



April 30, 2026

Daiwa Securities Group Inc.

Notice Regarding the Establishment of Samty's Second Hotel-Focused Fund and Additional Acquisition in Multifamily Asset Fund Portfolio

Daiwa Securities Group Inc., Samty Holdings Co.,Ltd. and Hillhouse Investment Management, Ltd. announced today; "Samty Launches Second Hotel-Focused Fund and Announces Additional Acquisition in Multifamily Asset Fund Portfolio"



Samty Launches Second Hotel-Focused Fund and Announces Additional Acquisition in Multifamily Asset Fund Portfolio

- **Launches second hotel-focused fund supported by outlook of continued growth in tourism sector**
- **Completes additional acquisition of approx. US\$140 million within the US\$500 million multifamily asset fund, comprising 12 newly built properties (628 units total)**

April 30, 2026, Tokyo —Samty Holdings (“Samty”), one of Japan’s leading accommodation developers and fund management operating companies, today announced that it has secured capital commitments from multiple domestic investors and has launched and commenced management of its second hotel-focused fund, following the launch of its first hotel-focused fund on July 28, 2025.

In addition, Samty also announced today the second closing of its multifamily asset fund, launched in strategic partnership with a sovereign wealth fund on December 22, 2025. The multifamily asset fund totaling approximately US\$500 million, had US\$200 million already allocated to a first portfolio of newly built assets located in key residential hubs around Japan. This new transaction represents an additional acquisition of properties totaling approximately US\$140 million.

About the second hotel-focused fund:

Samty's strategic transformation into a fully integrated real estate investment and asset management platform and comes after privatization in January 2025. Since then, Samty has grown its funds under management to US\$3.6 billion and successfully raised US\$1.6 billion from external parties. Unlike the first hotel-focused fund, which was jointly managed by EastGate Group, Samty Asset Management will independently raise capital and manage the second hotel-focused fund.

The second fund’s high-quality asset portfolio consists of 3 hotels with a total of 749 rooms, located in key tourist destinations in Tokyo, Kyoto, and Hida-Takayama. The hotels will be operated by AAPC Japan, which operates hotels in Japan for the French hotel group Accor Hotels, providing high-quality, refined hospitality experiences. Supported by anticipated growth in both inbound and domestic tourism demand, the portfolio is positioned to achieve stable occupancy and strong profitability.

About the multifamily asset fund:

The newly announced multifamily asset fund comprises an asset portfolio of approx. US\$140 million and consists of 12 newly built, high-quality properties developed or sourced by Samty, totaling 628 units located in key areas of Tokyo, Osaka, and Nagoya. The properties benefit from strong public transportation access, favorable demographic trends, and robust tenant demand.

The multifamily asset fund was established in strategic partnership with a sovereign wealth fund and support from Samty’s majority owner, Hillhouse Investment Management (“Hillhouse”), as General Partner. Hillhouse’s engagement is through its real estate investment arm, Rava Partners.



Yasuhiro Ogawa, President and CEO of Samty Holdings: “The launch of this second hotel-focused fund, alongside the second closing of the multifamily asset fund established in December 2025, underscores our transformation into a fully integrated real estate investment and asset management platform. Leveraging our extensive experience in real estate development and management, we will continue to drive strategic initiatives and collaborate with trusted partners in Japan and abroad to maximize asset value.”

Daiwa Securities Group Inc. President & CEO Akihiko Ogino: “Amid strong interest from domestic and international institutional investors in the Japanese real estate market, Samty’s launch of its second hotel-focused private real estate fund, together with the second closing of its multifamily asset fund, underscores the steady progress of its business model transformation. We view this as a significant development and will continue to support Samty’s sustainable growth through our collaboration with Hillhouse.”

Joe Gagnon, Partner at Hillhouse and Co-Head at Rava Partners: “Samty’s latest fund announcement shows the ever-increasing interest and confidence from both international and domestic Japanese investors in the firm, which it has earned. Having now established itself as a leader in Japan’s fund management industry, we look forward to continuing to support Samty in driving its ongoing growth and to closing more funds in the future.”

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. Today, Samty is one of Japan’s leading developers of multifamily residential properties, with a strong track record across major urban markets nationwide. 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 expanding fund management operations through both publicly listed REITs and private real estate funds. 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 22 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

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