



Sustainability Report 2025

CONTENTS

Approach to Sustainability

Top Message	1
Sustainability Policy and Promotion Structure...	2
Materiality (Material Issues).....	5
Sustainability Report/Information	
Disclosure Policy	7

Environment

Climate Change Action	8
Addressing Environmental Issues	15

Social

Initiatives for the Asset Management	
Company's Employees	20
Addressing Social Issues	26

Governance

Corporate Governance	31
Compliance	34
Risk Management	36

External Certifications and Evaluations

External Certifications and Evaluations	38
---	----

Green Finance

Green Finance	44
---------------------	----

Environmental Performance Targets

GHG

Reduce by
50% by 2030
(vs. total emissions in 2020)

Net zero
by 2050



Environmental certification

Acquired for
30% or more
of the portfolio
Until 2030
(by total floorspace)



Water

No increase
Until 2030

(vs. Intensity consumption in 2020)



We have published this report to inform investors and other stakeholders of our sustainability initiatives.

Sustainability Report 2025
Issued on March 31, 2026



••••• Top Message •••••

Let me begin by thanking you for your continued support of Samty Residential Investment Corporation.

Based on our philosophy of revitalizing the Japanese economy starting with its regional cities, Samty Residential Investment Corporation aims to provide safe, secure, and comfortable living environment for residents through investment in properties such as residences in a wide range of cities throughout Japan.

As the only publicly listed REIT with approximately 70% of its portfolio comprised of regional residences, we believe that effectively utilizing funds raised from the capital markets will provide indirect support to regional governments working to promote regional revitalization.

Furthermore, interest in sustainability is growing rapidly in recent years.

As a member of society, we are tasked with addressing an ever-increasing list of challenges, including environmental issues posed by climate change, more diverse risks, and enhancing the health and comfort of our tenants and employees.

We recognize that these are material issues with the potential to exert significant impact on our management and overall business, and that promoting sustainability initiatives with consideration for the environment, social, and governance will contribute to the enhancement of unitholder value over the medium to long term.

We will continue to further enhance our various initiatives and strive for more timely and appropriate disclosure of information pertaining to these and other topics.

On behalf of everyone at Samty Residential Investment Corporation, I ask for your continued support and encouragement as we take these steps forward.



Takayuki Matsuo

Samty Residential Investment Corporation
Executive Director
Samty Asset Management Co., Ltd.
Director, Head of Residential REIT Division
(Right)

Kosuke Abe

Samty Asset Management Co., Ltd.
Representative Director
(Left)

..... Sustainability Policy and Promotion Structure

Sustainability Policy

Samty Residential Investment Corporation's ("Samty Residential") asset management company Samty Asset Management Co., Ltd. (the "Asset Management Company") has established the Sustainability Policy and is putting this into practice based on the recognition that environmental, social and governance considerations and carrying out initiatives for the promotion of sustainability in asset management would serve to maximize the interest of customers over the medium to long term.

I 1. Consideration for the environment

We will aim to reduce our environmental footprint by carrying out initiatives for energy efficiency as well as initiatives for water-saving and waste reduction.

I 2. Collaboration with stakeholders

We will aim to contribute to the sustainable development of the community by building a framework for cooperation with stakeholders.

I 3. Work environment improvements, and educating and raising awareness among executives and employees

We will respect the work-life balance and diversity of executives and employees and aim to create a pleasant work environment. We will also seek to enhance ESG awareness and expertise among executives and employees through education and awareness-raising activities.

I 4. Disclosure of information

We will work to proactively disclose the status of sustainability initiatives and aim to improve the initiatives through dialogue with stakeholders.

I 5. Governance

We will seek to ensure thorough compliance with laws and regulations and compliance awareness and conduct highly transparent and rational decision-making.



The Rules on Sustainability Promotion System

1. The Chief Sustainability Officer and the Sustainability Officer are set forth as follows:

- (1) Representative Director shall serve as the Chief Sustainability Officer. The Chief Sustainability Officer establishes the structure for promotion of sustainability and oversees the drafting and execution of various policies and targets as well as various measures.
- (2) Head of REIT Division shall serve as the Sustainability Officer. The Sustainability Officer oversees the establishment of the structure for promotion of sustainability and the execution of various measures.

2. The Asset Management Company's decision-making process for sustainability matters is set forth as follows:

- (1) The Asset Management Company has installed the Sustainability Promotion Office to consider and draft various policies and targets as well as various measures for sustainability matters for the Sustainability Policy to be put into practice. The Sustainability Promotion Office holds a periodic meeting at least once every three months in principle and carries out administrative affairs as required in accordance with the instructions of the Sustainability Officer.

- (2) The various policies, targets and measures drafted in the preceding item are decided upon by the Board of Directors. The Chief Sustainability Officer reports on the concrete measures for realization of the policies and targets to the Board of Directors at least once every six months.
- (3) Ongoing follow-up is conducted on the issues and matters that have been pointed out for the targets by incorporating them into the targets for the following period in principle.

Structural Diagram

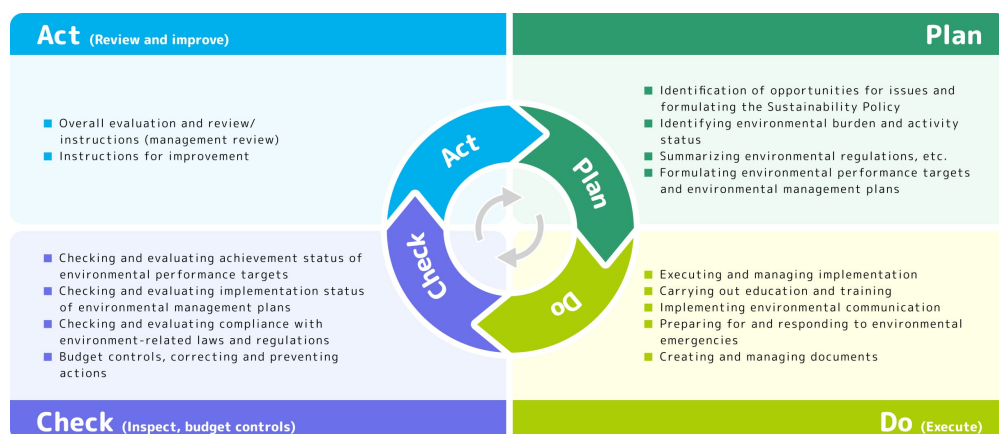


EMS Operations Manual

The EMS Operations Manual stipulates details for operating various energy conservation policies and contributes to the establishment, operation, and maintenance of an environmental management system (EMS) based on the PDCA cycle ^(Note).

Based on the EMS, the Asset Management Company sets environmental performance targets and environmental management plans, grasps performance, conducts budget controls, and implements and improves measures in the management of the assets of Samty Residential in order to continuously reduce environmental burden.

(Note) PDCA cycle: A mechanism for generating continuous improvement. With respect to the EMS, this cycle includes voluntarily setting environmental action policies and targets (Plan), establishing an organizational structure to achieve these targets and take necessary actions (Do), monitoring and evaluating the status of EMS operation and target achievement (Check), and periodically reviewing and improving the EMS and action content (Act).



•••• Materiality (Material Issues) ••••

Representative Director, who is the Chief Sustainability Officer, is committed to actively promoting overall sustainability activities, by announcing the abovementioned policy and promotion structure for sustainability.

In undertaking specific initiatives through this endeavor, the Asset Management Company discussed how to determine issues to be addressed and identify priority, and established ESG issues (materiality) that are of particular importance for Samty Residential and the Asset Management Company as described below.

Materiality Identification Process

【Step 1】 Determining and organizing the items of issues

Determine and organize sustainability issues at Samty Residential and the Asset Management Company, with reference to the GRI Standards, evaluation items established by ESG rating agencies (MSCI, FTSE), GRESB, CDP, etc.

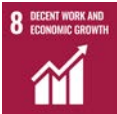
【Step 2】 Assessing the importance of issues

Organize the initiatives taken by Samty Residential and the Asset Management Company with regard to the above issues, rate the importance and set priorities of respective issues based on opinions from inside and outside the company, etc., and prepare a shortlist.

【Step 3】 Deliberating issues and identifying materiality at the Sustainability Promotion Meeting

Deliberate the issues determined in Step 2 and identify materiality at the Sustainability Promotion Meeting.

