SEKISUI HOUSE REIT, INC.

October 30, 2024

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

Sekisui House Reit, Inc. ("SHR") hereby announces that it has decided today of the execution of a forward exchange contracts (the "Contract") in relation to revenue from The Ivey on Boren acquired on May 29, 2024 and City Ridge, which will be acquired on November 15, 2024 (hereinafter individually or collectively referred to as the "Overseas Properties").

1. Overview of the Contract

(1) Counterparty (Planned)	MUFG Bank, Ltd.
(2) Contract amount (Planned) (Note 1)	4,230 thousand USD
(3) Forward exchange rate (Note 2) (Note 3)	To be determined
(4) Contract date (Planned)	November 15, 2024
(5) Delivery date (Planned) (Note 4)	From April 1, 2025 to April 30, 2025

(Note 1) "Contract amount (Planned)" is an amount equivalent to 90% of the total estimated revenue in USD that SHR expects to receive from the two overseas SPCs that own the Overseas Properties in the fiscal year ending April 30, 2025. 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 Contract amount and thus an over-hedge may occur.
(Note 2) The Contract is a transaction to convert USD into JPY.
(Note 3) "Forward exchange rate" will be announced once determined.
(Note 4) The Contract can be executed at any time within the "Delivery date (Planned)", excluding bank holidays.

2. Purpose of the Execution of the Contract
In order to hedge against any USD-JPY fluctuation from the Contract date through the Delivery date in relation to estimated revenue in USD that SHR expects to receive from the two overseas SPCs that own the Overseas Properties for the fiscal period ending April 2025 (FP 21st).

3. Future Outlook
The effect of the Change on the results of SHR is minimal, and there is no impact on the forecasts of performance for the fiscal period ending April 30, 2025 (November 1, 2024 – April 30, 2025) as mentioned in the "Notice Concerning Revisions to the Forecast of Operating Results and Distributions for the Fiscal Period Ending October 31, 2024 and the Fiscal Period Ending April 30, 2025 " announced on August 22, 2024.

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

Disclaimer: This translation is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

