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For Translation Purposes Only

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate
(S-RESIDENCE Yokohama Yoshinocho)

Samty Residential Investment Corporation (“Samty Residential”) announces that Samty Asset Management Co., Ltd. (the “Asset Management Company”), to which Samty Residential entrusts management of its portfolio assets, decided to acquire the following property (the “Asset to Be Acquired”) (the “Acquisition”).

1. Overview of the Asset to Be Acquired

Area	Property number	Property name	Location	Planned acquisition price ^(Note 1) (million yen)	Date of conclusion of agreement	Planned date of acquisition ^(Note 2)	Seller	Acquisition fund	Settlement method	Brokerage
Greater Tokyo area	C-053	S-RESIDENCE Yokohama Yoshinocho	Minami-ku, Yokohama-shi	730	September 24, 2025	September 30, 2025	Not disclosed ^(Note 3)	Cash on hand	Lump sum upon delivery	None

(Note 1) “Planned acquisition price” is the amount which will be required for the acquisition of the Asset to Be Acquired excluding various costs such as commissions for brokerage of transaction, taxes and public dues, etc. (the amount of the price of purchase of the real estate, etc. indicated in the purchase agreement, etc.). Amounts of less than one million yen are rounded down.

(Note 2) “Planned date of acquisition” is the scheduled acquisition date stated in the purchase agreement, etc. for the Asset to Be Acquired.

(Note 3) Not disclosed as no consent for disclosure was obtained from the seller.

2. Reason for the Acquisition

Samty Residential is aiming to build a portfolio that pursues “Stability” (diversified investments in strictly selected residential properties nationwide), “Growth potential” (expansion of the portfolio size by continually investing in new properties centered on major regional cities), and “Profitability” (realization of expected high returns by investing in carefully screened residential properties located in major regional cities) through investment in residences mainly in major regional cities.

The Acquisition will be made with the intent to expand the asset size steadily and improve the stability of the portfolio by utilizing the sponsor support of Samty Co., Ltd., the main sponsor of Samty Residential. With the Acquisition, Samty Residential’s portfolio will consist of 189 properties with a total (planned) acquisition price of 171.3 billion yen. Furthermore, the investment ratio by area after the Acquisition is projected to be 71.3% for regional cities (47.3% for major regional cities and 24.1% for other regional cities) and 28.7% for the greater Tokyo area based on the (planned) acquisition price.

Considering that the Asset to Be Acquired is a targeted asset under asset management specified in the Articles of Incorporation of Samty Residential and that stable cash flows that would contribute to the profitability of the entire portfolio can be expected in comprehensive consideration of the individuality of the property, including the location and building age, Samty Residential deemed that the Acquisition would serve to improve portfolio quality in the medium to long term. For the details of the Asset to Be Acquired and the points assessed, please refer to the following “3. Details of the Asset to Be Acquired.” In line with the acquisition of the Asset to Be Acquired, Samty Residential has selected its lessee based on matters concerning criteria for selecting tenants set forth by Samty Residential. For details on the selection criteria, please refer to “Part I: Fund Information / Section 1: Fund Status / 2: Investment Policy (1) Investment Policy” in the securities report published on April 28, 2025 (Japanese only).

3. Details of the Asset to Be Acquired

The details of the Asset to Be Acquired are as shown in the table below. However, the information in “Leased area,” “Occupancy rate,” “Monthly rental revenue,” and “Leasehold and guarantee deposits” are as of the end of July 2025. Furthermore, the following tables may refer to real estate that is the Asset to Be Acquired or real estate that are the trust assets of real estate trust beneficiary interest as the “Property.” Please refer to the following terms with regard to the tables.

