SEKISUI HOUSE REIT, INC.

June 15, 2026

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Kimiyoshi Otani, Executive Director
(Securities Code: 3309)
Asset Management Company
Sekisui House Asset Management, Ltd.
Representative: Toshimitsu Fujiwara,
President & Chief Executive Officer
Inquiries: Koichi Saito,
Head of Investor Relations Group,
Corporate Strategy & Planning Department
TEL: +81-3-6447-4870 (main)

Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Prime Maison Kinshicho)

Sekisui House Reit, Inc. (“SHR”) hereby announces that Sekisui House Asset Management, Ltd. (“SHA”), to which SHR entrusts management of its assets, has decided today for SHR to acquire the following asset (“Asset Acquisition”) as described below.
At the time of the decision on the Asset Acquisition, since the counterparty of the acquisition falls under the category of interested persons, etc. as provided in Article 201 Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) (the “Investment Trusts Act”), and under the category of interested parties as provided in SHA’s internal rules: Rules for Transactions with Interested Parties, SHA has obtained, in accordance with the Rules for Transactions with Interested Parties, the consent of SHR based on approval at the Board of Directors Meeting of SHR held today.

1. Summary of the Asset Acquisition

Property name	Type of use	Location	Planned acquisition price (Note 1)	Appraisal NOI yield (Note 2)	Appraisal NOI yield after depreciation (Note 3)	Planned acquisition date	Seller
Prime Maison Kinshicho	Residence	Sumida-ku, Tokyo	4,270 mm yen	3.5%	3.0%	July 1, 2026	Sekisui House, Ltd.

a. Type of specified asset : Trust beneficiary interest in trust asset which is comprised of domestic real estate
b. Contract date : June 15, 2026
c. Brokerage : Not applicable
d. Acquisition financing : Own funds
e. Settlement method : Payment of entire amount at time of delivery

(Note 1) “Planned acquisition price” is the sale and purchase price stated in trust beneficiary interest transfer agreement concluded between SHR and the seller (excluding consumption tax, local consumption tax, commission for sales, and other various expenses; rounded down to the nearest million yen). The same applies hereinafter.
(Note 2) “Appraisal NOI yield” is calculated by dividing the appraisal NOI of the appraisal report as of June 1, 2026 by the planned acquisition price, and rounded to the first decimal place.
(Note 3) “Appraisal NOI yield after depreciation” is calculated by subtracting the amount of estimated depreciation (annual amount) from the appraisal NOI of the appraisal report as of June 1, 2026, then dividing the result by the planned acquisition price and rounded to the first decimal place.

2. Reason for the Asset Acquisition

The property is a rental condominium planned and developed by Sekisui House, the sponsor of SHR, and is an asset that SHR has decided to acquire (the “Asset to be Acquired”) as part of a growth strategy that takes full advantage of the real estate development and management capabilities of the Sekisui House Group (Note 1), which has a wealth of experience. In addition, the Asset to be Acquired is in Greater Tokyo (Note 2), which is a key investment area for SHR. SHR believes it will benefit from the favorable market conditions driven by factors such as expanding demand associated with population influx. The characteristics of the Asset to be Acquired that were focused on when deciding to acquire the Asset to be Acquired are as follows.

(Note 1) "Sekisui House Group" refers to a group of companies comprised of Sekisui House, its consolidated subsidiaries, and its affiliates accounted for by the equity method.

(Note 2) "Greater Tokyo" refers to Tokyo, Kanagawa, Chiba, and Saitama prefectures.

(1) Location characteristics

The property is located approximately a four-minute walk from Kinshicho Station on the JR Sobu Line and Tokyo Metro Hanzomon Line. From Kinshicho Station, it takes about eight minutes to reach Tokyo Station via the JR Sobu Rapid Line, and approximately 13 minutes to Otemachi Station via the Tokyo Metro Hanzomon Line, offering excellent access to central Tokyo. In addition, daily convenience facilities such as a hospital and a post office are within walking distance, and the area around the station is well-equipped with commercial facilities including shopping centers. As such, the location is expected to generate sufficient demand as a residential area.

(2) Property characteristics

The property consists of 13 floors above ground with a total of 87 units (including two stores), comprised of 1R, 1K, and 1LDK rooms. The exterior features a sharp and modern design that makes effective use of light and shadow, while the entrance area offers an atmospheric space highlighted by tall stainless-steel doors, indirect lighting, and carefully selected landscaping. In addition, the property is ZEH-M Oriented. The property is equipped with automatic locks, intercoms with monitors, bathroom ventilation dryers, delivery boxes, and free internet service, etc. These features are expected to attract demand from singles and small households.