Materiality (Material Issues)

Sustainability Policy	Materiality	Status of Initiatives	Relevant SDGs
1 Consideration for the environment (E)	Reduce environmental footprint	- Reducing energy consumption and GHG (greenhouse gas) emissions by promoting energy conservation and adopting renewable energy, etc. - Controlling and reducing water consumption - Reducing waste output by implementing 3Rs (Reduce, Reuse and Recycle) - Giving consideration to environmental issues (such as climate change and biodiversity) in conducting asset management	     
	Acquire certifications and assessment by external organizations on sustainability	Promoting acquisition of green building certification	
2 Collaborations with stakeholders (S)	Collaborate with property management (PM) companies and operators	Encouraging sustainability activities at PM companies and other suppliers, establishing their selection standards, and promoting sustainable procurement	   
	Contribute to local communities	Providing better living environments in a wide range of regional cities throughout Japan	
	Enhance resident (tenant) satisfaction	- Giving environmental and social considerations through collaboration with tenants, and conducting green leasing - Promoting measures to maintain and improve tenants' health	
3 Work environment improvements, and educating and raising awareness among officers and employees (S)	Develop executives and employees and enhance their awareness of sustainability	Encouraging employees to participate in training and seminars, and promoting measures to enhance employee welfare and benefits. Promoting employee health and safety, and ensuring workers' rights and compliance with labor standards, etc.	
4 Disclosure of information (G)	Discuss with stakeholders	- Conducting timely disclosure and expanding and enhancing disclosure - Promoting communication with unitholders and other stakeholders including investors, officers and employees	
5 Governance (G)	Secure fair and highly transparent corporate governance	- Promoting independence, professionalism and diversity of directors and officers, and enhancing transparency of remuneration for directors - Overseeing and handling of risk management - Conducting appropriate risk management for transactions with interested parties and other conflicts of interest	 
	Ensure thorough compliance	Ensuring thorough compliance with laws and regulations, establishing an internal whistleblowing system, etc., and ensuring that the company's code of conduct and ethics regulations are thoroughly known internally	

Sustainability Report/ Information Disclosure Policy

Sustainability Report

We have published this report to inform investors and other stakeholders of our sustainability initiatives.

May 2025 [Sustainability Report 2024](#) PDF (8.4MB)

June 2024 [Sustainability Report 2023](#) PDF (18.8MB)

Information Disclosure Policy

We will strive to disclose information in a timely and appropriate manner in order to promote understanding of the efforts made by Samty Residential and the Asset Management Company to realize a sustainable society, as well as to engage with our stakeholders.

Scope of Reporting, Update Frequency, and Reporting Period

Scope of Reporting	Samty Residential Investment Corporation and Samty Asset Management Co., Ltd.
Update Frequency	Once a year, in principle
Reporting Period	Samty Residential Investment Corporation February 2025 to January 2026 Samty Asset Management Co., Ltd. January 2025 to December 2025

•••• Climate Change Action ••••

Our Understanding of Climate Change

Increased industrial activity has led to the emission of large amounts of carbon dioxide and other greenhouse gases, resulting in the progression of global warming. In addition, climate change caused by global warming has led to more severe and frequent weather disasters such as torrential rains, heat waves, and droughts, making measures to address climate change an urgent issue. In 2015, the Conference of the Parties (COP21) to the United Nations Framework Convention on Climate Change (UNFCCC) adopted the Paris Agreement, which aims to limit the global average temperature increase to well below 2°C versus before the Industrial Revolution, while pursuing efforts to keep the global average temperature rise below 1.5°C. Moreover, the advance of climate change is a scientifically established fact, as indicated by the Intergovernmental Panel on Climate Change (IPCC) and other reputable scientific bodies. Progressive climate change threatens to bring dramatic changes to the natural environment and social structures, presenting issues that will have a significant impact on the overall management and business of Samty Residential and the Asset Management Company

These two entities recognize that identifying, assessing, and managing the risks and opportunities posed by climate change to enhance business resilience is essential to ensure sustainable and stable earnings over the long term.

Declaration of Support for the TCFD Recommendations and Participation in the GX Future Consortium

In August 2023, the Asset Management Company declared its support for the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) in its efforts to promote disclosure of information regarding climate-related issues. In addition to this endorsement, the Asset Management Company also joined the TCFD Consortium, an organization of endorsing companies in Japan, which was succeeded by the GX Future Consortium in April 2026.

The Asset Management Company works to assess climate-related risks and opportunities in line with the four frameworks recommended by the TCFD Recommendations: Governance, Strategy, Risk Management, and Metrics and Targets, and will take appropriate measures and promote proactive information disclosure.



(Note) Starting in 2024, the International Sustainability Standards Board (ISSB) of the IFRS Foundation has taken over the monitoring of corporate climate-related disclosure from the TCFD.

Governance

In order to address climate-related risks and opportunities relevant to Samty Residential and the Asset Management Company, the governance structure for climate-related issues is defined as follows.

Matters discussed at regular meetings in accordance with the Rules on Sustainability Promotion System shall be decided by the Chief Sustainability Officer or the Board of Directors.

Chief Sustainability Officer	Representative Director
Sustainability Officer	Head of Residential REIT Division
Items for discussion	Matters related to climate change action, including the establishment of metrics and targets
Reporting frequency	At least once a year at regular meetings in accordance with the Rules on Sustainability Promotion System

For details, please refer to "[Sustainability Policy and Structure](#)".

Strategy

I Scope of Analysis

The scenario analysis conducted on this occasion covered the portfolio of Samty Residential.

Please note that the results of the analysis may change due to variance in the portfolio in scope due to property transactions.

External Scenarios Referenced

The Asset Management Company conducted risk analysis in accordance with scenarios developed by international organizations such as the International Energy Agency (IEA) and the Intergovernmental Panel on Climate Change (IPCC).

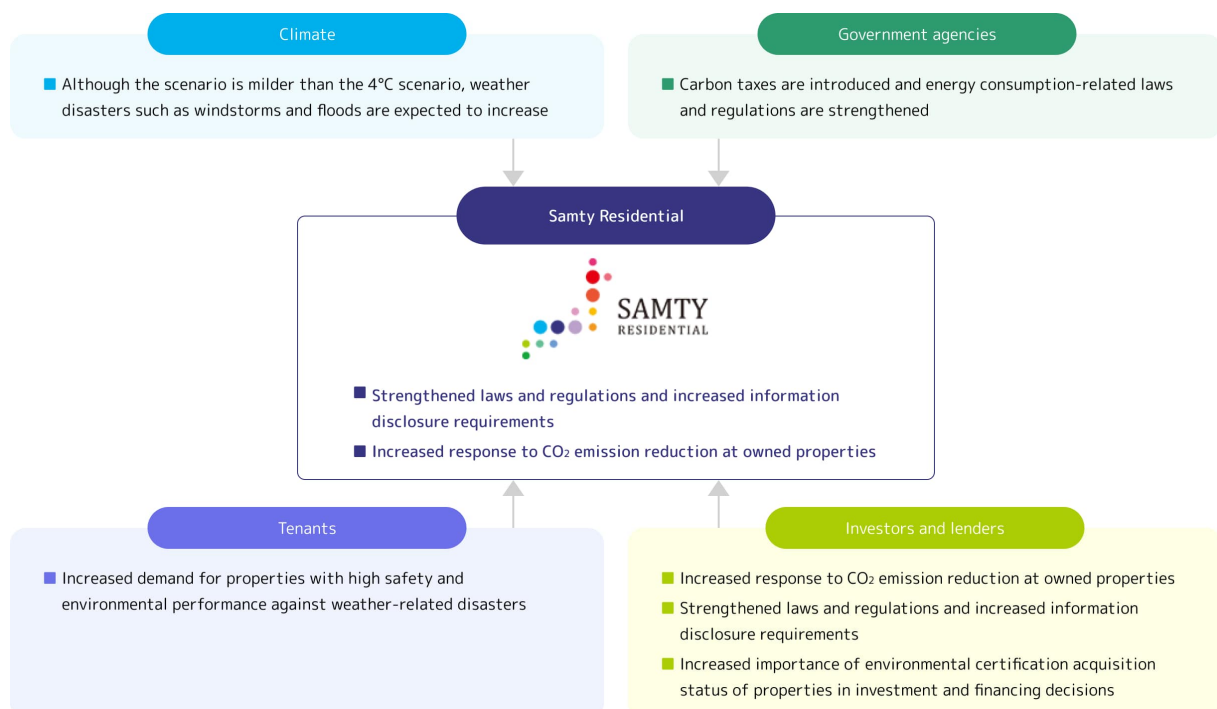
These scenarios referenced are as follows.

