SEKISUI HOUSE REIT, INC.

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Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Esty Maison Hachioji)

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 acquire the following asset ("Asset Acquisition") as described below.

1. Summary of the Asset Acquisition

Property name (Note 1)	Type of use	Location	Planned acquisition price (Note 2)	Appraisal NOI yield (Note 3)	Appraisal NOI yield after depreciation (Note 4)	Planned acquisition date	Seller
Esty Maison Hachioji	Residence	Hachioji-shi, Tokyo	2,650 mm yen	4.4 %	3.5 %	November 13, 2026	Undisclosed

a. Type of specified asset : Trust beneficiary interest in trust asset which is comprised of domestic real estate
b. Contract date : October 30, 2026
c. Brokerage : Not applicable
d. Acquisition financing : Own funds
e. Settlement method : Payment of entire amount at time of delivery

(Note 1) The name of the property "Esty Maison Hachioji" is "Hachioji Residence" as of today, but after the acquisition of the property by SHR, the brand name of the property is scheduled to be changed to "Esty Maison" after the tenants are notified for a certain period of time. Therefore, the name of the property after the change is mentioned above. The same applies hereinafter.
(Note 2) "Planned acquisition price" is the sale and purchase price stated in trust beneficiary interest transfer to be agreement concluded between SHR and the seller (excluding consumption tax, local consumption tax, commission for sales, and other various expenses; rounded down to the nearest million yen). The same applies hereinafter.
(Note 3) "Appraisal NOI yield" is calculated by dividing the appraisal NOI of the appraisal report as of October 1, 2026 by the planned acquisition price, and rounded to the first decimal place.
(Note 4) "Appraisal NOI yield after depreciation" is calculated by subtracting the amount of estimated depreciation (annual amount) from the appraisal NOI of the appraisal report as of October 1, 2026, then dividing the result by the planned acquisition price and rounded to the first decimal place.

2. Reason for the Asset Acquisition

Based on the targets and policies of asset management stipulated in the Articles of Incorporation of SHR, the asset to be acquired ("Asset to be Acquired") will be acquired with the aim of enhancing the residence portfolio and further strengthening the earnings base in the Greater Tokyo(Note), which is a key investment area for SHR. The characteristics of the Asset to be Acquired that were focused on when deciding to acquire the property are as follows.

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(Note) "Greater Tokyo" refers to Tokyo, Kanagawa, Chiba, and Saitama prefectures.

(1) Location characteristics

The property is located approximately an eight-minute walk from Hachioji Station on the JR Chuo Line and JR Yokohama Line, and is also accessible from Keio-Hachioji Station on the Keio Line. The property offers convenient access to central Tokyo, including Shinjuku Station. In addition, the area between the station and the property is home to commercial districts such as Nishi Hoshasen You Road Shopping Street, providing access to a wide range of daily convenience facilities. The neighborhood also offers a vibrant living environment with a lively atmosphere.

(2) Property characteristics

The property consists of 13 floors above ground with a total of 49 units (including one store), comprised of 1LDK+S, 2LDK+S, and 3LDK layouts. In addition to abundant landscaping, the property is designed with a focus on residential comfort, featuring spacious entrance and common corridor areas as well as ample storage space in each unit, including walk-in closets and shoe closets. The property is equipped with condominium-grade amenities, including automatic locks, security cameras, intercoms with monitors, bathroom ventilation dryers, delivery boxes, dishwashers, and living rooms with floor heating. These features are expected to attract demand primarily from DINKS and family households that place importance on comfort and convenience.

3. Description of the Asset to be Acquired

Overview of specified asset		
Property name		Esty Maison Hachioji
Planned acquisition date		November 13, 2026
Type of specified asset		Trust beneficiary interest (planned)
Trustee		Sumitomo Mitsui Trust Bank, Limited (planned)
Period of trust contract		From December 20, 2024 to November 30, 2036 (planned)
Planned acquisition price		2,650 million yen
Appraisal value (Date of value)		3,010 million yen (October 1, 2026)
Name of appraisal firm		Japan Real Estate Institute
Location		1-17, Yokamachi, Hachioji-shi, Tokyo
Land	Lot	12-29, Yokamachi, Hachioji-shi, Tokyo
	Site area	539.13 m^2
	Use district	Commercial district
	Building coverage ratio	80%
	Floor area ratio	600%
	Type of ownership	Ownership
Building	Use	Apartment complex, store
	Construction completion	October 2024
	Structure / Floors	RC/13F
	Total floor area	3,545.97m^2
	Type of ownership	Ownership
Collateral		None
Status of leasing and management		
Leasable area		3,159.33 m^2 (Leasable units: 49 units (including 1 store))
Leased area		2,957.03 m^2 (Leased units: 46 units (including 1 store))

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Occupancy rate	93.6 % (as of the end of September 2026)
Number of tenants	1
Monthly rent	10,740 thousand yen
Leasehold and security deposits	3,151 thousand yen
Property management company	HASEKO LIVENET, Inc. (planned)
Master lease company	HASEKO LIVENET, Inc. (planned)
Master lease type	Pass-through type (planned)
Contract period	From November 13, 2026 to November 12, 2027 (planned)

Outline of building engineering report		
Building replacement cost		1,104 million yen
Repair expenses	Emergency repair	—
	Short-term repair	—
	Long-term repair	2,084 thousand yen
Investigator		DAIWA REAL ESTATE APPRAISAL CO.,LTD.