- “Location” is based on the residential address. However, for properties that have no residential address, the building address or building location on the certificate of registered matters is indicated. “Site area” under land, and “Use,” “Completion date,” “Structure and floors,” and “Total floor area” under building are based on the information in the certificate of registered matters. The description in the certificate of registered matters may not necessarily be identical with the present state of said real estate.
- “Planned acquisition price” is the amount required for the acquisition of the Asset to Be Acquired excluding various costs such as commissions for brokerage of transaction, taxes and public dues, etc. (the amount of the price of purchase of the real estate, etc. indicated in the purchase agreement, etc.). Amounts of less than one million yen are rounded down.
- “Trustee” indicates the trustee or planned trustee of trust pertaining to the real estate trust beneficiary interest.
- “Building coverage ratio” is, in principle, the ratio of the building area of the building to site area designated in Article 53, Paragraph 1 of the Building Standards Act (Act No. 201 of 1950, as amended; the “Building Standards Act”), and represents the maximum value of the building coverage ratio provided in city plannings in accordance with zoning, etc. Such a maximum value of the building coverage ratio may be relaxed, increased, or decreased due to being a fire-resistant building within a fire prevention district and for other reasons, and may be different from the building coverage ratio that is actually applied.
- “Floor area ratio” is, in principle, the ratio of the total floor area of the building to site area designated in Article 52, Paragraph 1 of the Building Standards Act, and represents the maximum value of the floor area ratio provided in city plannings in accordance with zoning, etc. Such a maximum value of the floor area ratio may be relaxed, increased, or decreased due to the width of roads connecting to the site area and for other reasons, and may be different from the floor area ratio that is actually applied.
- “Zoning” is the type of zoning listed in Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended).
- “Total floor area” is the floor area for the entire building (excluding that of attached buildings).
- “Number of leasable units” is the number of units (including the number of stores, etc., if any) that can be leased as of the end of July 2025.
- “Property management company” is the property management company to which property management is entrusted or planned to be entrusted with regard to the real estate.
- “Master lease company” is the lessee that has concluded or planned to conclude a master lease agreement with the owner of the real estate.
- “Master lease type” indicates whether a pass-through-type master lease agreement or a fixed-rent-type master lease agreement is concluded.
- “Probable maximum loss (PML value)” is the value calculated in the evaluation of seismic risk analysis conducted by Tokio Marine dR Co., Ltd. as requested as part of due diligence upon acquisition of real estate by Samty Residential. Furthermore, “Probable maximum loss (PML value)” refers to the extent of the damage that would be incurred due to the largest earthquake (a large earthquake with the likelihood of occurring once in 475 years = a large earthquake with a 10% likelihood of occurring once in 50 years) foreseen during the assumed useful life (50 years being the useful life of an ordinary building) as a ratio (%) of the replacement value for the foreseeable restoration costs of the damage.
- “Total leasable area” is the total floor area of residences and shops, etc. that is practically leasable to end tenants (if the common area, etc. is leased, the concerned area is also included). Total leasable area is not based on the real estate registry, but by the floor area stated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and may not necessarily be identical to the floor area written in the real estate registry.
- “Leased area” is the area (the area indicated in the lease agreements) for which lease agreements are actually concluded with end tenants, and a lease is conducted if the type of master lease as of the end of July 2025 is a pass-through-type master lease agreement. However, the indicated figure includes only the area of residences and shops, etc. (or the area of the entire units if all units are leased in a lump sum) and excludes the leased area of parking lots, etc.
- “Number of tenants” is the number of tenants with which Samty Residential or the trustee has a direct rental contract relationship. Therefore, when the master lease company subleases each unit to end tenants due to the introduction of a master lease, the total number of tenants is shown as 1; that is, the number of end tenants of the sublease is excluded. Furthermore, even if the managed asset is leased by the master lease company, when there are end tenants who do not accept the master lease, the end tenants and Samty Residential or the trustee have a direct rental contract relationship. In those cases, however, the number of the end tenants is not included in the number of tenants.

- When the type of master lease is a pass-through-type master lease agreement, “Monthly rental revenue” is the total monthly rent as of the end of July 2025 (including common area expenses, but not fees for incidental facilities such as parking lots or trunk rooms) stated in the lease agreement concluded by the master lease company, or the owners of each real estate or trust real estate, with end tenants. Amounts are rounded down to the nearest thousand yen. Consumption tax and other taxes are excluded.
- “Leasehold and guarantee deposits” is the total amount of balance of Leasehold and guarantee deposits remaining as of the end of July 2025 based on lease agreements concluded with end tenants, rounded down to the nearest thousand yen. However, if such does not need to be refunded based on special policy conditions such as deductions from deposit and non-refundable deposit in a lease agreement, such an amount is excluded.
- “Occupancy rate” is the rate of leased area to leasable area, rounded to the first decimal place.
- “Characteristics of the property” are the basic nature, characteristics, etc. of the real estate with reference to the real estate appraisal report and considering the results of surveys independently conducted by the Asset Management Company.
- “Special remarks” are matters recognized as important as of the end of July 2025 in terms of the rights and use, etc. of the real estate, including the following matters, as well as consideration of the degree of impact on the appraisal value, profitability, and disposition of real estate.
 - i. Significant limitation or restriction by laws, ordinances, rules, and regulations
 - ii. Significant burdens or limitations on rights, etc.
 - iii. Significant cases where there are architectural structures crossing the boundaries of the concerned property, etc. and cases where there are issues with boundary confirmation, etc. and related arrangements, etc.
 - iv. Significant agreements, arrangements, etc. made with co-owners or sectional owners
- Unless otherwise stated, percentage figures in the abovementioned sections are rounded to the first decimal place. As such, figures may not necessarily add up to 100%.
- Regarding monetary amounts in the abovementioned sections, planned acquisition prices and appraisal values are rounded down to the nearest million yen and other amounts are rounded down to the nearest thousand yen.

C-053 S-RESIDENCE Yokohama Yoshinocho

Property name		S-RESIDENCE Yokohama Yoshinocho				
Location		2-6-1, Yoshinocho, Minami-ku, Yokohama-shi, Kanagawa				
Type of specified asset		Real estate trust beneficiary interest				
Planned acquisition price		730 million yen				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust establishment date		September 30, 2025				
Trust expiration date		September 30, 2035				
Planned acquisition date		September 30, 2025				
Land	Type of ownership	Ownership				
	Site area	257.15 m ² (Note 1)				
	Building coverage ratio	80% (Note 2)				
	Floor area ratio	500%				
	Zoning	Commercial district				
Building	Type of ownership	Ownership				
	Use	Apartment				
	Total floor area	1,052.58 m ²				
	Completion date	August 23, 2022				
	Structure and floors	Reinforced concrete structure, flat roof, 11 floors				
	Number of leasable units	40				
Collateral		None				
Property management company		Samty Property Management Co., Ltd.				
Master lease company		Samty Property Management Co., Ltd.				
Master lease type		Pass-through lease				
Appraisal value (date of value)		762 million yen (August 1, 2025)				
Real estate appraiser		The Tanizawa Sōgō Appraisal Co., Ltd.				
Probable maximum loss (PML value)		10.8%				
Overview of leasing						
	Total leasable area	876.00 m ²				
	Leased area	744.60 m ²				
	Number of tenants	1				
	Monthly rental revenue	2,959 thousand yen				
	Leasehold and guarantee deposits	2,619 thousand yen				
	Occupancy rate	March 2025	April 2025	May 2025	June 2025	July 2025
		92.5%	100.0%	100.0%	92.5%	85.0%
Characteristics of the property		The property is located about a 2-minute walk from Yoshinocho Station on the Yokohama Municipal Subway Blue Line, and has single-type units. From Yoshinocho Station, Yokohama Station can be accessed in about 11 minutes, providing excellent transportation convenience to the central commercial areas and major business districts. In addition, the area has convenience stores and restaurants within walking distance, making living convenience high, yet has plenty of nature, with Maita Park and rivers nearby, forming a favorable living environment. With such characteristics, the property has excellent transportation convenience, living convenience, and living environment, and is believed to be highly competitive in the leasing market shared with areas of similar supply and demand.				
Special remarks		Not applicable				

(Note 1) This includes the private road burden portion (approximately 27 m²) based on Article 42, Paragraph 2 of the Building Standards Act.