Scenario	Transition risks	Physical risks
4°C scenario	IEA STEPS	IPCC RCP8.5
1.5°C scenario	IEA NZE2050	IPCC RCP2.6

State of the World Expected in Each Scenario

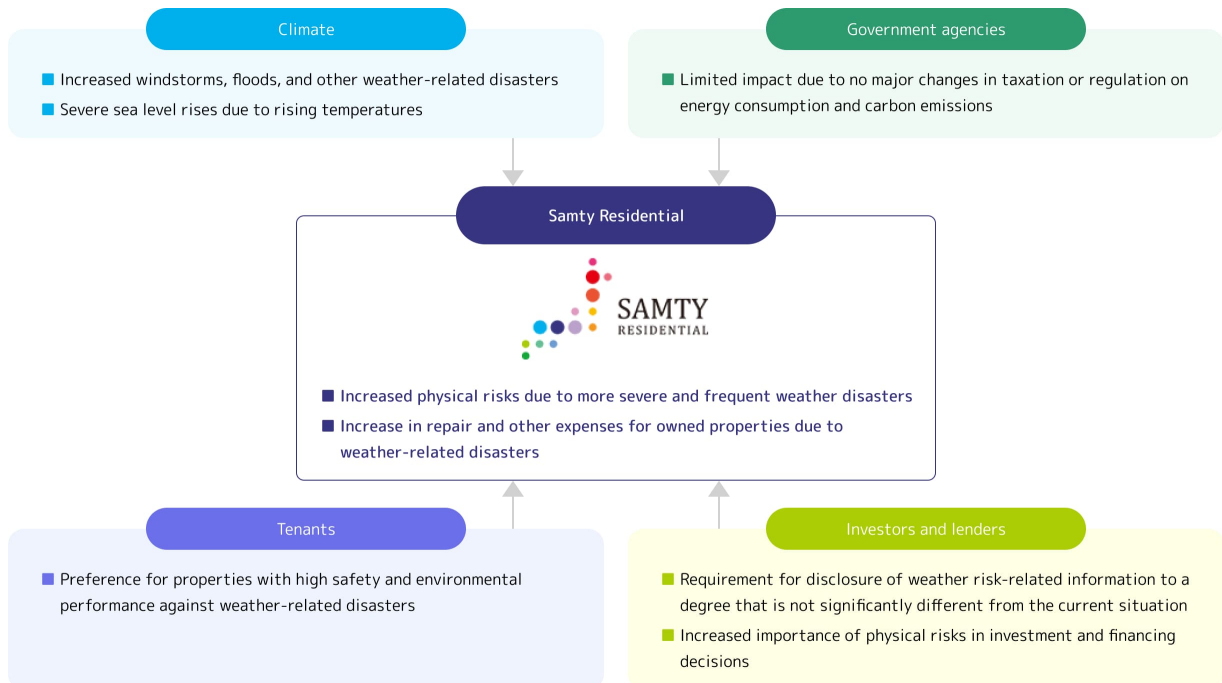
1.5°C scenario

In this scenario, the advance of social policies, emission controls, technology investments, and other efforts for decarbonization and reduced greenhouse gas emissions to achieve the goals of the Paris Agreement will lead to a relatively slow rise in temperature and mild severity and frequency of disasters. However, this will also increase transition risks as a result of introducing more stringent regulations, taxes, and other measures.



4°C scenario

Physical risks are high, due to a failure to execute sufficient climate change mitigation measures. As a result, greenhouse gas emissions will continue to increase, and natural disasters will become more severe and more frequent. However, transition risks are relatively small in this scenario, as legal and regulatory frameworks will not change significantly from the current system.



I Identifying Risks and Opportunities

Based on the aforementioned scenario analysis, the Asset Management Company has identified climate-related risks and opportunities and assessed their financial impact, and has considered future measures to address each risk and opportunity.

Risk classification		Drivers	Financial impact on Samty Residential	Measures to address risks Initiatives to capture opportunities	4°C scenario		1.5°C scenario	
					Medium-term	Long-term	Medium-term	Long-term
					Financial impact		Financial impact	
Transition risks	Policy and regulations	Strengthening of taxation on GHG emissions due to introduction of carbon taxes	Increased tax burden depending on a property's GHG emissions Increased electricity prices due to higher carbon taxes	- Setting reduction targets for GHG emissions and disclosing reductions achieved - Systematically carrying out renovation work - Encouraging conclusion of green lease clauses with the aim of reducing environmental burden, etc.	Low	Low	Medium	Medium
		Strengthening of energy conservation standards in owned properties	Increased renovation costs accompanying energy conservation	- Increasing the ratio of environmental certifications acquired - Introducing renewable energy, non-fossil certificates, etc.	Low	Low	Medium	High
	Technology	Evolution and diffusion of renewable energy and energy conservation technologies	Increased costs associated with introduction of new technologies	- Gathering information on new technologies, such as energy conservation for owned properties, and exploring action policies - Systematically carrying out renovation work	Low	Low	Medium	High
	Market	Fluctuation in property values due to environmental performance	Reduced prices for properties with poor environmental performance	- Acquiring environmental certifications - Energy conservation for owned properties	Low	Low	Medium	Medium
		Changes in investors'/ financial institutions' evaluations based on state of climate change action	Increased financing costs due to poor evaluations	- Strengthening engagement with investors and financial institutions - Appropriately disclosing climate change and other ESG information - Obtaining high ESG ratings from external evaluation agencies	Low	Low	Medium	Medium
		Changes in demand from tenants based on environmental performance levels	Reduced profitability of properties with low environmental performance/resilience (becoming stranded assets)	- Systematically carrying out renovation work - Identifying needs through tenant satisfaction surveys, etc.	Low	Low	Medium	Medium

Risk classification		Drivers	Financial impact on Samty Residential	Measures to address risks Initiatives to capture opportunities	4°C scenario		1.5°C scenario	
					Medium-term	Long-term	Medium-term	Long-term
					Financial impact		Financial impact	
Transition risks	Market	Changes in operating costs due to rising energy prices	Increased running costs due to rising energy prices Increased electricity costs associated with changes in the energy mix Increased operating costs accompanying energy conservation in owned properties	- Introducing renewable energy - Energy conservation for owned properties	Low	Low	Medium	Medium
	Reputation	Decreases in brand value in financial and capital markets due to delays in addressing climate change	Reduced investment unit prices Reduced ESG ratings	- Appropriately disclosing climate change and other ESG information - Strengthening stakeholder engagement in ESG areas - Increasing the ratio of environmental certifications acquired - Continuously improving environmental performance	Low	Low	Medium	Medium
Physical risks	Acute	Damage from severe wind and flooding	Increased repair expenses and insurance costs Reduced rental income during the restoration period	- Improving resilience - Analyzing flood risk for existing properties - Strengthening BCP actions	Medium	Medium	Low	Low
	Chronic	Increased damage due to rising average temperature/sea levels	Increased renovation costs to prevent flooding, damage, etc. Increased HVAC operation, maintenance, and repair expenses	Managing maintenance and operation costs for HVAC equipment	Medium	Medium	Low	Low
Opportunities	Resource efficiency	Improved competitiveness of properties with high environmental performance	Increased rental income from properties with superior environmental performance Suppression of utilities expenses through energy efficiency improvements	- Energy conservation for owned properties - Acquiring properties with high environmental performance	Low	Low	Medium	Medium
	Products and services	Appealing to tenants and users by providing low emission facilities and services	Increased income from attracting tenants	- Energy conservation for owned properties - Acquiring properties with high environmental performance - Acquiring environmental certifications	Low	Low	Low	Medium
	Market	Preference for disaster-resistant properties	Increased income through increasing of rent and	Increase resilience by implementing disaster countermeasures, etc.	Medium	Medium	Low	Medium
		Developing a new investor base through initiatives that contribute to climate change action	Use of sustainable financing (e.g., green bonds) Increased funding procured and reduced funding costs by responding and appealing to investors who are focused on environmental issues	- Acquiring environmental certifications - Strengthening stakeholder engagement in ESG areas - Appropriately disclosing climate change and other ESG information	Low	Low	Medium	High

I Specific Initiatives to Address Risks and Opportunities

For specific initiatives on environmental issues, please refer to "[Addressing Environmental Issues](#)" and "[External Certifications and Evaluations](#)".

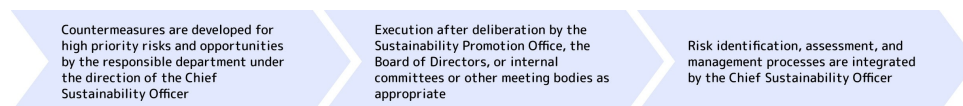
Risk Management

The Asset Management Company's process for managing climate change-related risks is as follows.

Risk and opportunity identification and assessment process



Risk and opportunity management process



Metrics and Targets

Samty Residential has established key performance indicators (KPIs) and targets to manage and monitor risks and opportunities.

For details, please refer to "[Environmental Performance Targets and Results](#)".

•••• Addressing Environmental Issues ••••

Environmental Performance Targets

We monitor energy consumption in common areas of properties owned by Samty Residential to determine the degree of achievement against the target values.

Basic Goals

100% total annual energy data capture rate in the scope of owner management

100% annual GHG emissions data capture rate in the portfolio

GHG Emissions (Scope 1 + 2) (Note)

Net zero by 2050

Reduce GHG emissions by **50%** by 2030 (vs. total emissions in 2020)

Environmental Certification

Environmental certification acquired for **30%** or more of the entire portfolio until 2030 (by floorspace)

Water consumption

No increase until 2030 (vs. intensity consumption in 2020)

(Note) The total emissions of Scope 1 (GHG emissions from fossil fuel consumption in common areas) and Scope 2 (GHG emissions from electricity consumed in common areas).

