



December 15, 2025

Real Estate Investment Trust Securities Issuer  
Sekisui House Reit, Inc.  
Representative: Atsuhiko Kida, Executive Director  
(Securities Code: 3309)

Asset Management Company  
Sekisui House Asset Management, Ltd.  
Representative: Toshimitsu Fujiwara,  
President & Chief Executive Officer  
Inquiries: Koichi Saito, Chief Manager,  
Investor Relations Department  
TEL: +81-3-6447-4870 (main)

### Notice Concerning Partial Amendments of the Articles of Incorporation and Appointment of Directors

Sekisui House Reit, Inc. (“SHR”) hereby announces that it has resolved at the Board of Directors meeting held today to submit proposals concerning partial amendments to its Articles of Incorporation and appointment of directors at its Eighth General Meeting of Unitholders (“General Meeting of Unitholders”) to be held on January 29, 2026.

The following will become effective with approval by the General Meeting of Unitholders.

#### 1. Partial amendments of the Articles of Incorporation

Reasons for amendments and overview of the proposals are as follows:

This amendment clarifies that investments in credit unions may be made by adding investments as defined under the Small and Medium-Sized Enterprise Cooperatives Act (Act No. 181 of 1949, including subsequent amendments) to the types of assets eligible for asset management (related to Article 32, Paragraph 3 of the current Articles of Incorporation).

(For the details of the above partial amendments of the Article of Incorporation, please refer to the attached “Notice Concerning the Eighth General Meeting of Unitholders”.)

#### 2. Appointment of Directors

- (1) As the term of office of Executive Director Atsuhiko Kida expires on January 31, 2026, SHR newly requests that one executive director (candidate: Kimiyoshi Otani) be appointed as of February 1, 2026.
- (2) To be prepared for the case in which the position of executive director becomes vacant or there is an insufficient number of executive directors as specified under applicable laws and regulations, SHR requests that one substitute executive director (candidate: Toshimitsu Fujiwara) be appointed as of February 1, 2026.
- (3) As the terms of office of Supervisory Directors Yu Yada, Rei Yamashita and Ayako Sugiura expire on January 31, 2026, SHR requests that three supervisory directors (candidate: Yu Yada, Rei Yamashita and Ayako Sugiura) be appointed as of February 1, 2026.

(For the details of the above appointment of directors, please refer to the attached “Notice Concerning the Eighth General Meeting of Unitholders”.)



## SEKISUI HOUSE REIT, INC.

### 3. Schedule

December 15, 2025      The Board of Directors' approval for resolutions to be submitted to the General Meeting of Unitholders

January 8, 2026        Delivery of the Notice Concerning the Eighth General Meeting of Unitholders (scheduled)

January 29, 2026      General Meeting of Unitholders (scheduled)

(Note) Following the approval of the proposals at the General Meeting of Unitholders, SHR will submit all documents as required by applicable laws and regulations.

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

<Attachment>

- Notice Concerning the Eighth General Meeting of Unitholders

To Our Unitholders

Atsuhiko Kida  
Executive Director  
Sekisui House Reit, Inc.  
4-15-1 Akasaka, Minato-ku, Tokyo

### **Notice Concerning the Eighth General Meeting of Unitholders**

You are cordially invited to attend the Eighth General Meeting of Unitholders of Sekisui House Reit, Inc. (the “General Meeting of Unitholders”). The General Meeting of Unitholders will be held as described below.

If you are unable to attend the General Meeting of Unitholders, you can exercise your voting rights in writing. Please review the “Reference Materials for the General Meeting of Unitholders” mentioned below, vote on the proposals in the enclosed Voting Rights Exercise Form, and return the form by no later than Wednesday, January 28, 2026, at 6:00 pm. If you do not indicate your approval or disapproval of each proposal on the returned Voting Rights Exercise Form, we will treat it as an indication of your approval.

In addition, Sekisui House Reit, Inc. (the “Investment Corporation”) established the provision of “deemed approval” in Article 17 Paragraphs 1 and 2 of the current Articles of Incorporation pursuant to Article 93 Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including subsequent amendments) (hereinafter referred to as the “Investment Trusts Act”).

