

Samty Sells Two Investment Pools of Multifamily Assets totaling ¥49 Billion

September 2, 2025, Tokyo — Samty Holdings ("Samty"), one of Japan's leading accommodation developers, hotel operators and property investment platforms, today announced the sale of two investment pools of multifamily assets, developed and owned by Samty, with a total value of ¥49 billion (approximately US\$330 million). The buyers, undisclosed international sovereign wealth funds, will retain Samty as the lead asset manager of both investment pools, adding momentum to Samty's growing asset management business.

The sale of these assets to international investors marks another milestone in Samty's transformation into an integrated real estate investment platform. It follows Samty's privatization earlier this year in a deal that was led by Hillhouse Investment management's real estate investment arm (Rava Partners) alongside Daiwa Securities Group as a continuing shareholder.

The investment pools a high-quality asset portfolio comprising 30 newly built multifamily assets from Samty totaling ~¥49 billion GAV, with 70% of the assets located in Tokyo, Osaka and other major cities. The assets are located in established neighborhoods and are close to public transportation, making them ideally positioned to capture demand from an attractive tenant demographic and drive rent growth.

With the exception of the first investment pool consisting of eight assets to be managed solely by Samty, the second investment pool, consisting of 22 assets, will be co-managed by Samty along with Alyssa Partners Japan K.K. ("Alyssa Partners"), one of Japan's premier privately owned real estate investment management firms.

Yasuhiro Ogawa, President and CEO of Samty Holdings, commented, "This investment and management partnership shows that investors, including international sovereign wealth funds, are recognizing the new opportunities arising from our transformation into an investment platform. We are confident in our business model and the extensive experience that we have accumulated over the years, and we are glad to see this confidence shared by our partners in Japan and overseas."

Akihiko Ogino, President & CEO of Daiwa Securities Group Inc., said, "Securing a real estate investment by an international sovereign wealth fund is a significant achievement and a testament to the reputation and team at Samty. As the multifamily sector continues to grow in Japan, we anticipate more demand for the kind of high-quality assets being developed and managed by Samty."

We look forward to continuing to support their growth story through our collaboration with Hillhouse.”

Joe Gagnon, Co-Head of Rava Partners, Partner at Hillhouse, stated, “Samty’s team is tapping into robust demand from investors in Japanese multifamily assets, and is also proving their ability to scale in the accommodation sector. Following the recent close of their hotel specific fund, this latest news means that we have cumulatively raised more than ¥100 billion in a short time span. This achievement showcases the robust demand and trust from our valued LPs and more importantly, demonstrates Samty’s strong in-house land sourcing, acquisition, development and management skills that enable the company to supply steady streams of high-quality assets to these funds and REITs. We look forward to supporting further growth of Samty’s investment management business alongside our valued partner Daiwa.”

Chedli Boujellabia, Managing Partner, CEO & Co-CIO of Alyssa Partners, said, “We are very excited to expand our existing relationship with Samty to jointly manage a sizable portfolio of multifamily assets, a high conviction strategy we continue to focus on. This latest mandate with one of the largest sovereign wealth funds in the region represents an encouraging vote of confidence reinforcing Alyssa Partners’ position as one of the most trusted independent investment managers in the living sector in Japan.”

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 has a strong foundation with 182 branches (Daiwa Securities) nationwide and a global network with offices in 22 countries and regions around the world, with Wealth Management, Asset Management, and GM&IB Divisions at its core. 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

About Alyssa Partners

Alyssa Partners is an independent and privately owned leading real estate investment management firm focusing on the Japanese market with an AUM of circa JPY 340 billion across residential, hotels, office, logistic, and retail assets. Although asset class agnostic, Alyssa Partners established itself as one of the most active investors in high-quality, income-producing multifamily residential properties in Japan. With offices in Tokyo and Singapore, Alyssa Partners is actively pursuing investment opportunities across the risk spectrum including Core/Core Plus, Value-add and ground-up development projects. For further information visit www.alyssapartners.com

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