Environmental Performance Data

Item/Unit		FY2020 (Base year)	FY2021	FY2022	FY2023	FY2024		Reduction rate (vs. 2020)
			Results	Results	Results	Results	Coverage (by floorspace)	
Electricity consumption	Total (kWh)	2,711,481.6	3,103,343.8	3,617,195.0	3,565,450.2	3,526,330.3	100.0%	+ 30.1%
	Intensity (kWh/m ²)	34.1	28.9	30.3	28.1	27.5	100.0%	▲19.4%
t-CO ₂ e emissions	Total (t-CO ₂ e)	1,267.4	1,481.7	1,480.0	1,455.4	1,670.9	100.0%	+ 31.8%
	Intensity (t-CO ₂ e/m ²)	0.0159	0.0138	0.0124	0.0117	0.0137	100.0%	▲14.1%
Water consumption	Total (m ³)	1,689.0	1,561.0	1,758.0	1,797.9	1,677.7	100.0%	▲0.7%
	Intensity (m ³ /m ²)	0.0283	0.0214	0.0219	0.0208	0.0196	100.0%	▲30.8%

(Note1) As a rule, the actual figures for common areas of rental residences in the portfolio are indicated.

(Note2) Scope2 (GHG emissions from electricity consumed in common areas) is calculated on a market-basis.

Independent Practitioner's Review of Environmental Performance

Samty Residential has received assurance reports by a third-party organization (Sustainability Accounting Co., Ltd.) in order to enhance the reliability of the disclosed environmental performance data.

June 20, 2025 [Independent Assurance Statement](#) PDF (1.28MB)

Initiatives for the Environment

At Samty Residential, for our owned properties (189 as of January 31, 2026), we are actively working with tenants, property management companies ("PM") and various suppliers involved in building operation and maintenance to implement environmental initiatives such as those to save energy and reduce CO₂ emissions.

Utilizing Renewable Energy

Renewable energy power plans have been introduced for electricity used in common areas of some properties.

By introducing these plans, we aim to contribute to the realization of a low-carbon society.

Number of properties with renewable energy	106
--	-----

Solar power equipment has been installed on the rooftops of certain properties.

Annual electricity generation ^(Note)	4,606.89 kwh
---	--------------



(Note) The figures are from April 2024 to March 2025. Also, the electricity generated by solar power is used in the common areas.

Adoption of LED Lighting in Common Areas and Introduction of Electronic Breakers

By adopting LED lighting for common areas such as entrances and corridors, we are working to reduce electricity consumption and environmental burden

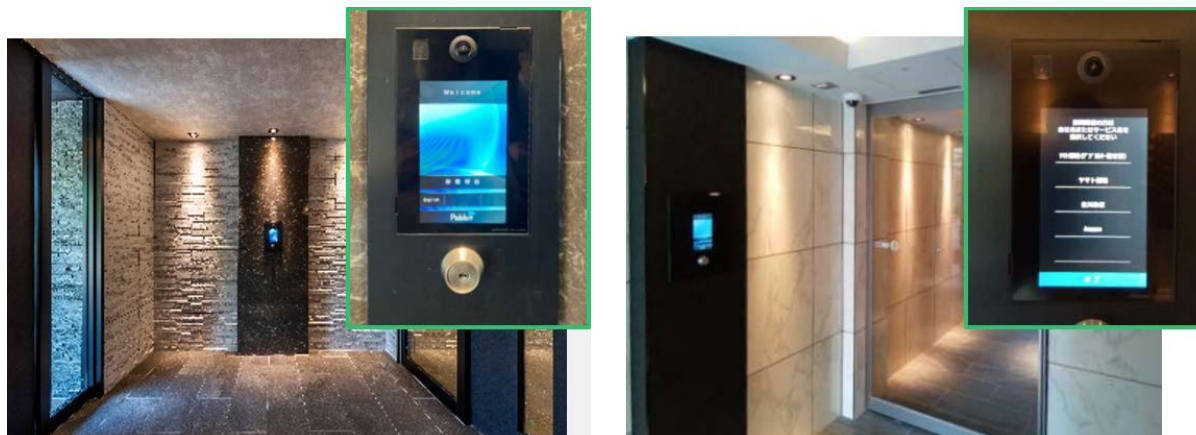
In parallel, to reduce electricity consumption, we are also gradually switching to electronic breakers.

Number of properties with LED lighting	158
--	-----



Introduction of Delivery Drop-Off Services

In some of our properties, we have implemented a next-generation delivery support system that allows communal auto-lock doors to be unlocked using delivery tracking numbers. This is expected not only to improve tenant satisfaction but also to reduce CO₂ emissions by minimizing redeliveries and alleviate the burden on delivery drivers through enhanced delivery efficiency.



Conclusion of Green Lease Clauses (Note 1)

By working together with property management companies and tenants, Samty Residential promotes the conclusion of green lease clauses seeking to reduce environmental burden.

Through the conclusion of green lease clauses, we will address environmental issues such as energy use, water resources, and waste reduction and proper disposal throughout our business's supply chain.

Rate of clauses concluded (Note 2)

76.2%

(Note 1) Refers to voluntary agreements between building owners and tenants to reduce the environmental burden of real estate, such as energy conservation, and to improve the working environment, through contracts, memorandums of understanding and such, and to implement the contents of these agreements through collaboration.

(Note 2) Share of the total leasable area of the entire portfolio as of April 30, 2025.

Use of Eco-friendly Materials in Printed Documents for Unitholders

Eco-friendly materials and printing methods are used for printed documents such as asset management reports for unitholders and mailing envelopes used to send the same.



I Other Initiatives

- Installation of housing facilities that take energy and resource conservation into consideration
Efforts include the use of water-saving faucets and toilets, multi-layered glass, and the installation of rainwater tanks.

- Introduction of Electric Vehicle Charging Facilities

EV charging facilities have been installed in some properties to contribute to society by expanding EV charging infrastructure toward achieving carbon neutrality by 2050, as well as to promote leasing by improving convenience for tenants.

- Sorting and managing waste and environmental improvement

We have installed in-ceiling ozone deodorizers to reduce trash odors and are ensuring thorough sorting and management of garbage.

Furthermore, we display posters about the 3Rs (Reduce, Reuse, Recycle) to encourage the utilization of limited resources.

- Raising tenant awareness

We display posters about energy conservation, food loss reduction, waste sorting, and other topics, and distribute guides for energy conservation practices.

In some of our properties, we promote energy-saving awareness among tenants by displaying electricity consumption and water consumption on digital signage installed in the entrance.

- Digitizing the prospectus

In the August 2022 capital increase through public offering, we provided prospectus documents electronically.

This helped reduce paper use by an estimated 900,000 A4 sheets.

- Installation of remote monitoring device of road heating

Unnecessary operation can be suppressed by controlling the operation of road heating with remote monitoring devices, and the fuel cost for operation can be reduced.

..... Initiatives for the Asset Management Company's Employees

Human Rights Policy

The Samty Group recognizes that its business activities may have potential or actual impacts on human rights.

We respect the human rights as set forth in the internationally recognized "International Bill of Human Rights" and the International Labour Organization's (ILO) "Declaration on Fundamental Principles and Rights at Work." We also conduct our business activities in accordance with the "United Nations Guiding Principles on Business and Human Rights."

We commit to understanding and complying with laws and regulations relevant to our business operations in all countries and regions where we conduct our activities. In the event that local laws and regulations differ from or conflict with international human rights standards in a given country or region, we will seek to respect internationally recognized human rights to the fullest extent possible within local laws and regulations.

Capacity Development, Personnel Training, and Comfortable Working Environments

Capacity Development, Personnel Training, and Comfortable Working Environments

I Support for Obtaining Qualifications

For the purpose of self-development and improvement of the quality of work, we have instituted a system to support employees obtaining qualifications.

Number of qualified asset managers ^(Note 1)

Item	Number of qualified employees
Real Estate Transaction Agent ^(Note 2)	86
ARES Certified Master	20
Real estate appraiser	4

(Note 1) As of January 31, 2026

(Note 2) Includes those who have passed the examination but not completed the qualification process.

Employment of Athletes by the Asset Management Company

In order to become a company that values people, we have established a basic sustainability policy and respect human rights and prevent discrimination and harassment.

The Asset Management Company hire athletes based on the Samty Group's basic sustainability policy and our sustainability policy. We support athletes so that they can be successful on the world stage and strive to create an environment in which they can compete with peace of mind.



Tsutomu Nagata

Jun. 2015	Lake Saroma 100km Ultra Marathon and World Championship Preliminary Rounds 2nd Place
Sep. 2015	IAU 100km World
Feb. 2021	Biwako Mainichi Marathon
Sep. 2021	Tokyo 2020 Paralympic Games Marathon 3rd Place
Feb. 2022	Beppu Oita Mainichi Marathon
Jun. 2024	Asia Triathlon Para Championships (men's PTS5) Winner
Mar. 2025	World Triathlon Para Cup Samarkand 5th Place
May 2025	World Triathlon Para Series 3rd Place

| Creating Comfortable Working Environments

■ Conducting employee satisfaction surveys

The Asset Management Company conducts an annual employee satisfaction survey and strives to create a comfortable working environment based on the results.