<Attachment>
Reference Material: Revenue recognition of the overseas SPCs

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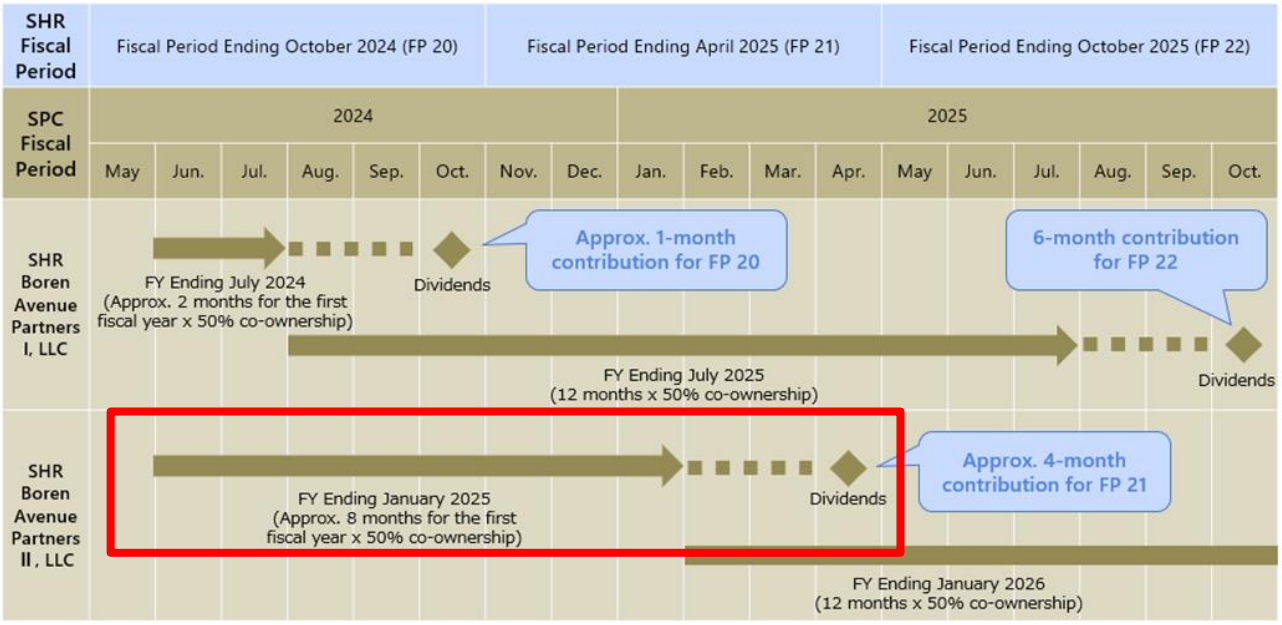
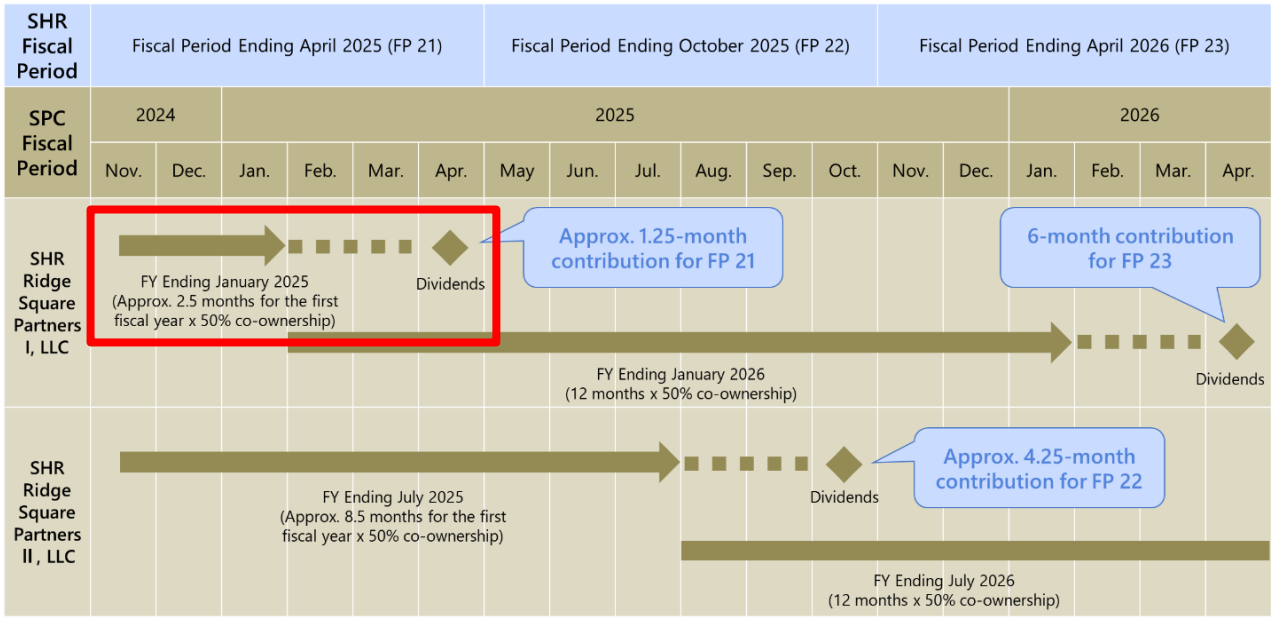
Reference Material: Revenue recognition of the overseas SPCs

・The Ivey on Boren
From May 29, 2024 to January 31, 2025 for SHR Boren Avenue Partners II, LLC



・City Ridge
From November 15, 2024 to January 31, 2025 for SHR Ridge Square Partners I, LLC



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