

January 28, 2026

For Translation Purposes Only

Real Estate Investment Trust Securities Issuer:  
Samty Residential Investment Corporation  
1-8-3 Marunouchi, Chiyoda-ku, Tokyo  
Takayuki Matsuo, Executive Director  
(Securities Code: 3459)

Asset Management Company:  
Samty Asset Management Co., Ltd.  
Kosuke Abe, Representative Director  
Inquiries: Yukihiisa Nagashima  
Director  
Head of Business Management Division  
Phone: + 81-3-5220-3841

Notice Concerning Execution of Interest Rate Swap Agreement

Samty Residential Investment Corporation (“Samty Residential”) announces that it has today executed an interest rate swap agreement for Term Loan 31-B, part of the borrowing of funds announced in “Notice Concerning Borrowing of Funds” dated December 25, 2025, as follows.

**1. Details of the Interest Rate Swap**

Term Loan 31-B

Lenders	Notional Principal (million yen)	Counterparty	Interest Rate		Commencement Date	Termination Date
			Fixed Payment	Variable Receipt		
Daiwa Next Bank, Ltd. and Mizuho Bank, Ltd.	1,700	Daiwa Securities Co. Ltd.	2.6213%	Base rate (JBA 1- month Japanese Yen TIBOR) + 0.600%	January 30, 2026	January 31, 2031

(Note) The applicable interest rate for the borrowings described above will be effectively fixed at 2.6213% as a result of the interest rate swap agreement. For details, please refer to “Notice Concerning Borrowing of Funds.” dated December 25, 2025.

**2. Reason for Executing the Interest Rate Swap Agreement**

Samty Residential decided to execute an interest rate swap agreement in order to hedge the risk of fluctuations in the interest rate of long-term loans: 1,700 million yen, which will be borrowed on January 30, 2026.

**3. Other**

Concerning the risks associated with the interest rate swap agreement, there is no change from the content described in “Chapter 1: Fund information, Section 1: Fund Status, 3. Investment Risks” in the Securities Report submitted by Samty Residential on October 30, 2025.

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

Disclaimer: This translation is for informational purposes only. Neither Samty Residential Investment Corporation nor Samty Asset Management Co., Ltd. guarantees the accuracy or completeness of the translation. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.