

November 28, 2025

Daiwa Securities Group Inc.

Notice Regarding Samty's acquisition of UniLodge, Australia and New Zealand's
largest student accommodation operator

Daiwa Securities Group Inc., Samty Holdings Co.,Ltd. and Hillhouse Investment Management, Ltd. announced today; "Samty acquires UniLodge, Australia and New Zealand's largest student accommodation operator"

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Industry leader has 150+ academic and residential living spaces operating property portfolio

November 28, 2025, Tokyo and Brisbane, Australia - Samty Holdings ("Samty"), one of Japan's leading accommodation developers and fund managers, today announced that it has agreed to acquire a majority interest in UniLodge from Pamoja Capital.

UniLodge is the largest Purpose-Built Student Accommodation (PBSA) operator in Australia and New Zealand. A subsidiary of the company, Essence Communities, is also the largest white-label Build-to-Rent (BTR) operator in Australia. The transaction will undergo all regulatory and customary approvals prior to completion.

Samty is owned and supported by Hillhouse Investment through its real estate investment arm Rava Partners, along with Daiwa Securities Group Inc. Since being privatized in January 2025, Samty has been strategically transforming into a fully integrated international real estate investment and asset management platform. Recent initiatives have included the closing of its first hotel-focused private real estate fund in July 2025 and the September 2025 sale of two investment pools of multifamily assets to international sovereign wealth funds. Samty was retained as the asset manager of both investment pools.

UniLodge is the largest operator in the living sector in Australia and New Zealand, managing 45,000 beds under an asset-light model. Strong, consistent demand from local and international students supports high residency demand and stable operational performance across the portfolio. UniLodge remains committed to providing safe, accessible and high-quality accommodation for students across Australia and New Zealand.

Yasuhiro Ogawa, President and CEO of Samty Holdings, commented, "This acquisition supports Samty's long-term ambition to expand its role as a leading provider of accommodation services in the Asia-Pacific region. We are committed to maintaining UniLodge's high standard of accommodation for the thousands of students and families who rely on their well-managed and maintained properties."

Daiwa Securities Group Inc. President & CEO Ogino said, "This is a sound strategic step for Samty as the company draws on its regional expertise and partnerships to expand its global business platform. We look forward to supporting Samty's sustainable growth and international business endeavors through our collaboration with Hillhouse."

Joe Gagnon, Partner at Hillhouse and Co-Head of Rava Partners, stated, "This is an outstanding addition to Samty's investment portfolio. Australia is one of the most dynamic living-sector markets in the Asia-Pacific region, and with UniLodge, Samty is acquiring the industry leader."

Tomas Johnsson, CEO of UniLodge, said, "Samty is a great future custodian to work with us in our business. We have an aligned vision to deliver on the strong future growth forecasts of our sector, while continuing our outstanding accommodation services for students in Australia and New Zealand."

Pamoja Capital, the outgoing majority shareholder of UniLodge, intends to further deepen its support for the philanthropic endeavours of the McCall MacBain Foundation. The McCall MacBain Foundation has contributed more than A\$500 million to support scholarships and other educational opportunities, environmental initiatives, and healthcare programs.

About UniLodge

With a vision to create communities for inspired living, UniLodge has been a leader in the living sector since 1996. Operating in all key markets in Australia and New Zealand, UniLodge is a trusted partner to major universities and institutional investors across the living sector.

About Samty Holdings

Samty began with the founding of Samty Co., Ltd. in 1982, supplying and managing real estate throughout Japan, and has evolved into a comprehensive real estate group that promotes the development of a rich urban environment. The Group's activities encompass the planning, development and sale of income-generating real estate such as rental condominiums, hotels, and offices, along with leasing, managing and operating properties owned by the Group, as well as REITs. Samty also engages in asset management operations such as contract management and, in anticipation of the globalized societies of the future, is

capturing new revenue opportunities through the operation of theme parks such as NESTA Resort Kobe in Miki City, Hyogo Prefecture, and housing sales projects in Hanoi City and Ho Chi Minh City, Vietnam. For more information, please visit www.samty-holdings.com/en/index.html

About Hillhouse

Founded in 2005 with initial funding from the Yale University Foundation, Hillhouse Investment Management ("Hillhouse") is one of the world's largest global private alternative asset managers. The company invests on behalf of leading institutional clients around the world, including university endowments, foundations, and sovereign wealth funds across the Americas, Europe, Asia and the Middle East. Hillhouse's goal is to build a sustainable, forward-thinking company that creates lasting value for all stakeholders. Hillhouse offers a diverse range of investment strategies, including Buyout, Real Assets (Rava Partners), and Private Credit (Elham Credit). Starting from its first office in Singapore, Hillhouse today boasts an international team of over 450 professionals from more than 18 countries, with other offices in New York, Tokyo, London, Mumbai, Hong Kong, Amsterdam, Sydney, Shanghai and Beijing. The company has a proven track record of completing sophisticated multi-billion-dollar transactions in more than 30 countries worldwide. For more information, visit www.hillhouseinvestment.com

About Rava Partners

Rava Partners serves as Hillhouse's dedicated real assets strategy, to collaborate with business leaders and invest in real assets to build the physical infrastructure that will support the Asia Pacific region. The Rava Partners strategy is to execute investments in the growth sectors of Asia's economies: education, logistics and industrials, hospitality, life sciences and healthcare, digital infrastructure, and other assets. Since its launch, Rava Partners has committed more than US\$3 billion, on behalf of funds managed by Rava Partners and Hillhouse, in 18 real estate companies across the region. For more information, visit www.ravapartners.com

About Daiwa Securities Group Inc.

Daiwa Securities Group Inc. is the holding company of the Daiwa Securities Group. The Daiwa Securities Group is primarily composed of its Wealth Management, Asset Management, and GM&IB Divisions, leveraging a strong foundation with 181 offices nationwide, including the head office and branch offices (Daiwa Securities), and a global network spanning 22 countries and regions around the world. The Daiwa Securities Group contributes to the maximization of the value of customers' assets by providing the best and most optimal quality solutions tailored to the customer's situation and economic environment. For more information, visit www.daiwa-grp.jp

UBS Securities Australia Limited acted as financial adviser to UniLodge.

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