SEKISUI HOUSE REIT, INC.

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Real Estate Investment Trust Securities Issuer
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Notice Concerning Selection as an "Asia Sector Leader" in the GRESB Real Estate Assessment

Sekisui House Reit, Inc. ("SHR") announces that it was selected as an "Asia Sector Leader" in the Listed Residential Sector in the 2026 GRESB Real Estate Assessment, as described below.

1. GRESB Assessment Results

In the 2026 GRESB Real Estate Assessment, SHR received "3 Stars" in "GRESB Rating", a five-star rating based on the global ranking of the overall score, and was selected as an "Asia Sector Leader" in the Listed Residential Sector. The "Sector Leader" is awarded to participants who achieved the highest GRESB overall score or whose scores are within 1.0 point of the top performer in each region and property sector.

SHR also received the "Green Star" for the tenth consecutive year by achieving a score of 50% or higher in both the "Management Component", which evaluates policies and organizational structures for sustainability promotion, and the "Performance Component", which assesses sustainability-related performance and engagement with tenants at owned properties.

Furthermore, SHR participated in the GRESB Residential Assessment for the first time this year and ranked first among participants in Asia. The "Residential Component" benchmarks residential assets, and a supplemental overall score for the Residential Assessment is provided separately from the GRESB Real Estate Assessment. The Residential Assessment does not replace the GRESB Real Estate Assessment and is positioned as a supplemental assessment.

In addition, in the GRESB Public Disclosure, which assesses the level of sustainability disclosure, SHR received the highest "A" rating for the seventh consecutive year in recognition of its sustainability disclosure initiatives.

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. ESG Initiatives Going Forward

SHR aims to contribute to the realization of a sustainable society by conducting real estate investment management with due consideration given to ESG (Environment, Social and Governance).

In order to invest in real estate with excellent environmental performance, SHR intends to utilize the know-how regarding real estate operation and management of Sekisui House, Ltd., the sponsor, who aims to be a leading company in ESG management. SHR intends to further promote energy conservation and environmental considerations, ensuring the safety of life and business continuity, etc., in line with the improvement of tenant satisfaction in owned properties.

For details of ESG initiatives of SHR, please refer to the "ESG Special Website" on SHR's website.

(Reference) Overview of GRESB

GRESB is the name of the organization that operates an annual benchmark assessment to evaluate sustainability considerations in the real estate companies and funds, which was established in 2009 primarily by major European pension fund groups which led the Principles for Responsible Investment. The characteristic of the GRESB Assessment is that it evaluates sustainability efforts by real estate companies, real estate investment trusts (REITs), and funds, not of individual properties.

Many institutions use GRESB data to select investment targets and engage in discussions with investees. In Japan, multiple institutions, including the Government Pension Investment Fund ("GPIF"), use the results of the GRESB Assessment.

For details of GRESB, please refer to the GRESB website (https://gresb.com/).

* Website of SHR: https://sekisuihouse-reit.co.jp/en/

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