

September 18, 2026

For Translation Purposes Only

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Notice Concerning Completion of Acquisition of Trust Beneficiary Interests in Domestic Real Estate
(S-RESIDENCE Sakai blaze and S-RESIDENCE Komatsubara afford)

Samty Residential Investment Corporation (“Samty Residential”) announces that it today completed the acquisition of the two properties announced in “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (S-RESIDENCE Sakai blaze and S-RESIDENCE Komatsubara afford)” released on September 14, 2026. Furthermore, since details such as the leased area, total number of tenants, monthly rental revenue, and leasehold and guarantee deposits for S-RESIDENCE Sakai blaze, which were undetermined at the time the notice was released, have now been determined, an updated property overview is provided below. Details that have changed from “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (S-RESIDENCE Sakai blaze and S-RESIDENCE Komatsubara afford)” dated September 14, 2026, are underlined.

1. Completion of Acquisition of Assets

<Acquired Assets>

Area	Property number	Property name	Location	Acquisition price ^(Note) (million yen)
Other Regional Cities	B-066	S-RESIDENCE Sakai blaze	Sakai-ku, Sakai-shi	1,780
	B-067	S-RESIDENCE Komatsubara afford	Kagoshima-shi, Kagoshima	962
Total				2,742

(Note) “Acquisition price” is the amount required for the acquisition of the acquired assets 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.

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2. Details of Acquired Assets

B-066 S-RESIDENCE Sakai blaze

Property name		S-RESIDENCE Sakai blaze				
Location		1-1-17, Kumanochi Higashi, Sakai-ku, Sakai-shi, Osaka				
Type of specified asset		Real estate trust beneficiary interest				
Planned acquisition price		1,780 million yen				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust establishment date		September 18, 2026				
Trust expiration date		September 30, 2036				
Planned acquisition date		September 18, 2026				
Land	Type of ownership	Ownership				
	Site area	723.53 m ²				
	Building coverage ratio	80% ^(Note 1)				
	Floor area ratio	400% / 600% ^(Note 2)				
	Zoning	Commercial district				
Building	Type of ownership	Ownership				
	Use	Apartment				
	Total floor area	3,209.56 m ²				
	Completion date	October 17, 2025				
	Structure and floors	Reinforced concrete structure, flat roof, 15 floors				
	Number of leasable units	112				
Collateral		None				
Property management company		Samty Property Management Co., Ltd.				
Master lease company		Samty Property Management Co., Ltd.				
Master lease type		Pass-through lease ^(Note 3)				
Appraisal value (date of value)		1,850 million yen (July 31, 2026)				
Real estate appraiser		Daiwa Real Estate Appraisal Co., Ltd.				
Probable maximum loss (PML value)		9.3%				
Overview of leasing						
	Total leasable area	2,947.84 m ²				
	Leased area	2,947.84 m ² ^(Note 3)				
	Number of tenants	1 ^(Note 3)				
	Monthly rental revenue	6,285 thousand yen ^(Note 3)				
	Leasehold and guarantee deposits	2,652 thousand yen ^(Note 3)				
	Occupancy rate	February 2026	March 2026	April 2026	May 2026	June 2026
		16.5% ^(Note 3)	40.4% ^(Note 3)	50.2% ^(Note 3)	56.3% ^(Note 3)	58.9% ^(Note 3)
Characteristics of the property		The property is located about a 2-minute walk from Oshoji tram stop on the Hankai Tramway Hankai Line and about a 12-minute walk from Sakai Station on the Nankai Main Line of Nankai Electric Railway, and has single-type units. From Nankai Main Line Sakai Station, Namba Station can be reached in about 11 minutes and Umeda Station in about 30 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, and rental demand is expected from single individuals who prioritize convenient transportation and convenient living. With such characteristics, the property has excellent transportation and living convenience, 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) Due to corner lot mitigation, the allowable building coverage ratio is 90%.

(Note 2) The weighted average floor area ratio for the target area is 420.83%.

(Note 3) The property was delivered to Samty Co., Ltd. ("Samty") by the construction company upon completion on November 27, 2025. On the same day, Samty and Samty Property Management Co., Ltd. entered into a pass-through-type master lease agreement under which Samty Property Management Co., Ltd. is currently responsible for leasing activities. A separate lease agreement was executed on September 18, 2026 between Samty Property Management Co., Ltd. and Samty, the seller of the property. Such agreement is of content that guarantees leasing by Samty as the end tenant until January 31, 2027, in principle, up to the number of vacant units as of the agreement date. Units that are occupied as of the agreement date, as well as units that become newly vacated on or after the conclusion of the agreement, will not be subject to the leasing by Samty.

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Overview of the rental unit lease agreement			
Name of tenant	Monthly rent (thousand yen)	Contract period	Leasehold and guarantee deposits (thousand yen)
Samty Co., Ltd.	<u>2,715</u>	From September 18, 2026, to January 31, 2027	—
Rent revision: There is no rent revision clause. Cancellation: Samty may terminate the leasing agreement with Samty Property Management Co., Ltd. (the “Agreement”), upon notice, when the number of subject residential units under the Agreement falls below five. However, with respect to any such residential unit, this Agreement shall also terminate on or before January 31, 2027 if (i) a new lease agreement is concluded between Samty Property Management Co., Ltd. and a new end tenant, and (ii) where such new lease agreement provides for a rent-free period, Samty has compensated an amount equivalent to the rent and common-area charges for the portion of the rent-free period that falls within the lease term described above, such compensation constituting a condition subsequent for such termination.			

(Note 4) The monthly rent payable by Samty will decrease if the rental unit lease agreement is partially canceled based on the provisions of cancellation stated above.

3. Future Outlook

The impact of the above content on Samty Residential’s business performance is minimal and there is no change to the forecasts of management status for the 23rd fiscal period ending January 2027 (from August 1, 2026, to January 31, 2027) and the 24th fiscal period ending July 2027 (from February 1, 2027, to July 31, 2027) described in “(REIT) Financial Results for Fiscal Period Ended July 2026” ^(note) released on September 14, 2026.

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

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