Accordingly, if you are unable to attend the General Meeting of Unitholders and are unable to vote using the Voting Rights Exercise Form, please be aware that you will be deemed as having attended and approved each proposal.

(Excerpt from the Investment Corporation’s Current Articles of Incorporation)

Article 17 (Deemed Approval)

1. Unitholders who do not attend a general meeting of unitholders and do not exercise voting rights shall be deemed to approve the proposals for resolution submitted to the general meeting of unitholders (excluding any proposals with purposes that conflict with each other in the case that multiple proposals are submitted).
2. The number of voting rights of unitholders deemed to approve the proposals for resolution pursuant to the preceding paragraph shall be included in the number of voting rights of unitholders present.

When convening the General Meeting of Unitholders, we take measures for electronic provisions to provide the information contained in the reference documents for the general meeting of unitholders, etc. (the matters subject to measures for electronic provision). The matters subject to measures for electronic provision are posted as “Notice Concerning the Eighth General Meeting of Unitholders” on our website. Please access our website given below to review such information. In addition, regardless of whether or not a request for written materials has been made, reference materials for the General Meeting of Shareholders are sent to all unitholders in writing.

The Investment Corporation’s website

<https://sekisuihouse-reit.co.jp/en/ir/meeting.html>

In addition to the website given above, the matters subject to measures for electronic provision are also posted on the Tokyo Stock Exchange (TSE) website (available in Japanese only). You can access the information via the TSE website by visiting the website given below (Listed Company Search), entering issuer name (Sekisui House Reit, Inc.) or securities code (3309) to run a search, and then choosing “Basic information” and “Documents for Public Inspection/PR Information”.

TSE website (Listed Company Search)

<https://www2.jpx.co.jp/tseHpFront/JJK010010Action.do?Show=Show>

In addition to the websites given above, the matters subject to measures for electronic provision are also posted on the PRONEXUS Inc. website (available in Japanese only). You can access the information via the PRONEXUS Inc. website.

PRONEXUS Inc. website  
<https://d.sokai.jp/3309/25322375/>

### **1. Date and Time**

Thursday, January 29, 2026, 10:00 a.m. (Reception start time: 9:30 a.m.)

### **2. Place**

1-7-12 Marunouchi, Chiyoda-ku, Tokyo  
Sapia Tower  
Station Conference Tokyo 6F, Room 602  
(Please refer to the “Eighth General Meeting of Unitholders Venue Map” towards the end)

### **3. Proposal of the General Meeting of Unitholders**

#### **Resolution Agenda:**

**Proposal No. 1:** Partial amendments of the Articles of Incorporation

**Proposal No. 2:** Appointment of one executive director

**Proposal No. 3:** Appointment of one substitute executive director

**Proposal No. 4:** Appointment of three supervisory directors

### **4. Voting Rights Exercise**

#### **(1) Voting Rights Exercised by Attendance**

Please present the enclosed Voting Rights Exercise Form at the reception desk.

#### **(2) Voting Rights Exercised in Writing**

For those voting in writing, please return the enclosed Voting Rights Exercise Form by no later than Wednesday, January 28, 2026, at 6:00 pm.

#### **(3) Voting Rights Exercised by Proxy**

For those voting by proxy, a unitholder can vote by having another individual unitholder who holds voting rights attend the General Meeting of Unitholders and act as a proxy. In that case, please submit a Power of Representation Form and the Voting Rights Exercise Form at the reception desk.

#### **(4) Method of Revising the Reference Materials of the General Meeting of Unitholders**

When it is necessary to revise the matters subject to measures for electronic provision, we will post the fact that the changes have been made, as well as the matters before and after the revisions on the Investment Corporation’s website, the TSE website (Listed Company Search), and the PRONEXUS Inc. website.

End

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Following the General Meeting of Unitholders, Sekisui House Asset Management, Ltd., the Investment Corporation’s asset management company, will hold an “Asset Management Briefing” at the same venue. Those attending the meeting are cordially invited to the briefing as well.