(Note 2) The allowable building coverage ratio is 100% due to relaxations for fire-resistant buildings in fire prevention districts.

4. Outline of Seller

The seller for the Asset to Be Acquired is a domestic general business company, but its name is not disclosed as no consent for disclosure was obtained. There are no capital, personnel, or business relationships between the company and Samty Residential or the Asset Management Company. The company is not a related party of Samty Residential or the Asset Management Company.

5. Schedule for the Acquisition (Planned)

Date of acquisition decision:	September 16, 2025
Date of conclusion of purchase agreement:	September 24, 2025
Date of payment and property delivery:	September 30, 2025

6. Future Outlook

For the forecast of Samty Residential's management status for the 21st fiscal period ending January 2026 (from August 1, 2025, to January 31, 2026) and 22nd fiscal period ending July 2026 (from February 1, 2026, to July 31, 2026) with the Acquisition taken into account, please refer to "(REIT) Financial Results for Fiscal Period Ended July 2025"^(note) released today.

(note) The English version of the financial results will be disclosed later.

7. Overview of Appraisal Reports

C-053 S-RESIDENCE Yokohama Yoshinocho

Overview of real estate appraisal report					
Property name		S-RESIDENCE Yokohama Yoshinocho			
Appraisal value		762,000 thousand yen			
Appraiser		The Tanizawa Sōgō Appraisal Co., Ltd			
Date of value		August 1, 2025			
Item (units: thousand yen)		Value	Basis		
Appraisal value by capitalization		762,000	Assessed by using the appraisal value based on the DCF method as a standard and weighing it against that based on the direct capitalization method		
	Appraisal value using the direct capitalization method		775,000	Assessed the indicated value by income approach by a cap rate based on net profit for a single fiscal year.	
		(1) Operating profit ((a)-(b))	41,111		
			(a) Total potential profit	43,194	Assessed based on similar real estate and actual results
			(b) Loss from vacancies, etc.	2,082	Assessed in consideration of current occupancy rates and market vacancy rates, etc.
	(2) Operating costs		10,533		
		Maintenance and management expenses	2,260	Assessed by similar real estate and actual results, etc.	
		Property management fees	791	Assessed by similar real estate and actual results, etc.	
		Fees for finding tenants, etc.	2,303	Assessed by similar real estate and actual results, etc.	
		Utilities expenses	578	Assessed by similar real estate and past results, etc.	
		Repair expenses	1,182	Assessed based on engineering reports	
		Taxes and dues	2,881	Assessed based on the actual performance.	
		Non-life insurance premiums	166	Assessed based on the levels of similar real estate.	
		Other expenses	370	Assessed by similar real estate and actual results, etc.	
	(3) Net operating profit (NOI=(1)-(2))		30,578		
	(4) Income from deposits		29	Assessed in reference to interest rates, etc.	
	(5) Capital expenditure		1,144	Assessed based on engineering reports	
	(6) Net profit (NCF=(3)+(4)-(5))		29,463		
	(7) Cap rate		3.8%	Assessed taking into account the relationship with the discount rate, after comparing and examining transaction yields based on examples of transactions involving similar real estate, etc.	
	Appraisal value using the discount cash flow method		756,000		
		Discount rate	3.9%	Assessed by factoring the individuality of the subject real estate into the base yield assessed based on the interest yields of financial assets	
		Terminal cap rate	4.0%	Assessed based on the cap rate and incorporating future unpredictability	
Appraisal value by cost method		807,000			
	Land ratio	72.5%			
	Building ratio	27.5%			
Points of attention in adjusting the estimated price and determining the appraisal value			Assessed by using the appraisal value by capitalization as the standard and weighing it against that based on the cost method.		

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

Reference Materials

Reference Material 1: Overview of Building Condition Survey Reports

Reference Material 2: Photograph of Exterior and Map

Reference Material 3: List of Samty Residential's Portfolio Properties (after the Acquisition)

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Reference Material 1: Overview of Building Condition Survey Reports

Property number	Property name	Survey company	Date of report	Estimated emergency repair expenses (Note 1) (thousand yen)	Estimated short-term repair expenses (Note 2) (thousand yen)	Estimated long-term repair expenses (Note 3) (thousand yen)	Building replacement costs (Note 4) (thousand yen)
C-053	S-RESIDENCE Yokohama Yoshinocho	Tokyo Kantei Co., Ltd.	August 2025	—	—	15,900	208,000

(Note 1) “Estimated emergency repair expenses” are repair and renewal costs assumed to be urgent indicated in the building condition survey report. Amounts are rounded down to the nearest thousand yen.

(Note 2) “Estimated short-term repair expenses” are repair and renewal costs assumed to be needed within a year indicated in the building condition survey report. Amounts are rounded down to the nearest thousand yen.

