SEKISUI HOUSE REIT, INC.

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Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
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Notice Concerning the Reorganization of the Six Sekisui House Real Estate Companies (Succession and Mutual Termination of Preferential Negotiation Rights (etc.) Agreements and the Conclusion of a New Agreement, etc.)

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 that in connection with the organizational restructuring of Sekisui House Real Estate Group ("the Reorganization") scheduled to take effect on February 1, 2025, SHA will mutually terminate its respective preferential negotiation rights (etc.) agreements that were concluded for the purpose of establishing a pipeline for the provision of property information, mainly for residential properties, and to enter into a new preferential negotiation rights agreement (hereinafter referred to as the "Change in Agreement"), as described below.
Furthermore, the Change in Agreement will be implemented in conjunction with the Reorganization and will not have a material impact on SHR's business results.

1. Overview of the Reorganization
Sekisui House, Ltd. has decided to reorganize the Sekisui House Real Estate Group (Note 1) on February 1, 2025, with the aim of dividing the group into separate organizations by business and strengthening the expertise of the rental business and the brokerage/real estate business to achieve further growth.
As a result, Sekisui House Real Estate Companies (6 Companies) (Note 2) are scheduled to be reorganized and have their company names changed as follows.
- The brokerage/real estate businesses of the Sekisui House Real Estate Companies (6 Companies) will be consolidated into Sekisui House Real Estate Kansai, Ltd. through an absorption-type split and the company name will be changed to Sekisui House Real Estate, Ltd. ("Sekisui House Real Estate").
- The rental business operated by Sekisui House Real Estate Kansai, Ltd. will be spun off through an absorption-type split to a new preparatory company (a wholly owned subsidiary of Sekisui House Real Estate Holdings, Ltd.), Sekisui House Sha Maison PM Kansai, Ltd., and the company names of Sekisui House Real Estate Companies (6 Companies) (except for Sekisui House Real Estate Kansai, Ltd.) will be changed as shown in the table below.

(Note 1) "Sekisui House Real Estate Group" refers to a group of companies comprised of Sekisui House Real Estate Companies (6 Companies) as the core, and its subsidiaries and affiliates.

(Note 2) "Sekisui House Real Estate Companies (6 Companies)" and "Six Sekisui House Real Estate Companies" is a collective term for Sekisui House Real Estate Tohoku, Ltd., Sekisui House Real Estate Tokyo, Ltd., Sekisui House Real Estate Chubu, Ltd., Sekisui House Real Estate Kansai, Ltd., Sekisui House Real Estate Chugoku & Shikoku, Ltd., and Sekisui House Real Estate Kyusyu, Ltd., which are wholly-owned subsidiaries of Sekisui House Real Estate Holdings, Ltd., which is a wholly-owned subsidiary of Sekisui House, Ltd., and are core companies of the real estate unit of the Sekisui House Group operating nationwide. 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.

<Before the Reorganization>		<After the Reorganization>	
Sekisui House Real Estate Kansai, Ltd.		Brokerage/Real Estate Business	Sekisui House Real Estate, Ltd.
Sekisui House Real Estate Tohoku, Ltd.			Sekisui House Sha Maison PM Tohoku, Ltd.
Sekisui House Real Estate Tokyo, Ltd.			Sekisui House Sha Maison PM Tokyo, Ltd.
Sekisui House Real Estate Chubu, Ltd.			Sekisui House Sha Maison PM Chubu, Ltd.
(New Company)	⇒	Rental Business	Sekisui House Sha Maison PM Kansai, Ltd.
Sekisui House Real Estate Chugoku & Shikoku, Ltd.			Sekisui House Sha Maison PM Chugoku & Shikoku, Ltd.
Sekisui House Real Estate Kyusyu, Ltd.			Sekisui House Sha Maison PM Kyusyu, Ltd.

2. Succession and Mutual Termination of Preferential Negotiation Rights (etc.) Agreements and the Conclusion of a New Agreement

   The respective preferential negotiation rights (etc.) agreements (Note) that SHR and SHA have concluded with each of Sekisui House Real Estate Companies (6 Companies) will be succeeded by Sekisui House Real Estate (however, the agreements concerning preferential negotiation rights with Sekisui House Real Estate Kansai, Ltd. will remain) in accordance with the Reorganization.