No souvenirs will be provided for unitholders attending the unitholders' meeting. Thank you for your understanding.

Reference Materials for the General Meeting of Unitholders

Proposal and Reference Items

**Proposal No. 1: Partial amendments of the Articles of Incorporation**

1. Reasons for the amendments

This amendment clarifies that investments in credit unions may be made by adding investments as defined under the Small and Medium Enterprise Cooperative Act (Act No. 181 of 1949, including subsequent amendments) to the types of assets eligible for asset management (related to Article 32, Paragraph 3 of the current Articles of Incorporation).

2. Overview of Amendments

The Amendments are as follows:

(Proposed amendments are underlined.)

Current Articles of Incorporation	Proposed Amendments
<p>Article 32 Categories, Purpose and Scope of Target Assets of Asset Management                      (1) – (2) (omitted)                      (3) In addition to the Specified Assets as set forth in Paragraphs 1 and 2 above, the Investment Corporation may invest in the following assets:                      (a) – (n) (omitted)                      (added)                        (o) Other assets obtainable under the rules of financial instruments exchanges or other similar organizations, which are necessary or useful for management of the Real Estate-Related Assets held by the Investment Corporation.                      (4) (omitted)</p>	<p>Article 32 Categories, Purpose and Scope of Target Assets of Asset Management                      (1) – (2) (unchanged)                      (3) In addition to the Specified Assets as set forth in Paragraphs 1 and 2 above, the Investment Corporation may invest in the following assets:                      (a) – (n) (unchanged)  <u>(o) Investments as defined under the Small and Medium-Sized Enterprise Cooperatives Act (Act No. 181 of 1949, including subsequent amendments)</u>                      (q) Other assets obtainable under the rules of financial instruments exchanges or other similar organizations, which are necessary or useful for management of the Real Estate-Related Assets held by the Investment Corporation.                      (4) (unchanged)</p>

## Proposal No. 2: Appointment of one executive director

As the term of office of Executive Director Atsuhiko Kida expires on January 31, 2026, we newly request that one executive director be appointed as of February 1, 2026.

Under this proposal, in accordance with Article 22, Paragraph 1 of the Investment Corporation's current Articles of Incorporation, the term of the office of the executive director is the two-year period starting from February 1, 2026.

This proposal was submitted at the board of directors meeting held on December 15, 2025 with the unanimous agreement of all supervisory directors of the Investment Corporation.

The candidate for executive director is as follows.

Name (date of birth)	Personal History	
Kimiyoishi Otani (August 4, 1964)	April 1987	Yamaichi Securities Co., Ltd. Underwriting Review Department
	February 1998	Sanwa Securities Co., Ltd. Underwriting Department
	July 2005	Mizuho Securities Co., Ltd. Equity Capital Markets Department
	October 2005	Mizuho Securities Co., Ltd. Kansai Sales Department
	April 2012	Mizuho Securities Co., Ltd. Head of Kansai Investment Banking Division
	April 2016	Mizuho Securities Co., Ltd. Yokohama Branch, Chief Manager of Corporate Finance Department
	April 2017	Sekisui House Ltd., Seconded to Sekisui House Investment Advisors, Ltd. (currently Sekisui House Asset Management, Ltd.), Advisor  Sekisui House Investment Advisors, Ltd. Senior Executive Director, Chief Manager of Corporate Management Planning Office
	May 2018	Sekisui House Investment Advisors, Ltd. Senior Executive Director, Chief Manager of Business Strategy Department
	August 2019	Sekisui House Investment Advisors, Ltd. Senior Executive Director
	April 2025	Transfer to Sekisui House Investment Advisors, Ltd. Senior Executive Director (Current Position)

- The above candidate for executive director possesses no investment units of the Investment Corporation.
- The above candidate for executive director is a Director of Sekisui House Asset Management, Ltd., with which the Investment Corporation has concluded an asset management agreement.
- Excluding the abovementioned matters, there are no special interests between the above candidate for executive director and the Investment Corporation.
- The Investment Corporation has concluded a directors' liability insurance contract with an insurance company as set forth in Article 116-3, Paragraph 1 of the Investment Trusts Act, and the Investment Corporation shall compensate for damages, litigation expenses, and other damages incurred by the insured as a result of the claim for damages filed against the insured in connection with its duties as a director of the Investment Corporation to a certain extent under the insurance contract. In the event the appointment as the executive director is approved based on this proposal and the candidate assumes the post of the executive director, such candidate will be newly included in the insured under the relevant insurance contract. We also plan to re-enter into a contract with the same content upon the expiration of the term of the said insurance contract.

