SEKISUI HOUSE REIT, INC.

October 30, 2024

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
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(Securities Code: 3309)
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Notice Concerning the Change of Trust Agreement for Owned Property (Akasaka Garden City (First Acquisition Portion))

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 to change the term of the trust agreement (the "Contract") of Akasaka Garden City (First Acquisition Portion (Note)) (the "Property") owned by SHR (hereinafter referred to as the "Change"), as described below.

1. Summary of the Change

The term of the Contract of the Property will be changed on October 31, 2024

	Before the Change	After the Change
Trustee	Sumitomo Mitsui Trust Bank, Limited	
Trust agreement term	From July 28, 2006 to June 30, 2029	From July 28, 2006 to October 31, 2034

(Note) "Akasaka Garden City (First Acquisition Portion)" refers to 65.45% quasi co-ownership interest of the trust beneficiary interest in real estate regarding the compartmentalized ownership interest in all of the exclusively-owned portions of the 1st floor underground through 4th floor above ground and 11th floor to 19th floor above ground as well as the accompanying right of site (ratio of right of site: 662,768/1,000,000 (approximately 66.3%)) of "Akasaka Garden City".

2. Reason for the Change

As described in the "Notice Concerning Disposition of Trust Beneficiary Interest in Domestic Real Estate (Disposition of Akasaka Garden City)" announced on October 11, 2024, the Property will be disposed on May 30, 2025 (the "Asset Disposition"). SHA has received and reviewed the details of the Change from the buyer in the Asset Disposition, and has determined that there will be no significant impact on the operation of the Property during the period until the planned disposition date mentioned above, so SHA has decided the Change.

3. Future Outlook

The impact of the Change on the operational results of SHR is minimal, and there is no change in the forecast of the status of operations for the fiscal period ending October 31, 2024 (May 1, 2024 to October 31, 2024) and the fiscal period ending April 30, 2025 (November 1, 2024 to April 30, 2025) as announced by SHR 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" dated 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.