■ Improving comfort in working environments

To improve productivity and staff satisfaction, we have installed break spaces and an open desk assignment system.

■ Encouraging diverse work styles

We have established a telework policy and implemented a hybrid work system combining remote and in-office work, along with staggered working hours and hourly paid leave.

■ Support for training and providing in-house training

We encourage our officers and employees to participate in various training programs in the interest of capability development and talent cultivation.

| Other Initiatives

■ Whistleblowing system “Samty Asset Hotline” and Establishment of “harassment consultation desk” within the Asset Management Company

A contact point has been established to detect and correct various problems at an early stage, including internal violations of laws and regulations such as fraud and harassment.

■ Periodic health checkups

Once a year, regular health checkups are conducted for all officers and employees in the interest of health maintenance.

■ Support for work-life balance

To help employees achieve a better work-life balance, we encourage the use of a variety of work styles that suit individual lifestyles and work characteristics. Efforts here include providing laptops and smartphones to all officers and employees, and introducing a web conferencing system. At the same time, we are constantly updating our internal systems to strengthen information security.

■ Establishment of a Health Committee

A Health Committee has been established to improve the level of occupational health and to maintain and promote the health of officers and employees. The committee meets monthly to check the labor conditions of all officer and employees, the comfort and safety of the work environment, and to stream a lecture by an industrial physician after the meeting.

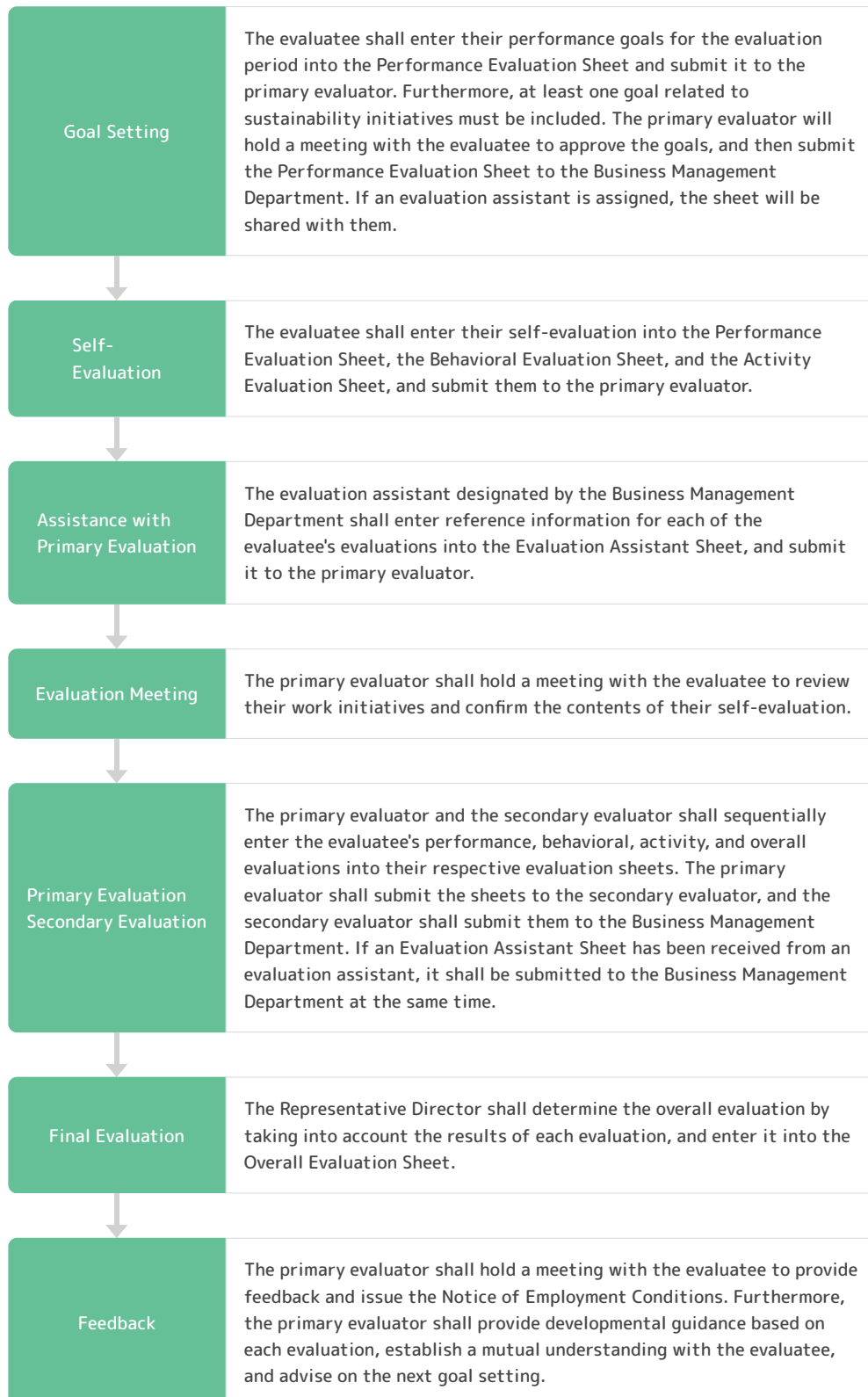
■ Formulation and implementation of an action plan to promote women's empowerment and support the next generation

To promote the continuous employment of women, enable our officers and employees to balance work and childcare, and ensure that everyone can fully demonstrate their abilities, we have formulated an action plan that includes initiatives such as improving the uptake rate of childcare leave and reducing overtime hours.

For details, please refer to “[Initiatives for Employees](#)” on the Samty Asset Management Co.,Ltd. website.

I Personnel Evaluation Structure

For each officer and employee, the Asset Management Company evaluates their contribution to performance, ability to perform, and work attitude over a certain period of time based on certain standards. The results of this evaluation are reflected in personnel treatment, skill development, and training to promote fair and equitable management of personnel affairs.



I Benefits

The Asset Management Company supports the work-life balance of executives and employees in multiple aspects by establishing various benefit programs, and strives to further enhance corporate value through the improvement of labor productivity.

Social insurance programs (employee pension insurance, unemployment insurance, workers' compensation insurance)	Special leave (congratulation/condolence leave)	Family care leave
Staggered work hour system	Maternity leave system	Reduced working hours for childcare
Congratulation/condolence allowance system	Childcare leave system	Reduced working hours for family care
Annual paid leave	Family care leave system	Defined contribution pension plan
Investment unit accumulated investment program	Leave for sick child care	Group insurance

Data on Officers and Employees

Item		FY2021	FY2022	FY2023	FY2024	FY2025
Number of officers and employees (Note 1)	Overall	59	91	96	104	131
	Male	42	61	64	65	87
	Female	17	30	32	39	44
Number of Managers (Note 2)	Overall	14	31	37	37	43
	Male	11	24	26	26	33
	Female	3	7	11	11	10
Rate of paid leave taken (Note 3)	Overall	75%	47%	75%	81%	58%
Average monthly overtime hours (Note 3)	Overall	7.8 hours	10.5 hours	10.1 hours	9.5 hours	14.5 hours
Number of persons taking childcare leave	Overall	0	0	2	5	6

(Note 1) Includes officers (full-time/part-time) and employees on secondment (excluding Temporary employees and those on secondment to other entities).

(Note 2) Includes those at manager level and above (excluding officers).

(Note 3) Includes employees on secondment (excluding those on secondment to other entities).

•••• Addressing Social Issues ••••

Initiatives for Tenants and the Community

Samty Residential is taking the following initiatives with the recognition that coexistence with the community and stakeholders is essential to the stability and sustainable development of business activities and that the business activities of Samty Residential can have environmental and social impact on the community and stakeholders.

| Tenant Satisfaction Surveys

Based on the results of tenant satisfaction surveys, we have been holding feedback meeting with the PM to examine the introduction of facilities and review the management system with the aim of improving tenant satisfaction.

| Installation of Social Contribution/Disaster Response Vending Machines

We have installed social contribution-type vending machines that donate a portion of the proceeds from vending machine sales to organizations engaged in social contribution and environmental preservation activities, as well as disaster support-type vending machines equipped with a function that offers products from vending machines free of charge during disasters.



A donation/disaster response vending machine

Social contribution vending machine donation recipients

Japanese Red Cross Society

green bird (NPO)

Japan Society for the Prevention of Cruelty to Animals (JSPCA)

Gold Ribbon Network(NPO)

Introducing Sharing Services

In addition to strengthening the competitiveness of properties through the effective use of available space, we are also improving convenience for tenants and local residents.



Introducing Delivery Boxes and Delivery Drop-off Services

To improve convenience for residents and to differentiate our properties, we have introduced a variety of delivery methods that go beyond in-person delivery. As decreasing re-deliveries is expected to reduce CO₂ emissions, positive effects from our work to address sustainability can also be expected.



| Installation of AEDs

To help tenants and local residents have greater safety and peace of mind, Installation of Automated external defibrillators (AEDs) in some of our properties.



| Introduction of Disaster Prevention Equipment and Posting of Disaster Prevention Posters

To ensure our tenants have safe and secure living spaces, we are progressively introducing disaster prevention equipment including disaster prevention cabinets prepared for typhoons, earthquakes and other disasters, posting disaster prevention posters, and distributing stockpiles in preparation for disasters such as typhoons and earthquakes at certain properties.