**Proposal No. 3: Appointment of one substitute executive director**

To be prepared for the case in which the position of executive director becomes vacant or there is an insufficient number of executive directors as specified under applicable laws and regulations, we request that one substitute executive director be appointed as of February 1, 2026.

Under this proposal, this resolution for the appointment of a substitute executive director will be valid until the term of the office of the executive director under Proposal No. 2 expires in accordance with Article 22, Paragraph 2 of the current Articles of Incorporation.

Further, prior to assumption of office as executive director, the appointment of a substitute executive director can be revoked with a resolution of the board of directors meeting.

This proposal was submitted at the board of directors meeting held on December 15, 2025 with the unanimous agreement of all supervisory directors of the Investment Corporation.

The candidate for substitute executive director is as follows:

Name (date of birth)	Personal History	
Toshimitsu Fujiwara (February 24, 1971)	April 1994	Nippon Life Insurance Company
	March 1997	Seconded to Nippon Life (Deutschland) GmbH
	March 2000	Nippon Life Insurance Company International Real Estate Group
	March 2003	Seconded to NLI Properties East, Inc.
	August 2008	MGPA Japan LLC
	October 2009	LaSalle Investment Management K.K., Asset Management Division, Associate Director
	July 2012	LaSalle Investment Management K.K., Asset Management Division, Director
	July 2013	LaSalle Investment Management K.K., Asset Management Division, Regional Director
	October 2013	LaSalle Investment Management, K.K., Executive Director
	May 2015	Seconded to LaSalle REIT Advisors K.K., President & CEO
	October 2015	LaSalle LOGIPORT REIT, Executive Director
	May 2023	LaSalle Investment Management, Senior Managing Director
	January 2024	Sekisui House Ltd. Seconded to Sekisui House Asset Management, Ltd., Advisor
	March 2024	Transferred to Sekisui House Asset Management, Ltd., Director
April 2025	Sekisui House Asset Management, Ltd., President & Chief Executive Officer (current position)	

- The above candidate for substitute executive director possesses no investment units of the Investment Corporation.
- The above candidate for substitute executive director is a President & Chief Executive Officer of Sekisui House Asset Management, Ltd., with which the Investment Corporation has concluded an asset management agreement.
- Excluding the above mentioned matters, there are no special interests between the above candidate for substitute executive director and the Investment Corporation.
- The Investment Corporation has concluded a directors' liability insurance contract with an insurance company as set forth in Article 116-3, Paragraph 1 of the Investment Trust Act, and the Investment Corporation shall compensate for damages, litigation expenses, and other damages incurred by the insured as a result of the claim for damages filed by the insured in connection with its duties as a director of the Investment Corporation to a certain extent under the insurance contract.

In the event the candidate assumes the post of an executive director, such candidate will be newly included in the insured under the relevant insurance contract. We also plan to re-enter into a contract with the same content upon the expiration of the term of the said insurance contract.

**Proposal No. 4: Appointment of three supervisory directors**

As the terms of office of Supervisory Directors Yu Yada, Rei Yamashita and Ayako Sugiura expire on January 31, 2026, SHR requests that three supervisory directors (candidate: Yu Yada, Rei Yamashita and Ayako Sugiura) be appointed as of February 1, 2026.

Under this proposal, in accordance with Article 22, Paragraph 1 of the Investment Corporation’s current Articles of Incorporation, the term of the office of a supervisory director will be the two-year period from February 1, 2026.