3. Description of the Asset to be Acquired

Overview of specified asset		
Property name		Prime Maison Kinshicho
Planned acquisition date		July 1, 2026
Type of specified asset		Trust beneficiary interest (planned)
Trustee		Resona Bank, Limited (planned)
Period of trust contract		From July 1, 2026 to June 30, 2036 (planned)
Planned acquisition price		4,270 million yen
Appraisal value (Date of value)		4,390 million yen (June 1, 2026)
Appraiser		Japan Real Estate Institute
Location		4-8-12 Kotobashi, Sumida-ku, Tokyo
Land	Lot	4-36-3 Kotobashi, Sumida-ku, Tokyo, three other lots
	Site area	480.50 m^2
	Use district	Commercial district
	Building coverage ratio	80%
	Floor area ratio	600%
	Type of ownership	Ownership
Building	Use	Apartment complex, store
	Construction completion	May 2025
	Structure / Floors	RC/13F
	Total floor area	3,212.73 m^2

	Type of ownership	Ownership
Collateral		None
Status of leasing and management		
Leasable area		2,809.41 m² (Leasable units: 87 units (including two stores))
Leased area		2,733.27 m² (Leased units: 84 units)
Occupancy rate		97.3 % (as of the end of April 2026)
Number of tenants		1
Monthly rent		13,785 thousand yen
Leasehold and security deposits		22,963 thousand yen
Property management company		Sekisui House Sha Maison PM Tokyo, Ltd. (planned)
Master lease company		Sekisui House Sha Maison PM Tokyo, Ltd. (planned)
Master lease type		Pass-through type (planned)
Contract period		From July 1, 2026 to June 30, 2027 (planned)

Outline of building engineering report		
Building replacement cost		880 million yen
Repair expenses	Emergency repair	—
	Short-term repair	—
	Long-term repair	3,170 thousand yen
Investigator		JCIA Insight Co., Ltd.

Outline of earthquake PML appraisal	
PML	7.3 %
Investigator	Sompo Risk Management Inc.
Building designer, constructor, building inspector	
Building designer	miwa sekkei CO.,LTD.
Structure designer	Beams Design Consultant Co.,ltd.
Constructor	Mabuchi Construction Co.,Ltd.
Building inspector	JCIA
Matters of special note	
Not applicable	

[Explanation of “3. Description of the Asset to be Acquired”]

(1) “Appraisal value (Date of value)” is the appraisal value or the survey value along with the date of valuation prepared by the appraisal agency or price survey research agency that SHR and SHA have entrusted with the appraisal or survey of the investment real estate, where the appraisal value or survey value is rounded down to the nearest million yen. In addition, the survey report is based on the Act on Real Estate Appraisal (Act No. 152 of 1963) and the “Guidelines Concerning Determination of the Purpose and Scope of Business when Real Estate Appraisers Conduct Price Surveys Relating to Real Estate and Statements on Results Report” stipulated by the Ministry of Land, Infrastructure, Transport and Tourism, thus was issued as a price survey that does not conform to real estate appraisal standards.

(2) “Location” is the indication of the residential address. Residential address is based on the notice delivered by municipalities, the written property outline or written explanation of important matters. Furthermore, if there is no implementation of indication of residential address or no indication of residential address in the written property outline and written explanation of important matters, “Location” is the content of “Location of the building” section in the registry (including registration information; the same applies hereinafter) or the indication method used in practice as the location.

(3) “Lot” and “Site area” are the parcel number (in cases where there are several, then one of them) and the sum total of parcel area based on that stated in the registry.

(4) “Use district” is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, including amendments thereto) (the “City Planning Act”).

(5) “Building coverage ratio,” which is the ratio of the building area of the building to the site area as provided in Article 53 of the Building Standards Act (Act No. 201 of 1950, including amendments thereto) (the “Building Standards Act”), is the percentage figure provided in accordance with the Building Standards Act, the City Planning Act and other related laws and regulations.

(6) “Floor area ratio,” which is the ratio of the total floor area of the building to the site area as provided in Article 52 of the Building Standards Act, is the percentage figure provided in accordance with the Building Standards Act, the City Planning Act and other related laws and regulations.

(7) For “Land”, “Type of ownership” is the classification of the type of ownership, such as ownership right and compartmentalized

ownership interest held or to be held by the trustee of the real estate trust for real estate in trust.