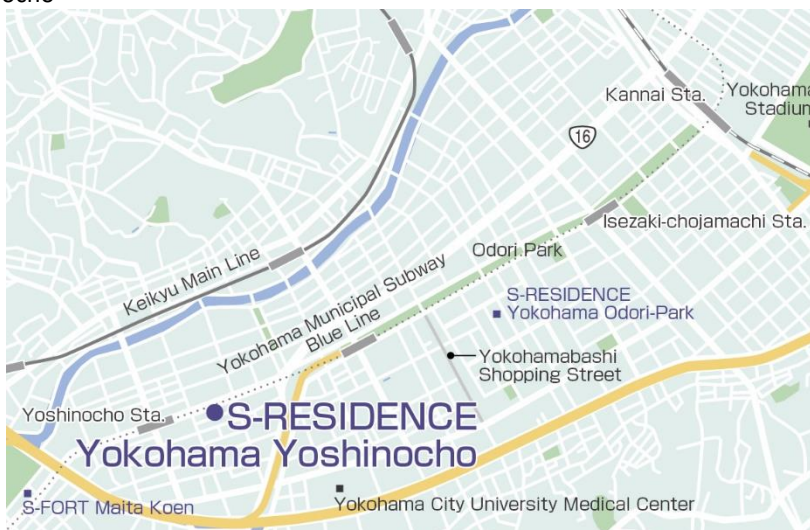
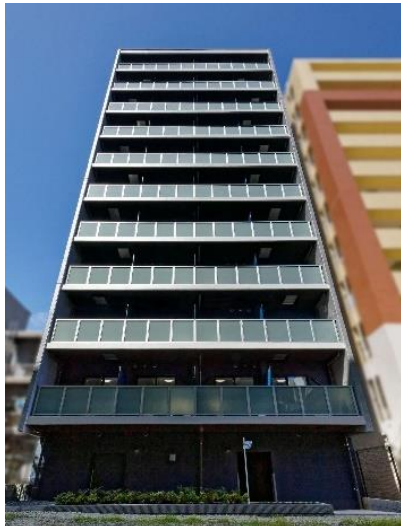
(Note 3) “Estimated long-term repair expenses” are repair and renewal costs assumed to be needed within 10 years indicated in the building condition survey report. Amounts are rounded down to the nearest thousand yen.

(Note 4) “Building replacement costs” are the estimated construction procurement amounts as of the point of survey for newly constructing the Asset to Be Acquired with the same design and specifications indicated in the building condition survey report. However, the figures reflect the unique views and opinions of the survey company as of a certain point, and the validity and accuracy of such are not guaranteed. “Building replacement costs” are rounded down to the nearest thousand yen.

Reference Material 2: Photograph of Exterior and Map

(Note) The photograph of the property in this document shows the condition of the property at a particular point in time and does not necessarily match the current condition for reasons such as changes that have occurred since the photograph was taken.

C-053 S-RESIDENCE Yokohama Yoshinocho



Reference Material 3: List of Samty Residential's Portfolio Properties (after the Acquisition)