The candidates for supervisory directors are as follows:

Candi date No.	Name (date of birth)	Personal History	
1	Yu Yada (May 15, 1980)	December 2007  July 2012  March 2014  April 2014  July 2014  February 2018  October 2019  February 2022	Mori Hamada & Matsumoto  Seconded to Securities and Exchange Surveillance Commission  Seconded to Financial Services Agency, Supervision Bureau, Securities Business Division  Seconded to Financial Services Agency, Planning and Coordination Bureau, Planning Division, Credit System Counselor’s Office  Returned to Mori Hamada & Matsumoto  Established HIFUMI Law (currently held position)  VIDA Corporation Co., Ltd., Outside Auditor  Sekisui House Reit, Inc., Supervisory Director (currently held position)
2	Rei Yamashita (December 23, 1979) (Note) Rei Yamashita is her maiden name and the name used for professional purposes. Her legal name is Rei Shizukuda.	December 2005  July 2007  August 2010  October 2019  February 2022	ShinNihon LLC (currently Ernst & Young ShinNihon LLC) Fukuoka Office  ShinNihon LLC (currently Ernst & Young ShinNihon LLC) Tokyo Office, Financial Service Department  Established Rei Yamashita Certified Public Accountant Office (currently held position)  Japan Infrastructure Fund Investment Corporation, Supervisory Director (currently held position)  Sekisui House Reit, Inc., Supervisory Director (currently held position)
3	Ayako Sugiura (June 19, 1966)	April 1989  February 1995  July 2000  April 2009	The Mitsubishi Trust and Banking Corporation (currently The Mitsubishi UFJ Trust and Banking Corporation)  Ogata Appraisal Corporation  Ogata Appraisal Corporation, Director  Part-time lecturer, The Graduate School of Accountancy, Waseda University (currently held position)

		October 2009	Examiners for real estate appraisers, Ministry of Land, Infrastructure, Transport and Tourism
		September 2014	Sekisui House Investment Advisors, Ltd. (currently Sekisui House Asset Management, Ltd.) as Outside members of the investment committee
		April 2016	Visiting Professor, Musashino University (currently held position)
		September 2017	Phronesis Inc., Executive Officer and General Manager of Real Estate Appraisal Department
		June 2019	Vice President of the Japan Federation of Real Estate Appraisers Associations (currently held position)
		September 2019	Member of the land evaluation council, Tokyo regional taxation bureau (currently held position)
		July 2023	Members of the land appraisal committee, Ministry of Land, Infrastructure, Transport and Tourism (currently held position)
		September 2023	SUGIURA APPRAISAL CO., LTD. Representative Director (currently held position)
		February 2024	Sekisui House Reit, Inc., Supervisory Director (currently held position)

- The above candidates for supervisory directors possess no investment units of the Investment Corporation.
- There are no special interests between the above candidates for supervisory directors and the Investment Corporation.
- The Investment Corporation has concluded a directors' liability insurance contract with an insurance company as set forth in Article 116-3, Paragraph 1 of the Investment Trust Act, and the Investment Corporation shall compensate for damages, litigation expenses, and other damages incurred by the insured as a result of the claim for damages filed by the insured in connection with its duties as a director of the Investment Corporation to a certain extent under the insurance contract.
- Among the above candidates for supervisory directors, Yu Yada, Rei Yamashita and Ayako Sugiura are currently included as insured persons under the relevant insurance contract as supervisory directors. If the appointment as supervisory directors is approved under this proposal and they assume the position of supervisory directors, they will continue to be included as insured persons under the relevant insurance contract. We also plan to re-enter into a contract with the same content upon the expiration of the term of the said insurance contract.