(8) "Use" indicates the main type of property indicated in the registry.
(9) "Construction completion" is based on that stated in the registry.
(10) "Structure / Floors" is based on that stated in the registry. Furthermore, the following abbreviations are used.
RC: Reinforced concrete structure; SRC: Steel reinforced concrete structure; S: Steel-framed structure
(11) "Total floor area" is the sum total of floor area of the building or building in trust (excluding annex buildings, etc.) indicated in the registry.
(12) For "Building", "Type of ownership" is the classification of the type of ownership, such as ownership right and compartmentalized ownership interest held or to be held by the trustee of the real estate trust for real estate in trust.
(13) "Collateral" outlines the collateral borne by SHR (after the Asset Acquisition), if any.
(14) "Leasable area" refers to the total floor area which is considered to be available for leasing based on each lease agreement or building drawings, etc., effective as of the end of April 2026.
(15) "Leased area" is the sum of the leased area indicated in each lease agreement or the leased area based on building drawings, etc., effective as of the end of April 2026.
(16) "Occupancy rate" is the ratio of leased area to leasable area rounded to the first decimal place.
(17) "Number of tenants" is based on the contents of each lease agreement effective as of the end of April 2026. In addition, as for the Asset to be Acquired, since a master lease agreement is planned to be concluded between the trustee and the master lease company, the number of the master lessee under the master lease agreement is stated in number of tenants. Please refer to (21) below for the definition of "master lease company" and "master lease agreement".
(18) "Monthly rent" refers to the total amount of the monthly rent as indicated in each lease agreement with end-tenants effective as of the end of April 2026 (excluding usage fee for parking, warehouses, signboards, etc. but including common area fees. Consumption tax and local consumption tax are not included. The same applies hereinafter. Additionally, even if there is a provision for free rent or rent holiday in the said lease agreement, the free rent and rent holiday as of the same day will not be considered.), rounded down to the nearest thousand yen. Furthermore, the term "free rent" is an agreement which sets up a free or fairly low rent for a certain period (mainly at the time of moving in), and "rent holiday" is an agreement which sets up a free or fairly low rent regularly or irregularly, for a certain period during the rental period. The same applies hereinafter.
(19) "Leasehold and security deposits" is the total amount of the leasehold and security deposits as indicated in each lease agreement with end-tenants effective as of the end of April 2026 (excluding leasehold of parking), and is rounded down to the nearest thousand yen.
(20) "Property management company" refers to the company that is planned to be entrusted with property management operations after the acquisition of the Asset to be Acquired by SHR.
(21) "Master lease company" refers to the company that is planned to conclude a master lease agreement with the trustee after the acquisition of the Asset to be Acquired by SHR and become the master lease company. Furthermore, "master lease agreement" is a lease agreement of a building concluded in bulk for the purpose of the lessee subleasing the building to third parties. The same applies hereinafter.
(22) "Master lease type" describes the type of master lease agreement which will become valid after the acquisition of the Asset to be Acquired by SHR. "Fixed-rent type" is a master lease in which the rent that the master lessee pays is a fixed amount regardless of the rent that the sublessee pays to the master lessee. "Pass-through type" is a master lease in which the rent that the master lessee pays is always the same amount as the rent that the end-tenant pays to the master lessee.
(23) "Contract period" is based on the contents of master lease agreement (including amendment thereto) to be executed at the time of acquisition of the Asset to be Acquired by SHR.
(24) "Building replacement cost" is based on the building engineering report, excluding consumption tax, rounded down to the nearest million yen.
(25) "Repair expenses" are based on that stated in the building engineering reports. "Short-term repair" is the investigator's estimate of the repair and renewal expenses required within one year at the time of investigation. "Long-term repair" is the investigator's estimate of the annual average amount of the repair and renewal expenses for 12 years at the time of investigation, rounded down to the nearest thousand yen. However, in cases where the annual average is not indicated in the building engineering reports, calculates the annual average by SHA based on the total repair and renewal expenses for the 12-year period indicated in the building engineering reports and rounds down to the nearest thousand yen.
(26) "PML" is based on the earthquake PML appraisal report calculated by Sompo Risk Management Inc. for the Asset to be Acquired or the building engineering report stating PML calculated by Sompo Risk Management Inc. The concerned statement is no more than an indication of the opinion of the reporting party, and SHR does not guarantee the accuracy of the content thereof.
Furthermore, "PML" refers to a "probable maximum loss" due to an earthquake. Although there is no consistent strict definition, in this press release, "PML" expresses the loss amount (loss amount equivalent to 475 years of reproduction) with an excess probability of 10% over the assumed expected use period (50 years = general lifespan of the building) is expressed as a percentage of the replacement cost. However, the amount of probable loss is limited to that for direct loss on the building (structure, finishing and building equipment) only that are caused by earthquake ground motion, and does not include damage to equipment, furniture, fixtures, etc., loss caused by post-earthquake water or fire disasters, compensation for disaster victims, operating loss due to interruption of business operations and other secondary damages.
(27) "Matters of special note" is the matters considered important in relation to rights, use, etc. of the Asset to be Acquired, and the matters considered important in consideration of the degree of impact on the valuation, profitability and liquidity of the Asset to be Acquired including the following matters.
  a. Key limitations or restrictions by laws and regulations
  b. Key burdens or limitations pertaining to rights, etc. (including establishment of security interest)
  c. Key structures, etc. crossing the boundary between the real estate or real estate in trust and the adjacent land or issues with boundary confirmation, etc., as well as agreements, etc. thereof, if any
  d. Key matters agreed upon or agreements, etc. with co-owners or compartmentalized ownership holders