I Installation of Digital Signage

Digital signage is installed in the entrances of some properties. The enhancement of satisfaction can be expected with the improvement of the appeal to tenants and visibility and labor saving and environmental consideration can also be expected with the reduction of the use of posters, etc.



I Introduction of IoT Devices

By installing a dedicated device, residents can remotely operate home appliances, lock doors, etc. from their smartphones, and monitor their rooms with cameras and sensors. This improves convenience, safety, and satisfaction for tenants.

Monitoring of electricity consumption enables energy management, which is expected to aid energy conservation and other sustainability initiatives.

I Introduction of Delivery Storage Room Services

Delivery storage room services have been introduced in some of our properties to improve convenience and comfort for tenants. It is also possible to transfer unused items in the storage room between service users, encouraging reuse that does not create more waste and prevents wastefulness.

Initiatives for Unitholders / Information Disclosure

I Proactive Information Disclosure and IR Activities

- Web and telephone conferences are regularly held for domestic institutional investors in Japan and overseas institutional investors in Europe, Asia, etc.
- We facilitate communication with unitholders by holding management status reporting sessions for individual unitholders and participating in IR events hosted by securities companies, vendors, etc.
- Since Samty Residential places emphasis on appropriate information disclosure to all unitholders, we create our materials and design our website with reader-/user-friendliness in mind, make timely disclosures, and disclose information in Japanese and English.



Speaking at an event for individual investors



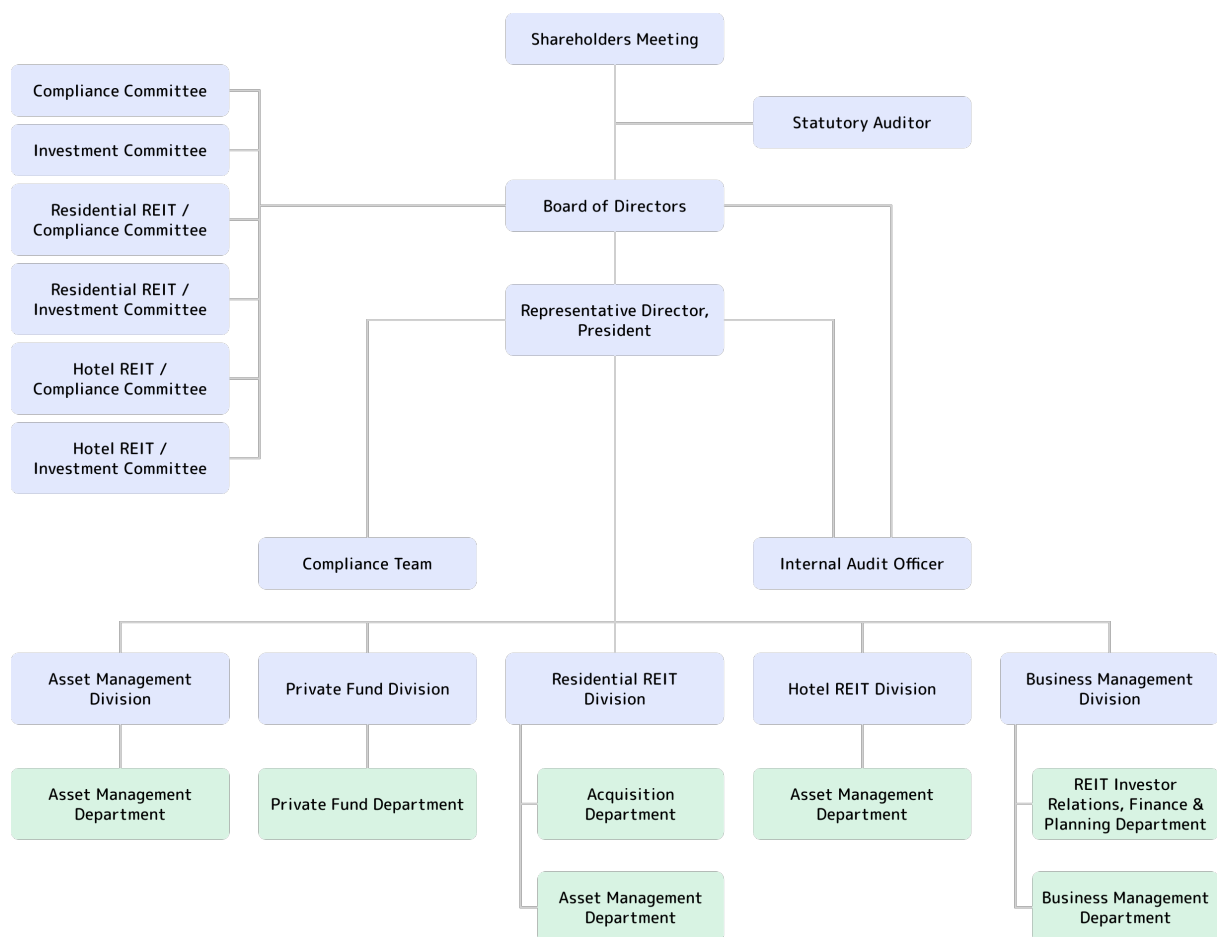
Booth exhibition

Event date	Event name
March 2025	For institutional investors: Financial results briefing For individual investors : IR Conference 2025
May 2025	For individual investors: Daiwa J-REIT Caravan in Sapporo
September 2025	For institutional investors: Financial results briefing
October 2025	For individual investors: Daiwa J-REIT Caravan in Osaka
November 2025	For Individual investors: J-REIT Fan in Hiroshima
March 2026	For Institutional Investors: Financial results briefing

•••• Corporate Governance ••••

Management Structure for Samty Residential

Samty Residential's asset management is entrusted to Samty Asset Management Co., Ltd., commonly referred to as the Asset Management Company. The Asset Management Company's organizational structure is as follows.



Management Fee Structure

The fees paid by Samty Residential to the Asset Management Company consist of Management Fee I, Management Fee II, Acquisition Fee, Disposition Fee, and Merger Fee.

Management Fee I	Total assets at end of immediately preceding fiscal period × 0.45% (per annum)
Management Fee II	(Amount available for distribution at end of fiscal period under review × 5.0%) × (Total assets at end of immediately preceding fiscal period - 50 billion yen) / Total assets at end of immediately preceding fiscal period ^(Note 1)
Acquisition Fee	Acquisition price × 1.0% ^(Note 2)
Disposition Fee	Disposition price × 0.5%
Merger Fee	Appraisal value as of the effective date of the merger of those of which are succeeded or held by the corporation incorporated in the consolidation-type merger or the corporation surviving the absorption-type merger × 1.0% (upper limit)

(Note 1) The amount shall be 0 if the amount of total assets as stated on the balance sheet as of the immediately preceding fiscal period end after deducting 50 billion yen is a negative value.
 "Amount available for distribution" shall be the amount of net income before income taxes prior to deduction of Management Fee II for the business period that is calculated in accordance with business accounting standards and other business accounting practices generally accepted as fair and appropriate (excluding gain on bargain purchase), after compensating for loss carried forward, if any.

(Note 2) If the acquired asset is trust beneficiary interest and is acquired from a party other than an interested party, Acquisition Fee shall be the sum of (i) The amount obtained when the amount of the maximum amount of remuneration provided in Article 46 of the Real Estate Brokerage Act (Act No. 176 of 1952, as amended) (excluding consumption tax and local consumption tax) after subtracting the brokerage fee for the trust beneficiary interest is multiplied by 0.5 (rounded down to the nearest yen), and (ii) 1.0% of the acquisition price of the trust beneficiary interest.

Investment Unit Ownership Program

This program is intended for the officers and employees of Samty Co., Ltd. and Samty Asset Management Co., Ltd. to raise their awareness of the business performance of Samty Residential and to enhance unitholder value over the medium to long term by aligning their interests with the unitholders of Samty Residential through the program.

Same-boat Investment by Samty Co., Ltd., the Main Sponsor

In order to align the interests of the unitholders and the sponsors, Samty Residential has a support agreement with the main sponsor providing verification with Samty Residential and the Asset Management Company of the main sponsor's intent to sincerely consider acquiring part of the investment units to be newly issued by Samty Residential in the event thereof and intent to continue holding the investment units it holds in Samty Residential, if any, unless there are special circumstances. Number of units held by Samty, please refer to "[Capital and Major Unitholders](#)".

