SEKISUI HOUSE REIT, INC.

January 27, 2026

Real Estate Investment Trust Securities Issuer
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(Securities Code: 3309)
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# Notice Concerning the Changes in Planned Acquisition Date, Period of Trust Contract and Contract Period of Master Lease Agreement for Acquisition of Trust Beneficiary Interests in Domestic Real Estate

Sekisui House Reit, Inc. ("SHR") hereby announces that Sekisui House Asset Management, Ltd., to which SHR entrusts management of its assets, has decided today to change the planned acquisition date, period of trust contract and contract period of the master lease agreement for the assets listed below (hereinafter referred to as the "Changes"). These changes are based on the information contained in the press release dated December 15, 2025 "Notice Concerning Disposition and Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Disposition of Esty Maison Ebisu and 11 Other Properties and Acquisition of Prime Maison Yoga Kinuta Park and Six Other Properties)" ("Acquisition Decision Press Release"), the "Financial Report for the Fiscal Period Ended October 31, 2025" ("Financial Report"), and the "Financial Results Briefing for the 22nd Fiscal Period" ("Financial Results Presentation Materials").

1. Summary of the Changes

(1) Reason of the Changes

Following discussions with Sekisui House, Ltd., the seller of the assets to be acquired, and considering administrative efficiency, SHR has decided to change the planned acquisition dates for two of the seven properties scheduled for acquisition, as well as the period of trust contract and master lease for all properties from the description in the Acquisition Decision Press Release, the Financial Report, and the Financial Results Presentation Materials.

(Note) "Assets to be acquired" refers 7 properties of "Prime Maison Yoga Kinuta Park", "Prime Maison Kamata", "Prime Maison Chiba Shinmachi", "Prime Maison Iriya", "Prime Maison Kiyosumishirakawa", "Prime Maison Nihonbashi Bakurocho", and "Prime Maison Kiyosumi River Front".

(2) Revised Sections (Changes are shown as underlined.)

a. Acquisition Decision Press Release

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4. Description of the Assets to be Acquired
(2) Prime Maison Kamata and (5) Prime Maison Kiyosumishirakawa (2 properties)
Planned acquisition date

Page 18
4. Description of the Assets to be Acquired
(1) Prime Maison Yoga Kinuta Park to (7) Prime Maison Kiyosumi River Front (7 properties)
Period of trust contract
Contract period of master lease agreement

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.

i. Prime Maison Yoga Kinuta Park

[Before]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From October 1, 2023 to January 31, 2036 (planned) |

ii. Prime Maison Kamata

[Before]

| Overview of specified asset | |
|---|---|
| Planned acquisition date | February 2, 2026 |
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Planned acquisition date | January 30, 2026 |
| Period of trust contract | From January 30, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From May 1, 2023 to January 31, 2036 (planned) |

iii. Prime Maison Chiba Shinmachi

[Before]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 9, 2024 to January 31, 2036 (planned) |

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iv. Prime Maison Iriya

[Before]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to January 31, 2036 (planned) |

v. Prime Maison Kiyosumishirakawa

[Before]

| Overview of specified asset | |
|---|---|
| Planned acquisition date | February 2, 2026 |
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Planned acquisition date | January 30, 2026 |
| Period of trust contract | From January 30, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From May 1, 2023 to January 31, 2036 (planned) |

vi. Prime Maison Nihonbashi Bakurocho

[Before]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to January 31, 2036 (planned) |

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| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to January 31, 2036 (planned) |

vii. Prime Maison Kiyosumi River Front

[Before]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to February 29, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to February 28, 2027 (planned) |

[After]

| Overview of specified asset | |
|---|---|
| Period of trust contract | From February 2, 2026 to January 31, 2036 (planned) |

| Status of leasing and management | |
|---|---|
| Contract period | From February 2, 2026 to January 31, 2036 (planned) |

b. Financial Report

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(Reference Information)

(i) Acquisition of Asset

Planned acquisition date

[Before]

| Property name | Planned acquisition date |
|---|---|
| Prime Maison Kamata | February 2, 2026 |
| Prime Maison Kiyosumishirakawa | |

[After]

| Property name | Planned acquisition date |
|---|---|
| Prime Maison Kamata | January 30, 2026 |
| Prime Maison Kiyosumishirakawa | |

c. Financial Results Presentation Materials

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[Before]

Property name: PM Kamata

Planned acquisition date: February 2, 2026

Property name: PM Kiyosumishirakawa

Planned acquisition date: February 2, 2026

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[After]
Property name: PM Kamata
Planned acquisition date: January 30, 2026

Property name: PM Kiyosumishirakawa
Planned acquisition date: January 30, 2026

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

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