4. Profile of the Seller

Name		Sekisui House, Ltd.
Address		1-1-88 Oyodonaka, Kita-ku, Osaka-shi, Osaka
Representative		Yoshihiro Nakai, Representative Director of the Board, CEO, President, Executive Officer
Business activities		Planning, design, construction, contracting and supervision of houses, other buildings and development business; as well as sale, leasing and management of real estates, consulting of real estate management and businesses related thereto.
Capital		203,300 million yen (as of the end of January 2026)
Established		August 1960
Net assets		2,188,237 million yen (consolidated) (as of the end of January 2026)
Total assets		5,006,637 million yen (consolidated) (as of the end of January 2026)
Major shareholder (shareholding ratio)		The Master Trust Bank of Japan, Ltd. (trust account) (16.72%) Custody Bank of Japan, Ltd. (trust account) (7.54%) Sekisui House Ikushikai (3.42%) (as of the end of January 2026)
Relationship between SHR and SHA and the company concerned		
	Capital relationship	As of today, Sekisui House owns 4.66% of the total issued investment units of SHR. Furthermore, Sekisui House owns 100% of the total issued shares of SHA and falls within the definitions of an Interested Person, etc. as stipulated in the Investment Trusts Act and an Interested Party as stipulated in SHA's internal rules: Rules for Transactions with Interested Parties.
	Personal relationship	As of today, Sekisui House has dispatched to SHA one Part-time Senior Executive Director and one Part-time Corporate Auditor. Furthermore, 11 persons among the executive and regular employees of SHA are seconded from Sekisui House.
	Business relationship	Sekisui House has concluded the Sponsor Support Agreement and the Memorandum of Understanding concerning Holding of Investment Units with SHR and SHA and the Memorandum of Understanding concerning Use of Trademarks with SHR. Furthermore, Sekisui House is the seller of part of the assets that have been acquired by SHR and has concluded the Master Lease and Property Management Agreement for part of the assets that have been acquired.
	Applicable status to related parties	Sekisui House is a parent company of SHA, and falls within the definition of a related party.

5. Status of Property Seller

	Previous owner, etc.	Owner before last, etc.
Name	Sekisui House, Ltd.	Other than those with special interest
Relationship with a party classified as having a relationship of special interest	Please refer to "4. Profile of the Seller" above.	–
Background and reason for acquisition	Acquisition for development	–
Acquisition price	–	–
Time of acquisition	–	–

6. Transactions with Interested Persons, etc.

As described above, Sekisui House, Ltd., the seller of the Asset to be Acquired, falls within the definitions of the Interested Persons, etc. as defined in the Investment Trusts Act and the Interested Party under the Rules for Transactions with Interested Parties (which are SHA's internal rules). Given this, upon the execution of the agreement for the transfer of trust beneficiary interests concerning the Asset to be Acquired with Sekisui House, Ltd. SHA has undergone the decision-making procedures as stipulated in the aforementioned Rules for Transactions with Interested Parties (including the consent of SHR based on the approval of SHR's board of directors today).

