SEKISUI HOUSE REIT, INC.

November 12, 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.
Representative: Toru Abe,
President & Chief Executive Officer
Inquiries: Koichi Saito, Chief Manager,
Investor Relations Department
TEL: +81-3-6447-4870 (main)

Notice Concerning Additional Investment in an Overseas Real Estate Holding Corporation (City Ridge)

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 make additional investments in two U.S. LLCs (the "Two Overseas SPCs") located in the United States of America, which will hold overseas real estate (hereinafter referred to as the "Additional Investments").

With regard to the decision to make the Additional Investments, since the seller of the overseas residential real estate "City Ridge", which the Two Overseas SPCs plan to acquire, 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), 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 such 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 Additional Investments

Asset name (investment entities)	Underlying asset	Location of the underlying asset	Additional investment amount (Note 1)	Planned additional investment date
SHR Ridge Square Partners I, LLC	City Ridge (Note 2)	Washington D.C. U.S.A.	2,250 thousand USD (344 million yen)	November 14, 2024
SHR Ridge Square Partners II, LLC			2,250 thousand USD (344 million yen)	
Total	—	—	4,500 thousand USD (689 million yen)	—

a. Type of specified asset : Investment securities (securities)
b. Contract date : November 12, 2024
c. Acquisition financing : Own funds and borrowings
d. Settlement method : Payment of entire amount on the planned additional investment date

(Note 1) The exchange rate between the U.S. dollar and the Japanese yen is based on the telegraphic transfer middle rate published by MUFG Bank, Ltd. as of November 11, 2024, which is 1 USD = 153.14 JPY.

(Note 2) Of the "City Ridge" complex facility, the Two Overseas SPCs plans to acquire ownership interest in all of the exclusively-owned portions that are used for residential purposes for four buildings along with the land equivalent to the total site of 26,536 sq/ft (2,465.18 m^2) on November 15, 2024 (hereinafter referred to as the "planned acquisition date"). Additionally, the Two Overseas SPCs will each acquire a 50% co-ownership interest in the aforementioned ownership. For details regarding the acquisition of the underlying asset "City Ridge", please refer to the "Notice Concerning Investment in an Overseas Real Estate Holding Corporation (City Ridge)" announced on August 22, 2024. The same applies hereinafter.

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.

2. Reason for the Additional Investments

The Additional Investments will be made in the Two Overseas SPCs to apply to the acquisition costs, etc. of the overseas residential real estate property "City Ridge" that the Two Overseas SPCs plan to acquire.

3. Overview of the Two Overseas SPCs

<table>
<tr><td>Business operator name</td><td>・SHR Ridge Square Partners I, LLC
・SHR Ridge Square Partners II, LLC</td></tr>
<tr><td>Financing for acquisition of investment securities</td><td>Own funds and borrowings
(Note) The funds to be paid by SHR upon the Additional Investments are shown. For details of the borrowings, please refer to the "Notice Concerning Borrowing of Funds" announced on November 7, 2024.</td></tr>
<tr><td>Type of specified asset</td><td>Investment securities (Securities)</td></tr>
<tr><td>Overview</td><td>・LLC (Limited Liability Company) incorporated in Delaware, U.S.
・Balance Sheet Summary After the Additional Investments
<table><tr><th colspan="2">SHR Ridge Square Partners I, LLC</th></tr><tr><td>Overseas real estate, etc.
142,250 thousand USD
(20,495 million yen)</td><td>Capital
142,250 thousand USD
(20,495 million yen)</td></tr></table>
<table><tr><th colspan="2">SHR Ridge Square Partners II, LLC</th></tr><tr><td>Overseas real estate, etc.
142,250 thousand USD
(20,495 million yen)</td><td>Capital
142,250 thousand USD
(20,495 million yen)</td></tr></table>
(Note 1) The above amounts are estimated as of November 15, 2024, the planned acquisition date of the underlying asset "City Ridge".
(Note 2) The exchange rate between the U.S. dollar and the Japanese yen regarding the balance sheets of the Two Overseas SPCs above are as follows: for the 14,250 thousand USD invested on August 22, 2024, 1 USD = 145.505 JPY, which is the applicable rate at the time of remittance transaction; for the 125,750 thousand USD of the 128,000 thousand USD to be invested on November 14, 2024, 1 USD = 143.755 JPY, which is based on the forward exchange contract concluded on August 22, 2024; and for the Additional Investments of 2,250 thousand USD, 1 USD = 153.14 JPY, which is the telegraphic transfer middle rate published by MUFG Bank, Ltd. as of November 11, 2024. Furthermore, the weighted average exchange rate for the investment amount is 1 USD = 144.078 JPY. For details of the forward exchange contract concluded on August 22, 2024, please refer to the "Notice Concerning Execution of a Forward Exchange Contract" announced on August 22, 2024.
(Note 3) Overseas real estate, etc. includes acquisition costs of the underlying asset "City Ridge". The real estate appraisal value (as of April 30, 2024) is 280 million USD.
(Note 4) SHR will invest the entire amount of capital in the Two Overseas SPCs.</td></tr>
</table>

4. Future Outlook

The effect of the Additional Investments 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.

5. Other Matters Necessary for Investor's Appropriate Understanding/Judgement of Relevant Information

With regard to the risks associated with the Additional Investments, please refer to the contents of "Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks" of the securities report submitted on July 26, 2024. (available in Japanese only.)

* 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.