   SHR and SHA have decided as of today to mutually terminate the agreements as of February 1, 2025 relating to the respective preferential negotiation rights (etc.) that have been succeeded by, or remained at, Sekisui House Real Estate, and to conclude a new preferential negotiation rights agreement as of the same date with Sekisui House Real Estate. For details of the new preferential negotiation rights agreements please refer to "Reference Material: Summary of the Preferential Negotiation Rights (etc.) Agreement with Sekisui House Real Estate".

   (Note) "The respective preferential negotiation rights (etc.) agreements" collectively refers to the preferential negotiation rights, etc. agreement that SHR and SHA have concluded with Sekisui House Real Estate Tokyo, Ltd. and the preferential negotiation rights agreements that SHR and SHA have concluded with Sekisui House Real Estate Tohoku, Ltd., Sekisui House Real Estate Chubu, Ltd., Sekisui House Real Estate Kansai, Ltd., Sekisui House Real Estate Chugoku & Shikoku, Ltd., and Sekisui House Real Estate Kyusyu, Ltd.

3. Succession of Property Management Agreements

   The property management agreements that SHR has concluded with Sekisui House Real Estate Companies (6 Companies) will remain at, or be succeeded by, Sekisui House Sha Maison PM Companies (6 Companies) (Note) after the Reorganization.

   (Note) "Sekisui House Sha Maison PM Companies (6 Companies)" is a collective term for Sekisui House Sha Maison PM Tohoku, Ltd., Sekisui House Sha Maison PM Tokyo, Ltd., Sekisui House Sha Maison PM Chubu, Ltd., Sekisui House Sha Maison PM Kansai, Ltd., Sekisui House Sha Maison PM Chugoku & Shikoku, Ltd., and Sekisui House Sha Maison PM Kyusyu, Ltd., which are wholly-owned subsidiaries of Sekisui House Real Estate Holdings, Ltd., which is a wholly-owned subsidiary of Sekisui House, Ltd., and are responsible for the rental business unit of the Sekisui House Group operating nationwide.

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

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Reference Material: Summary of the Preferential Negotiation Rights (etc.) Agreement with Sekisui House Real Estate

1. Overview of the Preferential Negotiation Rights (etc.) Agreement

(1) Contracting parties

Sekisui House Real Estate, SHR and SHA to which SHR entrusts management of its assets

(2) Main contents of contract

a. Preferential negotiation rights on self-owned properties, etc.

Sekisui House Real Estate will, in preference to the provision to others, provide SHA with relevant information on the sale of real estate mainly used for housing owned or developed by Sekisui House Real Estate (including leasehold rights and superficies rights of land; the same shall apply hereinafter.) and trust beneficiary interest in trust assets of which are mainly comprised of real estate (collectively with real estate, the "Real Estate, etc.", which includes real estate under development or construction. The same shall apply hereinafter.) when Sekisui House Real Estate intends to sell the Real Estate, etc. that Sekisui House Real Estate determines that such Real Estate, etc. meet the investment criteria of SHR except in certain cases, including where it is difficult to obtain the consent of the relevant third party and such Real Estate, etc. are jointly owned or jointly ordered by a third party, etc..

b. Provision of information on properties owned by third parties, etc.

Sekisui House Real Estate will endeavor to provide relevant information on the sale of Real Estate, etc. mainly used for housing by a third party to SHA in preference to the provision to others, when Sekisui House Real Estate obtains the relevant information from a third party or its related parties that the third party, who owns or plans to develop or own the Real Estate, etc., intends to sell the relevant Real Estate, etc. and Sekisui House Real Estate determines that such Real Estate, etc. meet the investment criteria of SHR, except in certain cases such as where the purchaser is designated or the scope of the purchaser is limited, etc.

c. Expenses

Remuneration will not be paid or received for the provision of information concerning the properties pursuant to a. and b. above. However, if SHR acquires the Real Estate, etc. through the provision of the information from Sekisui House Real Estate pursuant to b. above, intermediary fees shall be stipulated through discussions between the contractual parties in accordance with normal business practices.

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