **1,217 million yen**

Overview of Asset Replacement

Acquisition: 9 properties

| | | | |
|-----------------------------|-------------------|--------------------------|-----------|
| Planned date of acquisition | August 29, 2025 | Average building age | 3.8 years |
| Planned acquisition price | 8,656 million yen | Number of rentable units | 541 units |

| | Major regional cities | Other regional cities | Greater Tokyo area |
|-----------------------------|---|--|--|
| Property name | S-RESIDENCE Atsuta II  | S-RESIDENCE Omotecho  | S-FORT Itabashi Honcho  |
| Number of properties | 4 properties | 1 property | 4 properties |
| Planned acquisition price | 4,027 million yen | 1,084 million yen | 3,545 million yen |
| Appraisal value | 4,210 million yen | 1,140 million yen | 3,638 million yen |
| Average building age | 3.3 years | 2.5 years | 4.7 years |
| Number of rentable units | 289 units | 84 units | 168 units |
| Average appraisal NOI yield | 4.6% | 5.0% | 4.2% |



Disposition: 9 properties

| | |
|---------------------------|-------------------|
| Planned disposition price | 8,935 million yen |
| Gain on sale | 1,217 million yen |

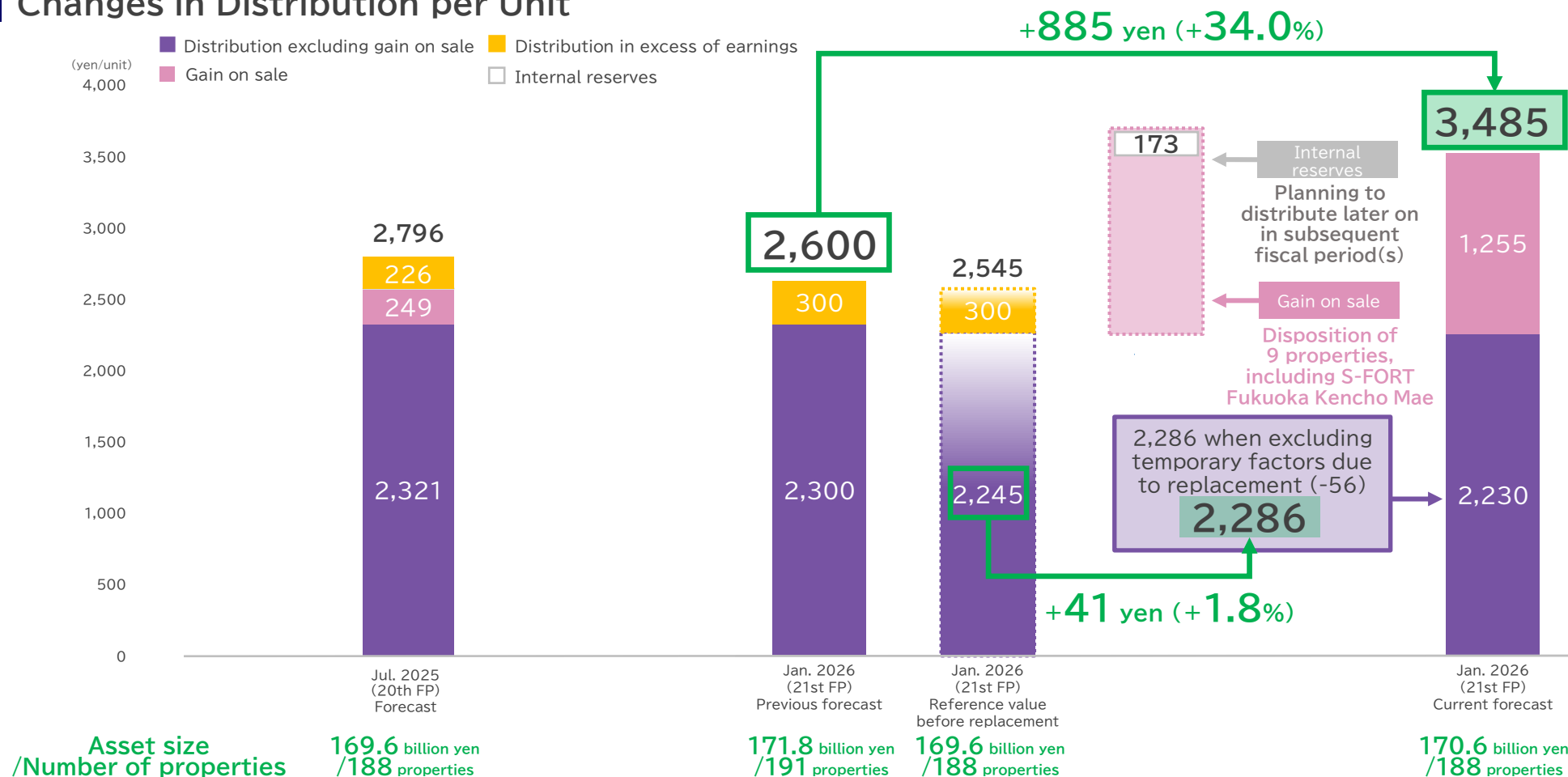
| | Scheduled for disposition on August 22, 2025 | Scheduled for disposition on August 27, 2025 |
|---------------------------|--|---|
| Property name | S-FORT Fukuoka Kencho Mae (Hakata-ku, Fukuoka-shi)  | S-FORT Moriyama (Moriyama-ku, Nagoya-shi)  |
| Number of properties | 7 properties | 2 properties |
| Gain on sale | 761 million yen | 456 million yen |
| Planned disposition price | 6,130 million yen | 2,805 million yen |
| Appraisal value | 5,981 million yen | 2,760 million yen |
| Average building age | 15.9 years | 18.3 years |