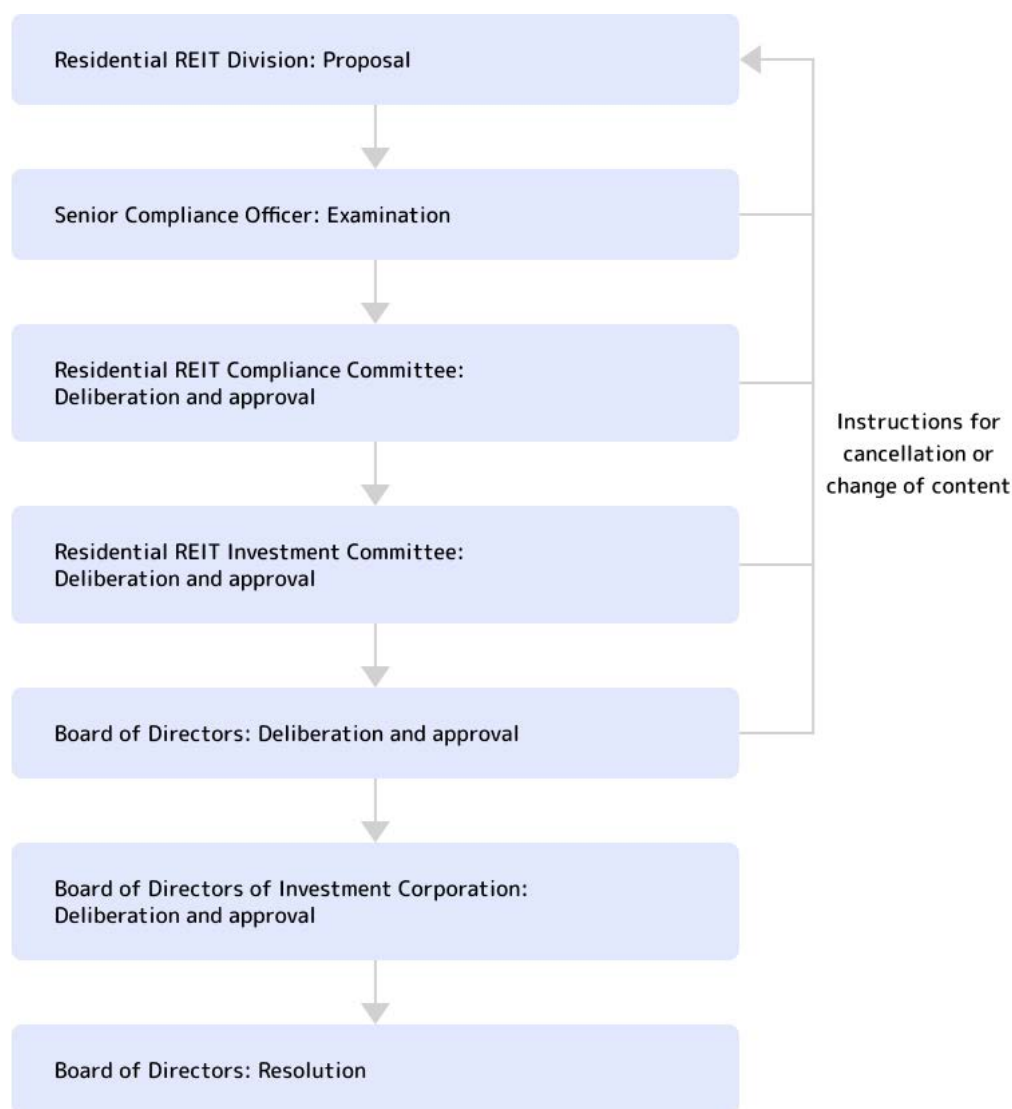
Internal Compliance Systems

The Asset Management Company has set forth compliance with laws and regulations as a management policy, and the management team actively endeavors to develop and strengthen systems for compliance with laws and regulations and internal control systems. To create appropriate operational systems, the Asset Management Company has appointed a Senior Compliance Officer as a manager responsible for matters related to compliance and ensures the effectiveness of internal control functions at other departments. Furthermore, with the establishment and operation of the Residential REIT / Compliance Committee, the Asset Management Company will establish a multi-layered system for compliance with laws, regulations, etc.

Furthermore, the Asset Management Company conducts monthly compliance and sustainability training for all officers and employees.

Decision-Making Process for Transactions with Interested Parties, Etc.

The acquisition or disposition of assets by Samty Residential will be managed through a transparent decision-making process.



Response to Antisocial Forces

In order to prevent damage caused by antisocial forces, the Asset Management Company promotes efforts to have no relationship whatsoever with antisocial forces. It has established the Basic Policy for Prevention of Damage Caused by Antisocial Forces and the Regulations for Prevention of Relationships with Antisocial Forces , where it has set forth necessary matters to ensure the sound conduct of our business and to exclude antisocial forces from financial instruments transactions and the financial instruments market, while practicing sound development of the financial instruments trading business and protection of investors.

•••• Risk Management ••••

Risk Management Structure

In order to realize the basic policy on asset management as stipulated in Samty Residential's Articles of Incorporation, the Asset Management Company has established the Asset Management Guidelines and the Regulations on Transactions with Interested Parties, Etc. in line with Samty Residential's Articles of Incorporation, etc. Accordingly, it has formulated an investment policy, rules on transactions with interested parties, etc., and a basic policy, etc. on acquisition and sale of investment properties as well as management of investment properties and such. By complying with these rules, the Asset Management Company strives to manage risks associated with investment management.

In addition, in its Risk Management Regulations, the Asset Management Company stipulates its basic policy and promotion system for risk management. These regulations define a series of major risks to be managed by the Asset Management Company, including compliance and other risks, market risk, credit risk, counterparty risk, liquidity risk, management risk, administrative risk, and system risk, and define risk manager roles within each department.

The adequacy and effectiveness of the risk management system is regularly verified by the Internal Audit Department.

Information Security

Based on its Information Security Policy and Regulations on Information Security, etc., the Asset Management Company takes necessary measures for the safe management of information, including the prevention of information leakage, loss, damage, or theft.

The Head of the Business Management Department is the Chief Information Security Officer, and information security managers are appointed in each department to monitor information assets and provide guidance on the safe management of information. The status of information asset management is regularly monitored and the management structure is continuously reviewed to ensure an adequate security level.

Contingency Plan

The Asset Management Company has formulated a Contingency Plan to guide its actions during emergency situations, putting in place a system to minimize interruptions in operations due to unforeseen circumstances and to quickly and efficiently restore necessary operations.

The Contingency Plan stipulates the establishment of a security headquarters or disaster response headquarters and describes first response and general emergency response actions to be taken by the organization, providing for how the organization will respond to disasters, achieve recovery, and ensure business continuity.

AML and CFT Actions

As a company that handles financial instruments, the Asset Management Company has set anti-money laundering and countering the financing of terrorism (AML/CFT) as an important management issue. Accordingly it has established the Basic Policy on AML/CFT, the Basic Regulations on AML/CFT, and other relevant rules.

In addition, based on the results of periodic AML/CFT risk assessments and other factors, the Asset Management Company works to continuously improve its AML/CFT-related systems, operations, and other initiatives through the PDCA cycle.

•••• External Certifications and Evaluations ••••

External Evaluation

| GRESB Real Estate Assessment



GRESB is an annual benchmarking assessment to measure the ESG (Environmental, Social, and Governance) integration of real estate companies and funds, as well as the name of the organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching the Principles for Responsible Investment (PRI).

Samty Residential received a “2 Star” in GRESB rating in the 2025 GRESB Real Estate Assessment, which is based on GRESB Overall Score and its quintile position relative to global participants.

Samty Residential also received “Green Star” designation by obtaining a score higher than 50% of the points allocated to each component; “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned.

In addition, Samty Residential also obtained the highest “A Level” for the GRESB Public Disclosure, which evaluates the level of ESG disclosure by listed property companies and REITs.

Furthermore, Samty Residential selected as a “Top performer” in the Asia region in the GRESB Residential Assessment, which was introduced as a benchmarking tool for residential assets.

CDP Climate Change Program



The CDP is an international environmental non-profit organization that administers a global environmental disclosure system for corporations and municipalities. Its annual disclosure of environmental information and its evaluation process are widely recognized as the global standard in corporate environmental disclosure.

CDP's evaluations comprise many questions on themes such as governance, business strategy, and environmental performance consist of the following eight levels of scores: Leadership level (A and A-), Management level (B and B-), Awareness level (C and C-), and Disclosure level (D and D-).

Samty Residential participated in CDP Climate Change Program for the first time in 2025 and achieved a "B-" score.

Environmental Certification

Status of Acquisition of Environmental Certification

	No. of properties	Total floor space	Proportion of properties with certification
Environmentally Certified Properties	36	148,800.65m ²	34.7%
DBJ Green Building Certification	5	18,983.21m ²	4.4%
CASBEE Certification for Real Estate	30	128,404.24m ²	30.0%
BELS (Building-Housing Energy-efficiency Labelling System)	1	1,413.20m ²	0.3%

(Note) In case when a property holds multiple certifications, number and floor area of one property is included.

