

October 2, 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: Takeshi Hara
Head of Business Management Division
Phone: +81-3-5220-3841

Notice Concerning GRESB Assessment Results

Samty Residential Investment Corporation (“Samty Residential”) announces that it has obtained the “2 Star” and “Green Star” ratings in the GRESB Real Estate Assessment for 2026 as described below. In addition, Samty Residential also obtained the highest “A Level” for the GRESB Public Disclosure, which evaluates the level of Sustainability disclosure by listed property companies and REITs.

1. Results of Samty Residential’s GRESB Assessment

Samty Residential received a “2 Star” in GRESB rating in the 2026 GRESB Real Estate Assessment, which is based on GRESB Overall Score and its quintile position relative to global participants. Samty Residential also received a “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 Sustainability promotion, and “Performance Component” that assesses sustainability-related 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 Sustainability disclosure by listed property companies and REITs.



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.

2. Participation in Residential Assessment

From the 2025 assessment, GRESB has introduced the Residential Component as a benchmarking tool for residential assets, and Samty Residential has also responded to it. The Residential Component consists of new questions tailored to the characteristics of residential assets. Real estate participants whose portfolios consist of more than 75% residential assets by Gross Asset Value (GAV) may submit responses. Participants receive a standalone Sector Insight: Residential report alongside the GRESB Benchmark Report. The residential score is derived by removing and restructuring indicators with limited relevance to residential assets and adjusting scoring weights. Please note that the Residential Assessment is not intended to replace the main Real Estate Assessment but is positioned as a supplementary evaluation.

3. Overview of GRESB

GRESB is an annual benchmarking assessment to measure the Sustainability integration of real estate companies and funds, as well as the name of 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).

Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF), utilize GRESB Assessment results.

Please refer to the GRESB website (<https://www.gresb.com/>) for details of GRESB for 2026.

4. Future Initiatives by Samty Residential and Samty Asset Management Co., Ltd.

Based on a recognition of the importance of promoting sustainability through consideration for the environment, social contribution, and efforts to strengthen governance, Samty Residential and Samty Asset Management Co., Ltd., its asset management company, will promote these initiatives in accordance with their Sustainability Policy.

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