Property number	Property name	Location	(Planned) acquisition price (Note 1) (million yen)	Investment Ratio (Note 2) (%)	(Planned) acquisition date (Note 3)
A-004	S-FORT Chikushi Dori	Hakata-ku, Fukuoka-shi	1,170	0.7	May 1, 2015
A-007	S-FORT Tsutsujigaoka Koen	Miyagino-ku, Sendai-shi	1,340	0.8	April 15, 2015
A-008	S-RESIDENCE Namba Briller	Naniwa-ku, Osaka-shi	2,020	1.2	July 1, 2015
A-009	S-FORT Tsurumai marks	Naka-ku, Nagoya-shi	1,020	0.6	July 1, 2015
A-010	S-FORT Rokuban-cho	Atsuta-ku, Nagoya-shi	722	0.4	July 1, 2015
A-011	S-FORT Nakajima Koen	Chuo-ku, Sapporo-shi	1,590	0.9	July 1, 2015
A-012	S-FORT Hokudai Mae	Kita-ku, Sapporo-shi	690	0.4	July 1, 2015
A-013	S-RESIDENCE Kobe Isogamidori	Chuo-ku, Kobe-shi	2,470	1.4	July 1, 2015
A-017	S-RESIDENCE Shin Osaka Ekimae	Higashi Yodogawa-ku, Osaka-shi	2,489	1.5	August 2, 2016
A-022	S-FORT Tsurumai arts	Naka-ku, Nagoya-shi	680	0.4	August 2, 2016
A-023	S-FORT Tsurumai cube	Naka-ku, Nagoya-shi	570	0.3	August 2, 2016
A-025	S-RESIDENCE Kobe Motomachi	Chuo-ku, Kobe-shi	1,200	0.7	August 2, 2016
A-026	S-FORT Kobe Kaguracho	Nagata-ku, Kobe-shi	1,858	1.1	August 2, 2016
A-027	S-FORT Nijo-jo mae	Nakagyo-ku, Kyoto-shi	812	0.5	August 2, 2016
A-028	S-FORT Chion-in mae	Higashiyama-ku, Kyoto-shi	500	0.3	August 2, 2016
A-030	S-RESIDENCE Midoribashi Ekimae	Higashinari-ku, Osaka-shi	1,846	1.1	February 1, 2018
A-031	S-FORT Tsurumai reale	Showa-ku, Nagoya-shi	1,571	0.9	February 1, 2018
A-032	S-FORT Osu Kannon	Naka-ku, Nagoya-shi	1,147	0.7	March 1, 2018
A-034	S-FORT Aratamabashi	Minami-ku, Nagoya-shi	449	0.3	February 1, 2018
A-035	S-FORT Toyohira Sanjyo	Toyohira-ku, Sapporo-shi	762	0.4	February 1, 2018
A-036	S-FORT Kitamaruyama	Chuo-ku, Sapporo-shi	425	0.2	February 1, 2018
A-040	S-FORT Nakahirodori	Nishi-ku, Hiroshima-shi	885	0.5	February 1, 2018
A-041	S-FORT Tsurumicho	Naka-ku, Hiroshima-shi	820	0.5	February 1, 2018
A-042	S-FORT Aoba Kamisugi	Aoba-ku, Sendai-shi	918	0.5	February 1, 2018
A-043	S-RESIDENCE Shin Osaka Ridente	Yodogawa-ku, Osaka-shi	1,338	0.8	August 28, 2018
A-044	S-FORT Fukushima La Luna	Kita-ku, Osaka-shi	896	0.5	August 28, 2018
A-045	S-FORT Fukushima Libre	Fukushima-ku, Osaka-shi	538	0.3	August 28, 2018
A-046	S-FORT Kamiyashiro	Meito-ku, Nagoya-shi	429	0.3	August 28, 2018
A-047	S-RESIDENCE Miyanomori	Chuo-ku, Sapporo-shi	660	0.4	August 28, 2018
A-048	S-FORT Higashi-Sapporo Nordo	Shiroishi-ku, Sapporo-shi	303	0.2	August 28, 2018
A-049	S-RESIDENCE Aoi	Higashi-ku, Nagoya-shi	1,484	0.9	February 28, 2019
A-050	S-RESIDENCE Shiga Hondori	Kita-ku, Nagoya-shi	1,150	0.7	March 29, 2019
A-051	S-FORT Kobe Ogawadori	Hyogo-ku, Kobe-shi	599	0.3	March 29, 2019
A-052	S-FORT Sakuragawa Minami	Naniwa-ku, Osaka-shi	1,056	0.6	August 26, 2019
A-053	S-FORT Fukushima EBIE	Fukushima-ku, Osaka-shi	538	0.3	August 26, 2019
A-054	S-FORT Miyakojima Uchindai	Miyakojima-ku, Osaka-shi	456	0.3	August 26, 2019
A-055	S-FORT Miyakojima KERS	Miyakojima-ku, Osaka-shi	342	0.2	August 26, 2019
A-056	S-FORT Oimazato-Nishi	Higashinari-ku, Osaka-shi	331	0.2	August 26, 2019
A-057	S-RESIDENCE Chikusa	Chikusa-ku, Nagoya-shi	557	0.3	August 26, 2019
A-058	S-FORT Sakurayama	Mizuho-ku, Nagoya-shi	766	0.4	August 26, 2019
A-059	S-FORT Sapporo N15	Higashi-ku, Sapporo-shi	530	0.3	September 30, 2019
A-060	S-FORT Nangodori	Shiroishi-ku, Sapporo-shi	297	0.2	August 26, 2019

