SEKISUI HOUSE REIT, INC.

July 31, 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.
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Notice Concerning the Filing of an Application for Amendment Registration for the Addition of Type II Financial Instruments Business and Investment Advisory and Agency Business and Organizational Change of the Asset Management Company

Sekisui House Reit, Inc. ("SHR") announces that Sekisui House Asset Management, Ltd. ("SHA"), to which SHR entrusts the management of its assets, has resolved today, as described below, to file with the Financial Services Agency an application for amendment registration under the Financial Instruments and Exchange Act for the addition of Type II Financial Instruments Business and Investment Advisory and Agency Business (the "Amendment Registration Application") for the purpose of launching a private fund business. SHA has also resolved to implement, among others, the organizational change required in connection therewith.

1. The Amendment Registration Application

(1) Main purpose

In addition to its asset management business, SHA has resolved to file the Amendment Registration Application for the purpose of launching a private fund business.

SHA believes that launching a private fund business will enhance its presence in the real estate market, thereby enabling it to obtain a broader range of information on potential acquisition and disposition opportunities. In addition, the accumulation of more diverse information, expertise and experience is expected to further strengthen SHA's asset management capabilities, thereby contributing to the maximization of unitholder value for SHR. The private fund business will primarily invest in a diverse range of domestic and overseas assets held by Sekisui House, Ltd., which is also the sponsor of SHR. By utilizing such private funds as bridge funds, SHA expects to create opportunities for SHR to conduct flexible and timely property acquisition. For further information regarding the launch of the private fund business, please also refer to the "Notice Concerning Organizational Change, Changes in Directors' Responsibilities, and Changes of Key Employees etc., at the Asset Management Company" announced on January 27, 2026.

(2) Date of the application

August 3, 2026 (Planned)

(3) Structure to prevent conflicts of interest

To prevent conflicts of interest between SHR and private funds in connection with the launch of the private fund business, SHA will establish the following rules regarding priority rights with respect to information on investment opportunities relating to real estate, etc. obtained by SHA (the "Property Information"):

a. Any property information obtained by SHA is to be first presented to SHR, which will be given the priority right to consider the acquisition of the relevant property.

b. With respect to any property that SHR considers acquiring, a private fund may not externally express its intention to pursue the acquisition of such property. However, if SHR decides not to pursue the acquisition, the private fund may externally express its intention to pursue the acquisition of the property.

c. Notwithstanding items (a) and (b) above, in the following circumstances, the Property Information obtained by SHA may be provided directly to a private fund without first being presented to SHR for acquisition consideration, thereby allowing the private fund to consider the acquisition of the relevant property:

   i. Where the terms and conditions for the sale of the relevant property proposed by the seller or other relevant party require acquisition by an entity other than SHR, or otherwise make the acquisition by SHR impossible or materially difficult; or

   ii. Where acquisition by an entity other than SHR is required, or acquisition by SHR is impossible or materially difficult, due to legal, contractual or other restrictions (including requests or requirements from governmental or other public authorities).

d. If SHR indicates that it does not intend to consider the acquisition of a property, the private fund may commence its consideration of the acquisition opportunity. If SHR indicates its intention to pursue the acquisition of a property, the private fund may commence its consideration only after SHR has completed consideration of the opportunity. In such case, SHR may provide the relevant property information to the private fund in writing or by other means together with the reasons for terminating its consideration. In addition, if SHR does not indicate within a certain period of time whether it intends to consider the acquisition of the property, the private fund may confirm SHR's intention in writing or by other means and, upon confirmation by the Compliance Officer, commence its consideration of the acquisition opportunity.

2. Organizational Change

(1) Detail of the organizational change
Establishment of the “Audit Group” within the “Internal Control Promotion Department”

(2) Reason for the organizational change
To ensure the independence of internal audits by assigning internal audit activities related to the private fund business exclusively to the Audit Group within the Internal Control Promotion Department.

(3) Date of the organizational change
August 1, 2026 (Planned)

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

<Attachment>

Reference Material : Organizational Structure of SHA

SEKISUI HOUSE REIT, INC.

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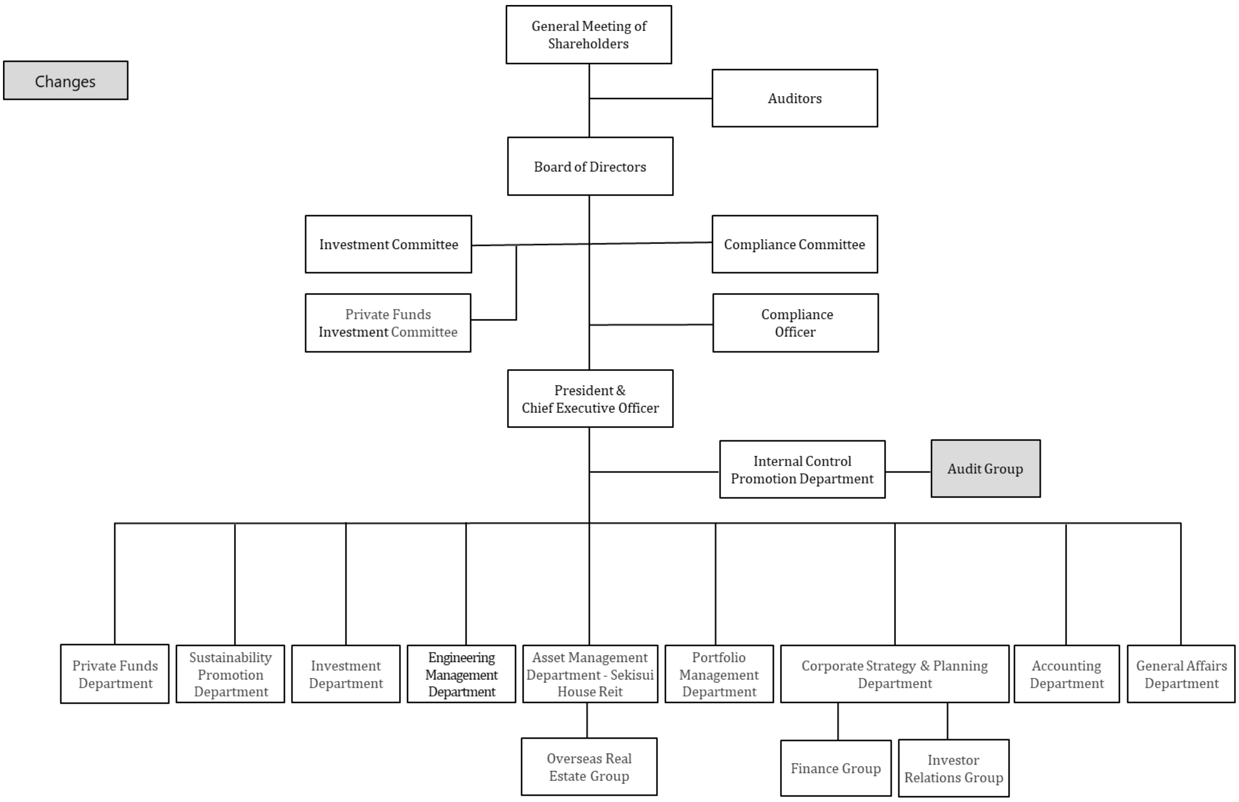
a. After the Organizational Change



b. Before the Organizational Change