SHR intends to conclude the building lease agreement for certain of the Asset to be Acquired wherein Sekisui House Sha Maison PM Tokyo, Ltd. is the lessee (master lease company) and outsource the property management business to the subject company. As Sekisui House Sha Maison PM Tokyo, Ltd. falls within the definitions of the Interested Persons, etc. as defined in the Investment Trusts Act, and falls under an Interested Party under the above mentioned internal rules, the decision-making procedures of the leasing of the building and the outsourcing of businesses (including SHR's consent based on the approval of the SHR's board of directors) stipulated in the Rules for Transactions with Interested Parties will be taken by SHA as well.

7. Future Outlook

Please refer to 1. Operation Status (1) Operation Status ④ Performance Outlook for the Next Fiscal Period in the "Financial Report for the Fiscal Period Ended April 30, 2026" announced separately today.

8. Summary of the Appraisal Report, etc. of the Asset to be Acquired

Property name	Prime Maison Kinshicho
Appraisal value	4,390,000,000 yen
Name of appraisal firm	Japan Real Estate Institute
Date of value	June 1, 2026

(Thousand yen)

Items	Details	Description, etc.
Income approach value	4,390,000	Determined by associating the value based on direct capitalization method to the value by DCF method.
Value based on direct capitalization method	4,450,000	—
Operating revenue	185,955	—
Gross potential income	194,228	Recorded by taking into account the average and new rent income, etc. based on the current lease agreement.
Vacancy loss, etc.	8,273	Recorded by taking into account the occupancy status and supply and demand of similar real estate in addition to the actual occupancy status of previous years.
Operating expenses	37,252	—
Maintenance and management fee	8,800	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years along with the maintenance and management fees of similar real estate.
Utilities expenses	1,650	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years along with the utilities expenses of similar real estate.
Repair expenses	2,062	Recorded by taking into account the actual amounts of previous years, the level of similar real estate and the engineering report.
Property management fee	3,605	Recorded by taking into account the fees of the contract along with the level of similar real estate.
Tenant leasing cost, etc.	8,522	Recorded by taking into account contract conditions, actual results from previous years along with the leasing conditions of similar real estate.
Property taxes	11,287	Recorded by taking into account data related to property tax related materials.
Insurance premium	626	Recorded by taking into account the level of similar real estate, etc.
Other expenses	700	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years along with the other expenses.

Net operating income (NOI)		148,703	—
	Gain on management of income from lump-sum payment	238	Recorded by multiplying the amount of security deposit that can be received stably in the medium to long term by the investment yield.
	Capital expenditures	2,219	Recorded by taking into account the actual results of previous years, the level of similar real estate and the engineering report.
Net cash flow (NCF)		146,722	—
Capitalization rate		3.3%	Assessed by adjusting the spread attributed by the location conditions, building conditions, and other conditions, and by taking into account the future uncertainty along with the transaction yields of similar real estate, etc.
Value of earnings calculated by discounted cash flow (DCF) method		4,330,000	—
	Discount rate	3.1%	Assessed by taking into account the individuality of the subject property comprehensively, while using the investment yields, from transactions of similar real estate as reference.
	Terminal capitalization rate	3.4%	Assessed by taking into account the investment yields from transactions of similar real estate, etc. as reference, and taking into account the future trend of investment yields, the risk of the subject property as an investment, the general forecast of future economic growth rate, real estate price, and rent trends comprehensively.
Cost method value		4,300,000	—
	Ratio of land	79.9%	—
	Ratio of building	20.1%	—

Items considered upon determining appraisal value	Determined the income approach value, which faithfully reproduces the price formation process from a revenue perspective, is more convincing and adopted that with reference to the cost method value.

(Note) As the amounts in the table above are rounded down to the nearest thousand yen, the amounts may not add up to the figures for operating revenue, operating expenses and other items.

* Comparison with average rent unit price for the lease agreement

Average rent unit price for the appraisal price	5,456 yen/m^2 (18,036 yen/tsubo)
Average rent unit price for lease agreements	4,982 yen/m^2 (16,471 yen/tsubo)

(Note 1) "Average rent unit price for the appraisal price" is the average rent unit price based on the "rent revenue from rental rooms with common area charges" in the direct capitalization method described in the appraisal report.
(Note 2) "Average rent unit price for lease agreements" is the average rent unit price based on the Monthly rent in "3. Description of the Asset to be Acquired" above.
(Note 3) "Average rent unit price for the appraisal price" and "Average rent unit price for lease agreements" both exclude store rents.

* Website of SHR: https://sekisuihouse-reit.co.jp/en/

<Attachment>
Reference Material: Property Photograph and Surrounding Area Map of the Asset to be Acquired

Reference Material: Property Photograph and Surrounding Area Map of the Asset to be Acquired