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Property number	Property name	Location	(Planned) acquisition price ^(Note 1) (million yen)	Investment Ratio ^(Note 2) (%)	(Planned) acquisition date ^(Note 3)
A-062	S-FORT Osaka Doshin	Kita-ku, Osaka-shi	1,765	1.0	August 3, 2020
A-065	S-FORT Jingu Minami	Atsuta-ku, Nagoya-shi	380	0.2	August 3, 2020
A-066	S-FORT Atsuta Rokuban	Atsuta-ku, Nagoya-shi	734	0.4	November 30, 2020
A-067	S-FORT Kitachikusa	Chikusa-ku, Nagoya-shi	662	0.4	November 30, 2020
A-068	S-FORT Saikotori	Atsuta-ku, Nagoya-shi	395	0.2	November 30, 2020
A-069	S-FORT Fukuzumi	Toyohira-ku, Sapporo-shi	310	0.2	November 30, 2020
A-070	S-FORT Muromi	Sawara-ku, Fukuoka-shi	665	0.4	November 30, 2020
A-071	S-FORT Atsuta Hanacho	Atsuta-ku, Nagoya-shi	836	0.5	May 31, 2021
A-072	S-FORT Horitatori	Mizuho-ku, Nagoya-shi	487	0.3	May 31, 2021
A-073	S-FORT Kego Tower	Chuo-ku, Fukuoka-shi	4,320	2.5	August 3, 2021
A-074	S-RESIDENCE Aoi II	Higashi-ku, Nagoya-shi	1,820	1.1	August 3, 2021
A-075	S-FORT Meiekininami 5-Chome	Nakamura-ku, Nagoya-shi	684	0.4	August 3, 2021
A-076	S-FORT Hakozaiki Higashi	Higashi-ku, Fukuoka-shi	680	0.4	August 3, 2021
A-077	S-RESIDENCE Meiekininami	Nakamura-ku, Nagoya-shi	665	0.4	August 3, 2021
A-078	S-FORT Kanayama	Nakagawa-ku, Nagoya-shi	612	0.4	August 3, 2021
A-079	S-FORT Izumi Chuo	Izumi-ku, Sendai-shi	545	0.3	August 3, 2021
A-080	S-RESIDENCE Soen EAST	Chuo-ku, Sapporo-shi	477	0.3	August 3, 2021
A-081	S-FORT Yagoto	Tempaku-ku, Nagoya-shi	442	0.3	August 3, 2021
A-082	S-FORT Sapporo Kita 5-Jo	Chuo-ku, Sapporo-shi	405	0.2	August 3, 2021
A-083	S-FORT Sapporo Motomachi	Higashi-ku, Sapporo-shi	385	0.2	August 3, 2021
A-084	S-RESIDENCE Joshin II	Nishi-ku, Nagoya-shi	787	0.5	November 30, 2021
A-085	S-RESIDENCE Sengencho	Nishi-ku, Nagoya-shi	443	0.3	November 30, 2021
A-086	S-FORT Taisho riviere	Taisho-ku, Osaka-shi	1,000	0.6	February 28, 2022
A-087	S-RESIDENCE Kyoto Takeda Dormitory	Fushimi-ku, Kyoto-shi	2,235	1.3	August 2, 2022
A-088	S-RESIDENCE Maruyama Omotesando	Chuo-ku, Sapporo-shi	1,421	0.8	August 2, 2022
A-089	S-RESIDENCE Soen	Chuo-ku, Sapporo-shi	1,081	0.6	August 2, 2022
A-090	S-FORT Sakuragawa	Naniwa-ku, Osaka-shi	743	0.4	August 2, 2022
A-091	S-FORT Bentencho	Minato-ku, Osaka-shi	607	0.4	August 2, 2022
A-092	S-RESIDENCE Kindai-bijutsukan-mae	Chuo-ku, Sapporo-shi	594	0.3	August 2, 2022
A-093	S-RESIDENCE Meieki	Nishi-ku, Nagoya-shi	522	0.3	August 2, 2022
A-094	S-FORT Joshin	Nishi-ku, Nagoya-shi	522	0.3	August 2, 2022
A-095	S-FORT Sakuranomiya	Miyakojima-ku, Osaka-shi	512	0.3	August 2, 2022
A-096	S-RESIDENCE Horita	Mizuho-ku, Nagoya-shi	475	0.3	August 2, 2022
A-097	S-FORT Tsukisamu	Toyohira-ku, Sapporo-shi	326	0.2	August 2, 2022
A-098	S-RESIDENCE Minamimaruyama	Chuo-ku, Sapporo-shi	410	0.2	May 8, 2023
A-099	S-RESIDENCE Kamiida West	Kita-ku, Nagoya-shi	1,100	0.6	November 30, 2023
A-100	S-RESIDENCE Nishimachi	Nishi-ku, Sapporo-shi	940	0.5	November 30, 2023
A-101	S-RESIDENCE Atsuta Ichiban	Atsuta-ku, Nagoya-shi	961	0.6	September 25, 2024
A-102	S-RESIDENCE Tokai-dori	Atsuta-ku, Nagoya-shi	734	0.4	September 25, 2024
A-103	S-FORT Namba Nishi	Naniwa-ku, Osaka-shi	624	0.4	September 25, 2024
A-104	S-FORT Shin Osaka East	Higashi Yodogawa-ku, Osaka-shi	349	0.2	September 25, 2024
A-105	BON Condominium Namba Ebisu	Naniwa-ku, Osaka-shi	1,223	0.7	November 29, 2024
A-106	Ostay Shin-Osaka Station Hotel Apartment	Higashi Yodogawa-ku, Osaka-shi	1,201	0.7	November 29, 2024
A-107	S-FORT Nishikujo	Konohana-ku, Osaka-shi	657	0.4	November 29, 2024