Change in Forecast of Distribution per Unit for the Fiscal Period Ending July 2025 (20th FP) and Fiscal Period Ending January 2026 (21st FP)

Distribution Forecast Key Points

| Measures | Distribution per Unit | Gain on sale |
|---|---|---|
| <p>Retaining a portion of the gain on sale as internal reserves (173 yen/unit) by utilizing special provisions for taxation in the case of replacement of long-held assets</p> <p>>>> Contributing to the stability of distribution per unit in the future</p> | <p>Gain on sale is to be distributed, with a significantly increased distribution expected vs. the previous forecast</p> <p>+885 yen/unit vs. previous forecast for the 21st FP, our 10th year since listing</p> | <p>Returning the gain on sale to unitholders while enhancing profitability through continuous asset replacement</p> <p>Of the gain on sale for the 21st FP, expecting to distribute 1,255 yen/unit</p> |

Changes in Distribution per Unit



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- ① Figures and amounts are rounded down to the nearest unit, and percentages are rounded to the first decimal place. The same shall apply hereafter.
- ② For detailed acquisition and disposition terms, please refer to “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Nine Properties Including S-FORT Kodeki fiore) and Disposition of Trust Beneficiary Interests in Domestic Real Estate and Domestic Real Estate (Nine Properties Including S-FORT Fukuoka Kencho Mae)” released today.
- ③ “Major regional cities” refers to Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima, and Fukuoka. “Other regional cities” refers to regional cities other than Sapporo, Sendai, Nagoya, Kyoto, Osaka, Kobe, Hiroshima, and Fukuoka. “Greater Tokyo area” refers to Tokyo, Kanagawa, Saitama, and Chiba.
- ④ “Gain on sale” is the estimated figure as of the date of this document calculated by deducting the assumed book value and disposition-related expenses from the planned disposition price.
- ⑤ “Average building age” is calculated as the weighted average of the building ages as of the planned date of acquisition or the planned date of disposition based on the (planned) acquisition price, rounded to the first decimal place.
- ⑥ “Appraisal NOI yield” for the Assets to Be Acquired is the figure calculated by dividing the appraisal NOI for the Assets to Be Acquired by the planned acquisition price, rounded to the first decimal place. Note that for each, the value at the time of obtaining the appraisal report is shown.

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- ① The forecasts for the fiscal period ending July 2025 (20th FP) and the fiscal period ending January 2026 (21st FP) are estimates as of the date of this document, and do not constitute a guarantee that Samty Residential Investment Corporation will distribute these amounts.
- ② For the assumptions underlying the forecast for the fiscal period ending July 2025 (20th FP), please refer to “Notice Concerning Revisions to the Forecast of Management Status and Distribution per Unit for the 20th Fiscal Period Ending July 2025” released on March 28, 2025. For the assumptions used in calculations of the previous forecast for the fiscal period ending January 2026 (21st FP), please refer to “(REIT) Summary of Financial Results for Fiscal Period Ended January 2025” released on March 14, 2025.
- ③ “Jan. 2026 (21st FP) Reference value before replacement” is the reference value estimated based on the assumption that the acquisition and disposition in “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Nine Properties Including S-FORT Kodeki fiore) and Disposition of Trust Beneficiary Interests in Domestic Real Estate and Domestic Real Estate (Nine Properties Including S-FORT Fukuoka Kencho Mae)” released today are not conducted.
- ④ For the assumptions used in the Jan. 2026 (21st FP) current forecast, please refer to “Notice Concerning Revisions to the Forecast of Management Status and Distribution per Unit for the 21st Fiscal Period Ending January 2026” released today.

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