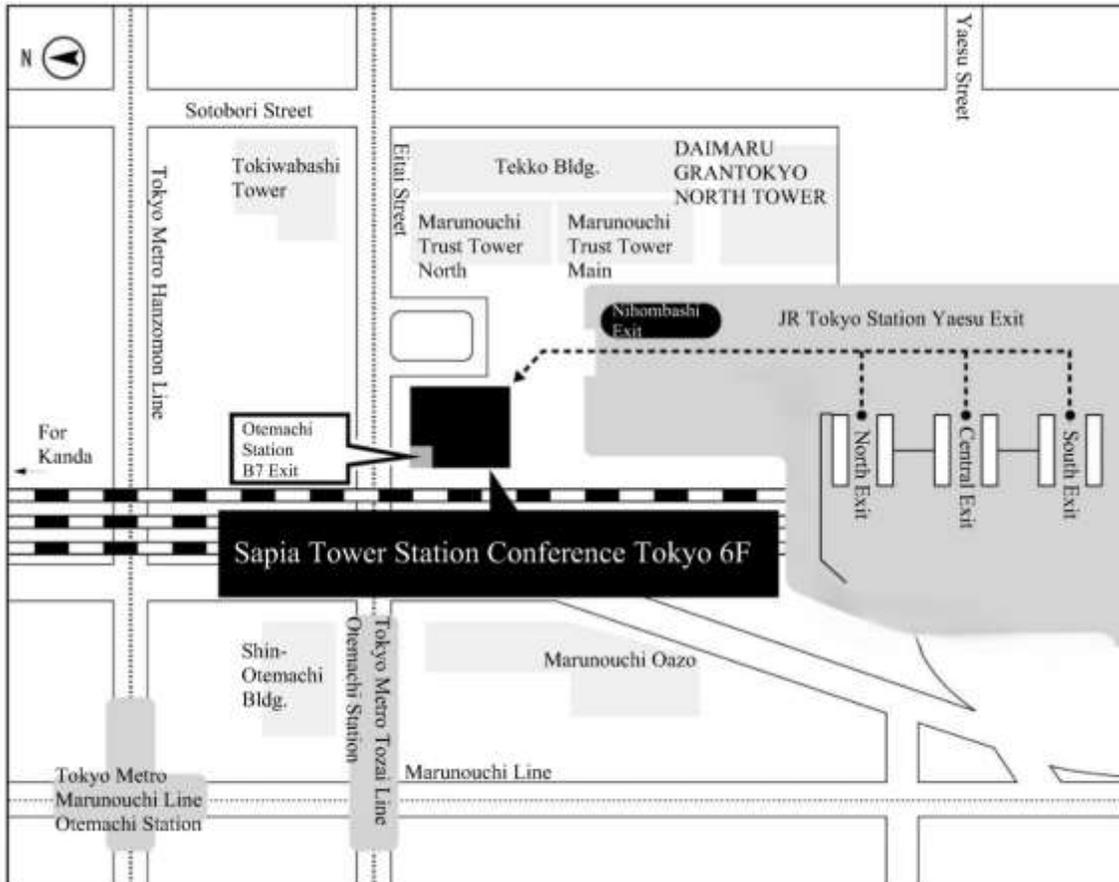
Reference Matters

If there is any oppositional proposal in response to any of the proposals submitted to the General Meeting of Unitholders, the provisions of Article 93, Paragraph 1 of the Investment Trusts Act and the “deemed approval” provisions specified in Article 17 of the Investment Corporation’s current Articles of Incorporation will not apply. Proposal No. 1 through Proposal No. 4 set out above do not fall within an oppositional proposal.

**End**

## Eighth General Meeting of Unitholders Venue Map

Place: 1-7-12 Marunouchi, Chiyoda-ku, Tokyo  
Sapia Tower  
Station Conference Tokyo 6F, Room 602  
Tel: +81-3-6888-8080



Subway: Directly connected to the 1st floor entrance from the “Sapia Tower Entrance” at the back of the B7 Exit (currently closed) of Otemachi Station on the Tokyo Metro Tozai Line, Hanzomon Line, Marunouchi Line, Chiyoda Line, and Toei Subway Mita Line.

JR: A two-minute walk from the Yaesu North Exit at JR Tokyo Station.

A one-minute walk from the Shinkansen ticket gate (Nihombashi Exit) at JR Tokyo Station.

(Notice)

- Only the investor themselves may enter. However, individuals accompanying an investor with a disability or other condition requiring assistance may enter together. Additionally, if you require any other assistance to participate, please inform the reception desk on the day of the event.
- There will be no parking facilities available, so please refrain from arriving by car.