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Property number	Property name	Location	(Planned) acquisition price ^(Note 1) (million yen)	Investment Ratio ^(Note 2) (%)	(Planned) acquisition date ^(Note 3)
A-108	S-FORT Kodeki fiore	Chikusa-ku, Nagoya-shi	1,186	0.7	August 29, 2025
A-109	S-RESIDENCE Atsuta II	Atsuta-ku, Nagoya-shi	1,094	0.6	August 29, 2025
A-110	S-RESIDENCE Horita North	Mizuho-ku, Nagoya-shi	1,018	0.6	August 29, 2025
A-111	S-RESIDENCE Sanno	Nakagawa-ku, Nagoya-shi	729	0.4	August 29, 2025
B-003	S-FORT Yokkaichi Motomachi	Yokkaichi-shi, Mie	480	0.3	July 1, 2015
B-004	S-FORT Suzuka	Suzuka-shi, Mie	580	0.3	July 1, 2015
B-005	S-RESIDENCE Esaka	Suita-shi, Osaka	2,323	1.4	August 2, 2016
B-006	S-FORT Utsunomiya	Utsunomiya-shi, Tochigi	612	0.4	August 2, 2016
B-007	S-FORT Yokkaichi Nishi Shinchii	Yokkaichi-shi, Mie	630	0.4	August 2, 2016
B-008	S-FORT Saga Honjo	Saga-shi, Saga	1,050	0.6	August 2, 2016
B-009	S-FORT Saga Idaimae	Saga-shi, Saga	375	0.2	August 2, 2016
B-011	S-FORT Nishinomiya Uegahara	Nishinomiya-shi, Hyogo	789	0.5	February 1, 2018
B-012	S-FORT Mito Chuo	Mito-shi, Ibaraki	1,807	1.1	February 1, 2018
B-013	S-FORT Tsu Shinmachi	Tsu-shi, Mie	767	0.4	February 1, 2018
B-014	S-FORT Mie Daigaku-mae	Tsu-shi, Mie	599	0.3	February 1, 2018
B-015	S-FORT Takasagomachi	Oita-shi, Oita	1,015	0.6	February 1, 2018
B-017	S-FORT Oita Otemachi	Oita-shi, Oita	277	0.2	February 1, 2018
B-021	S-FORT Esaka Tarumicho	Suita-shi, Osaka	774	0.5	August 28, 2018
B-022	S-FORT Niigata Honcho	Chuo-ku, Niigata-shi	960	0.6	August 28, 2018
B-024	S-FORT Kumamoto Gofukumachi	Chuo-ku, Kumamoto-shi	599	0.3	March 29, 2019
B-026	S-FORT Esaka LIBERTS	Suita-shi, Osaka	340	0.2	August 26, 2019
B-027	S-FORT Otsukawa	Handa-shi, Aichi	657	0.4	August 26, 2019
B-029	S-FORT Nagasaki Daigaku Byoin-mae	Nagasaki-shi, Nagasaki	1,340	0.8	August 26, 2019
B-030	S-FORT Kumamoto Keitoku	Chuo-ku, Kumamoto-shi	454	0.3	August 26, 2019
B-032	S-FORT Konan Umekage I	Konan-shi, Shiga	1,465	0.9	August 3, 2020
B-033	S-FORT Esaka Koen	Suita-shi, Osaka	1,260	0.7	August 3, 2020
B-034	S-FORT Oita Kotobukimachi	Oita-shi, Oita	732	0.4	August 3, 2020
B-035	S-FORT Hotakubo	Chuo-ku, Kumamoto-shi	593	0.3	August 3, 2020
B-036	S-FORT Kumamoto Kenritsu Daigaku-mae	Higashi-ku, Kumamoto-shi	426	0.2	November 30, 2020
B-037	S-FORT Kasugai	Kasugai-shi, Aichi	464	0.3	May 31, 2021
B-038	S-FORT Kokura	Kokurakita-ku, Kitakyushu-shi	1,400	0.8	August 3, 2021
B-039	S-FORT Niigata Ekimae	Chuo-ku, Niigata-shi	1,395	0.8	August 3, 2021
B-041	S-FORT Yokkaichi arcam	Yokkaichi-shi, Mie	823	0.5	August 3, 2021
B-043	S-FORT Heisei Keyakidori	Minami-ku, Kumamoto-shi	755	0.4	August 3, 2021
B-044	S-FORT Yokkaichi zeal	Yokkaichi-shi, Mie	612	0.4	August 3, 2021
B-045	S-FORT Utsunomiya Minamiodori	Utsunomiya-shi, Tochigi	1,309	0.8	November 30, 2021
B-046	S-FORT Ichinomiya Honmachi	Ichinomiya-shi, Aichi	540	0.3	February 25, 2022
B-047	S-RESIDENCE Senrioka	Settsu-shi, Osaka	1,012	0.6	February 28, 2022
B-048	S-RESIDENCE Takaida Central	Higashiosaka-shi, Osaka	1,388	0.8	August 2, 2022
B-049	S-RESIDENCE Sakaishi-ekimae	Kita-ku, Sakai-shi	906	0.5	August 2, 2022
B-050	S-FORT Niigata Sasaguchi	Chuo-ku, Niigata-shi	720	0.4	August 2, 2022
B-051	S-RESIDENCE Yokkaichi Motomachi	Yokkaichi-shi, Mie	720	0.4	August 2, 2022
B-053	S-RESIDENCE Ichinomiya Ekimae	Ichinomiya-shi, Aichi	650	0.4	August 2, 2022
B-054	S-FORT Esaka Fiore	Suita-shi, Osaka	489	0.3	August 2, 2022

