



November 5, 2025

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Atsuhiko Kida, Executive Director
(Securities Code: 3309)
Asset Management Company
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Notice Concerning Execution of a Forward Exchange Transaction

Sekisui House Reit, Inc. (“SHR”) hereby announces that it has executed today a forward exchange transaction (the “Transaction”) in relation to revenue from “The Ivey on Boren” and “City Ridge”, which are located in the United States of America (hereinafter individually or collectively referred to as the “Overseas Properties”).

1. Overview of the Transaction

(1) Counterparty	Sumitomo Mitsui Trust Bank, Limited
(2) Transaction amount (Note 1)	10,928 thousand USD
(3) Forward exchange rate (Note 2)	150.73 JPY
(4) Transaction date	November 5, 2025
(5) Delivery date (Note 3)	From April 1, 2026 to April 30, 2026

(Note 1) “Transaction amount” is an amount equivalent to 90% of the total estimated revenue in USD that SHR expects to receive from the two overseas LLCs that own the Overseas Properties in the fiscal year ending April 30, 2026. However, since the estimated revenue is only an estimate as of today, there is a possibility that the actual revenue in USD will fall short of the Transaction amount and thus an over-hedge may occur.

(Note 2) The Transaction is a transaction to convert USD into JPY.

(Note 3) The Transaction can be executed at any time within the “Delivery date”, excluding bank holidays.

2. Purpose of the Execution of the Transaction

In order to hedge against any USD-JPY fluctuation from the Transaction date through the Delivery date in relation to estimated revenue in USD that SHR expects to receive from the two overseas LLCs that own the Overseas Properties for SHR’s fiscal period ending April 30, 2026 (FP 23).

3. Future Outlook

The effect of the Transaction on the results of SHR is minimal, and there is no impact on the forecasts of performance for the fiscal period ending April 30, 2026 (November 1, 2025 – April 30, 2026) as mentioned in the “Financial Report for the Fiscal Period Ended April 30, 2025” announced on June 13, 2025.

* Sekisui House Reit, Inc. website: <https://sekisuihouse-reit.co.jp/en/>

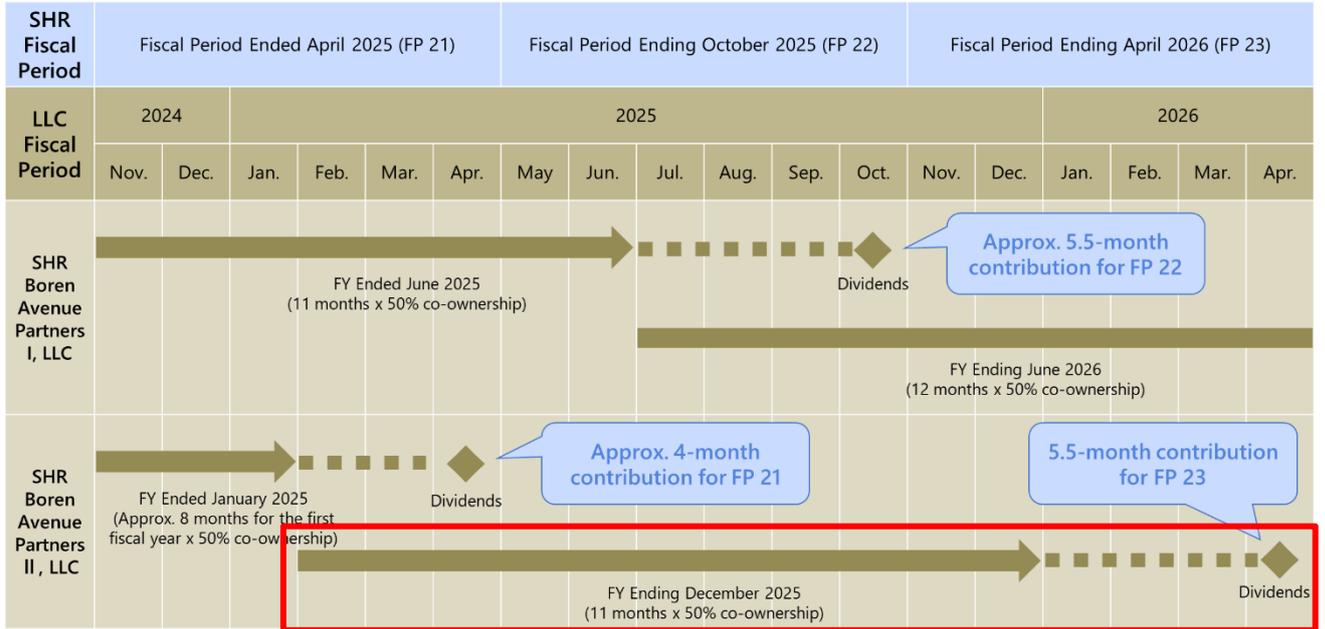
<Attachment>

Reference Material: Revenue recognition of the overseas LLCs

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- The Ivey on Boren

Revenue from February 1, 2025 to December 31, 2025 for SHR Boren Avenue Partners II, LLC



- City Ridge

Revenue from February 1, 2025 to December 31, 2025 for SHR Ridge Square Partners I, LLC