I Obtainment of DBJ Green Building Certification



The DBJ Green Building Certification Program was launched by the Development Bank of Japan (DBJ) in April, 2011 for the purpose of supporting real estate properties with high environmental and social awareness (Green Building). The program evaluates, certifies and provides support for properties sought by society and the economy in performing comprehensive assessments of properties, while evaluating various factors including communication with stakeholders, disaster prevention and proper care for surrounding communities, in addition to the environmental performance of properties.

For details of the DBJ Green Building Certification Program, please click [here](#) 

Property No	Property Name	Certification Rank	Acquisition Date
B-005	S-RESIDENCE Esaka	★★★★	July 2025
A-011	S-FORT Nakajima Koen	★★★	July 2025
A-084	S-RESIDENCE Joshin II	★★★	April 2025
B-045	S-FORT Utsunomiya Minamiodori	★★★	April 2025
C-023	S-RESIDENCE Motoyawata	★★★	July 2025

I Obtainment of CASBEE Certification for Real Estate



CASBEE is a method for evaluating and rating the environmental performance of buildings. The system rates the overall environmental performance of buildings from the following perspectives: the reduction of environmental loads such as conservation of energy and resources as well as the quality of a building including interior comfort and scenic aesthetics. The system rankings are rated in four scales: "Rank S", "Rank A", "Rank B+", and "Rank B" for buildings with one or more years old after completion.

For details of the CASBEE Certification Program, please click [here](#) 

Property No	Property Name	Certification Rank	Acquisition Date
A-032	S-FORT Osu Kannon	S	June 2023
A-062	S-FORT Osaka Doshin	S	November 2023
A-004	S-FORT Chikushi Dori	A	November 2023
A-008	S-RESIDENCE Namba Briller	A	January 2024
A-013	S-RESIDENCE Kobe Isogamidori	A	November 2023
A-017	S-RESIDENCE Shin Osaka Ekimae	A	June 2023
A-025	S-RESIDENCE Kobe Motomachi	A	November 2023
A-026	S-FORT Kobe Kaguracho	A	December 2024
A-030	S-RESIDENCE Midoribashi Ekimae	A	August 2023
A-031	S-FORT Tsurumai reale	A	May 2024

Property No	Property Name	Certification Rank	Acquisition Date
A-043	S-RESIDECE Shin Osaka Ridente	A	December 2024
A-073	S-FORT Kego Tower	A	November 2023
A-074	S-RESIDENCE Aoi II	A	December 2024
A-087	S-RESIDENCE Kyoto Takeda Dormitory	A	January 2026
A-088	S-RESIDENCE Maruyama Omotesando	A	January 2026
A-089	S-RESIDENCE Soen	A	January 2026
A-098	S-RESIDENCE Minamimaruyama	A	November 2023
A-099	S-RESIDENCE Kamiida West	A	December 2024
A-100	S-RESIDENCE Nishimachi	A	May 2024
A-102	S-RESIDENCE Tokaidori	A	June 2025
B-012	S-FORT Mito Chuo	A	November 2023
B-029	S-FORT Nagasaki Daigaku Byoin-mae	A	August 2023
B-038	S-FORT Kokura	A	June 2025
B-039	S-FORT Niigata Ekimae	A	December 2024
B-048	S-RESIDENCE Takaida Central	A	June 2025

Property No	Property Name	Certification Rank	Acquisition Date
B-055	S-RESIDENCE Kachigawa Ekimae	A	July 2024
C-019	S-FORT Funabashi Tsukada	A	June 2023
C-026	S-FORT Yokohama Aobadai	A	January 2026
C-033	S-FORT Nakaitabashi	A	January 2024
C-045	S-RESIDENCE Tamagawagakuen-Mae	A	January 2025

I Obtainment of BELS (Building-Housing Energy-efficiency Labelling System)



BELS is a third party certification system in Japan that displays the energy saving performance of buildings. From April 2016, real estate companies and others are required to strive to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”). The concrete display method is stipulated in the guidelines for energy saving performance display of buildings, BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (★ – ★★★★★).

For details of the BELS Certification Program, please click [here](#) .

Property No	Property Name	Certification Rank	Acquisition Date
B-046	S-FORT Ichinomiya Honmachi	★★★★★	April 2022

••••• Green Finance •••••

Samty Residential aim to further promote sustainability initiatives and contribute to the realization of a sustainable environment and society through financing investments that contribute to solving environmental issues (green finance), as well as to strengthen its financing base by expanding a base of investors who are interested in ESG investment.

Green Finance Framework

Green Finance Framework has been established for the implementation of green finance, including the issuance of green bonds.

I Use of Procured Funds

The funds procured through green finance (the "Procured Funds") will be used to acquire assets that meet the green eligibility criteria listed in ① below ("Green Buildings"), conduct renovation work, etc. that meets the green eligibility criteria listed in ② below ("Renovation Work, etc."), or refinancing of borrowings or investment corporation bonds required for such acquisition or renovation ("Refinancing of Borrowings, etc.").

I Green Eligibility Criteria

① Green Buildings

Buildings that have acquired or are scheduled to acquire any of the following environmental certifications by the respective third-party certification bodies (i) through (iii), that are valid as of the payment date of green bonds or as of the drawdown date of green loans

(i) DBJ Green Building Certification: 3 Stars, 4 Stars or 5 Stars

(ii) CASBEE Evaluation Certification (Excludes municipal version) : Rank S, Rank A, or Rank B+

(iii) BELS Certification : [Acquired (Criteria for 2016)]

3 Stars, 4 Stars or 5 Stars (Excludes existing nonconforming)

[New acquisition (After April 1, 2024)]

Residential without renewable energy facilities: level 3 or level 4

Residential with renewable energy facilities: level 3, level 4, level 5 or level 6

Non-residential: level 4, level 5 or level 6

② Renovation Work, Etc.

Renovation Work, etc. that fulfills any of the following conditions (i) through (iii)

- (i) Renovation work intended to improve the number of stars or ranks by one or more for any of the certifications listed in ① in the green eligibility criteria
- (ii) Renovation work with the potential of reducing either energy use or greenhouse gas emissions by 30% or more
- (iii) Installation or acquisition of equipment related to renewable energy

I Evaluation and Selection Process of Projects

The Sustainability Promotion Office of the Asset Management Company will verify and evaluate the compliance with the green eligibility criteria for the projects for which the Procured Funds will be used, in accordance with the Sustainability Policy and the rules on the Sustainability Promotion System. Based on such verification and evaluation, the Asset Management Company's Board of Directors and other appropriate bodies will resolve to implement green finance pursuant to the Asset Management Company's internal rules.

I Management of Procured Funds

The Procured Funds will be allocated promptly after the Asset Management Company confirms that they are linked to the acquisition of a Green Building, conducting of Renovation Work, etc., or Refinancing of Borrowings, etc. required for such.

Any unallocated Procured Funds will be managed by the Asset Management Company in cash or cash equivalents. In the event that, even after full allocation, the asset for which the funds were intended to be used becomes no longer the subject of the funds due to sale, damage, etc. before the redemption of the subject investment corporation bonds or repayment of the borrowings, the temporary unallocated funds will be managed through portfolio management(Note).

(Note) "Portfolio management" is a management method to ensure that the total amount of green finance outstanding does not exceed the upper limit amount of green eligible debt (total acquisition price of Green Buildings x total-asset based LTV (as of the end of the fiscal period) + the total amount allocated for Renovation Work, etc.) for each fiscal period.

As of January 31, 2026

The total acquisition price of owned properties that meets Green Eligibility Criteria① (A)	61,252 million yen
LTV (B)	50.9%
The total amount of renovation works that meet Green Eligibility Criteria② (C)	-
The upper limit of Green Finance (AxB+C)	31,197 million yen
Balance of procured funds through the Green Finance	17,000 million yen

I Reporting

① Reporting of Funds Allocation Status

As of January 31, 2026

	Balance of procured funds (million yen)	Unappropriated funds (million yen)
Green Bonds	1,400	-
Green Loans	15,600	-
Total amount	17,000	-

(Note) For details of green bonds, please see "[Corporate Bonds](#)" page.

② Reporting on Environmental Improvement Effects, Etc.

As long as there is an outstanding green finance balance, and to the extent reasonably practicable, Samty Residential will disclose on its website on an annual basis environmental improvement effects for the following.

(i) Green Building Reporting

(Note) For details of Green Buildings, please see "[External Certifications and Evaluation Certifications](#)" page.

(Note) For details of Sustainability Performance, please see "[Addressing Environmental Issues](#)" page.

(ii) Reporting on Renovation Work, Etc.

There are no renovation works that meets Eligibility Criteria②.

I Assessment by External Institutions

In a third-party assessment of the Framework, Samty Residential obtained a Green 1 (F) rating, the highest rating in the JCR Green Finance Framework Evaluation from Japan Credit Rating Agency, Ltd. (JCR). Please refer to the following website for details regarding the JCR Green Finance Framework Evaluation.

For details of the JCR Green Finance Framework Evaluation, please click [here](#).