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B-055	S-RESIDENCE Kachigawa Ekimae	Kasugai-shi, Aichi	1,168	0.7	June 30, 2023
B-056	S-FORT Takamatsu Nakanochō	Takamatsu-shi, Kagawa	459	0.3	November 30, 2023
B-057	S-FORT Niigata Hakusan Koen	Chuo-ku, Niigata-shi	865	0.5	August 30, 2024
B-058	S-FORT Ritsurin Koen North	Takamatsu-shi, Kagawa	730	0.4	September 25, 2024
B-059	S-FORT Kagoshima Blossom	Kagoshima-shi, Kagoshima	500	0.3	September 25, 2024
B-060	S-FORT Kagoshima Kamoike	Kagoshima-shi, Kagoshima	384	0.2	September 25, 2024
B-061	S-FORT Nagasaki Kozenmachi	Nagasaki-shi, Nagasaki	1,075	0.6	November 29, 2024
B-062	S-FORT Oita Iwatamachi	Oita-shi, Oita	911	0.5	November 29, 2024
B-063	S-RESIDENCE Omotecho	Kita-ku, Okayama-shi	1,084	0.6	August 29, 2025
C-001	S-FORT Maita Koen	Minami-ku, Yokohama-shi	987	0.6	April 15, 2015
C-002	S-FORT Nihombashi Hakozaiki	Chuo-ku, Tokyo	925	0.5	July 1, 2015
C-004	S-FORT Shiomi	Koto-ku, Tokyo	866	0.5	July 1, 2015
C-006	S-FORT Shonan Hiratsuka	Hiratsuka-shi, Kanagawa	818	0.5	July 1, 2015
C-007	S-FORT Nishifunabashi	Funabashi-shi, Chiba	732	0.4	July 1, 2015
C-008	S-FORT Maihama	Urayasu-shi, Chiba	1,130	0.7	July 1, 2015
C-009	S-FORT Ichikawa	Ichikawa-shi, Chiba	809	0.5	July 1, 2015
C-010	S-RESIDENCE Yokosuka Chuo	Yokosuka-shi, Kanagawa	850	0.5	August 2, 2016
C-012	S-FORT Hoya	Nishitokyo-shi, Tokyo	645	0.4	February 1, 2018
C-013	S-FORT Tamagawagakuen-mae	Machida-shi, Tokyo	587	0.3	February 1, 2018
C-014	S-FORT Tsurukawa	Machida-shi, Tokyo	520	0.3	February 1, 2018
C-015	S-RESIDENCE Yokohama Tanmachi	Kanagawa-ku, Yokohama-shi	627	0.4	February 1, 2018
C-016	S-FORT Chigasaki	Chigasaki-shi, Kanagawa	1,137	0.7	February 1, 2018
C-017	S-FORT Kawaguchi Namiki	Kawaguchi-shi, Saitama	1,110	0.6	February 1, 2018
C-018	S-FORT Todakoen	Toda-shi, Saitama	914	0.5	February 1, 2018
C-019	S-FORT Funabashi Tsukada	Funabashi-shi, Chiba	1,900	1.1	February 1, 2018
C-020	S-FORT Kashiwa	Kashiwa-shi, Chiba	536	0.3	February 1, 2018
C-021	S-FORT Fujimidai	Nakano-ku, Tokyo	1,150	0.7	August 28, 2018
C-022	S-RESIDENCE Matsudo	Matsudo-shi, Chiba	840	0.5	November 26, 2018
C-023	S-RESIDENCE Motoyawata	Ichikawa-shi, Chiba	1,678	1.0	March 29, 2019
C-024	S-FORT Kinshicho	Sumida-ku, Tokyo	1,510	0.9	August 26, 2019
C-025	S-FORT Komazawa Daigaku	Setagaya-ku, Tokyo	528	0.3	August 26, 2019
C-026	S-FORT Yokohama Aobadai	Aoba-ku, Yokohama-shi	5,400	3.2	August 26, 2019
C-027	S-FORT Aoba Shiratoridai	Aoba-ku, Yokohama-shi	846	0.5	August 26, 2019
C-028	S-FORT Kawasaki Shinmeicho	Saiwai-ku, Kawasaki-shi	609	0.4	August 26, 2019
C-029	S-FORT Motoyawata Mairie	Ichikawa-shi, Chiba	678	0.4	August 26, 2019
C-030	S-FORT Funabashi roots	Funabashi-shi, Chiba	815	0.5	July 31, 2020
C-031	S-FORT Tama-plaza	Miyamae-ku, Kawasaki-shi	648	0.4	August 3, 2020
C-032	S-FORT Odawara	Odawara-shi, Kanagawa	613	0.4	August 3, 2020
C-033	S-FORT Nakaitabashi	Itabashi-ku, Tokyo	3,365	2.0	August 3, 2021
C-034	S-FORT Kameido	Koto-ku, Tokyo	1,248	0.7	August 3, 2021
C-035	S-FORT Gyotoku	Ichikawa-shi, Chiba	919	0.5	August 3, 2021
C-036	S-FORT Funabashi Kaijin	Funabashi-shi, Chiba	898	0.5	August 3, 2021
C-037	S-FORT Funabashi Honcho	Funabashi-shi, Chiba	768	0.4	August 3, 2021

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C-038	S-FORT Hachioji	Hachioji-shi, Tokyo	462	0.3	August 3, 2021
C-039	S-RESIDENCE Kitasenju reiz	Adachi-ku, Tokyo	1,200	0.7	February 28, 2022
C-040	S-FORT Odawara Sakaecho	Odawara-shi, Kanagawa	484	0.3	August 2, 2022
C-041	S-FORT Omori Sanno	Shinagawa-ku, Tokyo	361	0.2	June 30, 2023
C-042	S-FORT Kamiikedai	Ota-ku, Tokyo	353	0.2	June 30, 2023
C-043	S-FORT Tsurumi Chuo	Tsurumi-ku, Yokohama-shi	617	0.4	November 30, 2023
C-044	S-RESIDENCE Mita keidai mae	Minato-ku, Tokyo	1,116	0.7	August 30, 2024
C-045	S-RESIDENCE Tamagawagakuen-mae	Machida-shi, Tokyo	927	0.5	September 25, 2024
C-046	S-RESIDENCE Yokohama Odori-Park	Minami-ku, Yokohama-shi	522	0.3	September 25, 2024
C-047	S-FORT Yokosuka Kaigandori	Yokosuka-shi, Kanagawa	431	0.3	September 25, 2024
C-048	S-FORT Hachioji Minami	Hachioji-shi, Tokyo	749	0.4	November 29, 2024
C-049	S-FORT Nishifunabashi Libre	Funabashi-shi, Chiba	1,058	0.6	August 29, 2025
C-050	S-FORT Itabashi Honcho	Itabashi-ku, Tokyo	973	0.6	August 29, 2025
C-051	S-FORT Funabashi Kaijin East	Funabashi-shi, Chiba	942	0.5	August 29, 2025
C-052	S-FORT Hachioji Horinouchi	Hachioji-shi, Tokyo	572	0.3	August 29, 2025
C-053	S-RESIDENCE Yokohama Yoshinocho	Minami-ku, Yokohama-shi	730	0.4	September 30, 2025
Total		-	171,354	100.0	-

(Note 1) “(Planned) acquisition price” is the amount required for the acquisition of the acquired assets and the Asset to Be Acquired excluding various costs such as commissions for brokerage of transaction, taxes and public dues, etc. (the amount of the price of purchase of the real estate, etc. indicated in the purchase agreement, etc.). Amounts of less than one million yen are rounded down.

(Note 2) “Investment ratio” is the ratio of the (planned) acquisition price of each property against the total (planned) acquisition price of all assets acquired and the Asset to Be Acquired. As such, figures may not necessarily add up to 100%.

(Note 3) “(Planned) acquisition date” is the (scheduled) acquisition date stated in the purchase agreement for the acquired assets and the Asset to Be Acquired.