Outline of earthquake PML appraisal	
PML	3.1 %
Investigator	Sompo Risk Management Inc.
Building designer, constructor, building inspector	
Building designer	Hirayama Architectural Planning & Maeda Design Office Co., Ltd.
Structure designer	Chiyoda Kohken Sekkei Co., Ltd.
Constructor	TADA CORPORATION
Building inspector	Nihon Taliesin Co.,Ltd
Matters of special note	
The boundaries with the adjacent lands on the south side have not been determined.	

[Explanation of "3. Description of the Asset to be Acquired"]

(1) "Appraisal value (Date of value)" is the appraisal value or the survey value along with the date of valuation prepared by the appraisal agency or price survey research agency that SHR and SHA have entrusted with the appraisal or survey of the investment real estate, where the appraisal value or survey value is rounded down to the nearest million yen. In addition, the survey report is based on the Act on Real Estate Appraisal (Act No. 152 of 1963) and the "Guidelines Concerning Determination of the Purpose and Scope of Business when Real Estate Appraisers Conduct Price Surveys Relating to Real Estate and Statements on Results Report" stipulated by the Ministry of Land, Infrastructure, Transport and Tourism, thus was issued as a price survey that does not conform to real estate appraisal standards.

(2) "Location" is the indication of the residential address. Residential address is based on the notice delivered by municipalities, the written property outline or written explanation of important matters. Furthermore, if there is no implementation of indication of residential address or no indication of residential address in the written property outline and written explanation of important matters, "Location" is the content of "Location of the building" section in the registry (including registration information; the same applies hereinafter) or the indication method used in practice as the location.

(3) "Lot" and "Site area" are the parcel number (in cases where there are several, then one of them) and the sum total of parcel area based on that stated in the registry.

(4) "Use district" is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, including amendments thereto) (the "City Planning Act").

(5) "Building coverage ratio," which is the ratio of the building area of the building to the site area as provided in Article 53 of the Building Standards Act (Act No. 201 of 1950, including amendments thereto) (the "Building Standards Act"), is the percentage figure provided in accordance with the Building Standards Act, the City Planning Act and other related laws and regulations.

(6) "Floor area ratio," which is the ratio of the total floor area of the building to the site area as provided in Article 52 of the Building Standards Act, is the percentage figure provided in accordance with the Building Standards Act, the City Planning Act and other related laws and regulations.

(7) For "Land", "Type of ownership" is the classification of the type of ownership, such as ownership right and compartmentalized ownership interest held or to be held by the trustee of the real estate trust for real estate in trust.

(8) "Use" indicates the main type of property indicated in the registry.

(9) "Construction completion" is based on that stated in the registry.

(10) "Structure / Floors" is based on that stated in the registry. Furthermore, the following abbreviations are used.
RC: Reinforced concrete structure; SRC: Steel reinforced concrete structure; S: Steel-framed structure

(11) "Total floor area" is the sum total of floor area of the building or building in trust (excluding annex buildings, etc.) indicated in the registry.

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(12) For "Building", "Type of ownership" is the classification of the type of ownership, such as ownership right and compartmentalized ownership interest held or to be held by the trustee of the real estate trust for real estate in trust.
(13) "Collateral" outlines the collateral borne by SHR (after the Asset Acquisition), if any.
(14) "Leasable area" refers to the total floor area which is considered to be available for leasing based on each lease agreement or building drawings, etc., effective as of the end of September 2026.
(15) "Leased area" is the sum of the leased area indicated in each lease agreement or the leased area based on building drawings, etc., effective as of the end of September 2026.
(16) "Occupancy rate" is the ratio of leased area to leasable area rounded to the first decimal place.
(17) "Number of tenants" is based on the contents of each lease agreement effective as of the end of September 2026. In addition, as for the Asset to be Acquired, since a master lease agreement is planned to be concluded between the trustee and the master lease company, the number of the master lessee under the master lease agreement is stated in number of tenants. Please refer to (21) below for the definition of "master lease company" and "master lease agreement".
(18) "Monthly rent" refers to the total amount of the monthly rent as indicated in each lease agreement with end-tenants effective as of the end of September 2026 (excluding usage fee for parking, warehouses, signboards, etc. but including common area fees. Consumption tax and local consumption tax are not included. The same applies hereinafter. Additionally, even if there is a provision for free rent or rent holiday in the said lease agreement, the free rent and rent holiday as of the same day will not be considered.), rounded down to the nearest thousand yen. Furthermore, the term "free rent" is an agreement which sets up a free or fairly low rent for a certain period (mainly at the time of moving in), and "rent holiday" is an agreement which sets up a free or fairly low rent regularly or irregularly, for a certain period during the rental period. The same applies hereinafter.
(19) "Leasehold and security deposits" is the total amount of the leasehold and security deposits as indicated in each lease agreement with end-tenants effective as of the end of September 2026 (excluding leasehold of parking), and is rounded down to the nearest thousand yen.
(20) "Property management company" refers to the company that is planned to be entrusted with property management operations after the acquisition of the Asset to be Acquired by SHR.
(21) "Master lease company" refers to the company that is planned to conclude a master lease agreement with the trustee after the acquisition of the Asset to be Acquired by SHR and become the master lease company. Furthermore, "master lease agreement" is a lease agreement of a building concluded in bulk for the purpose of the lessee subleasing the building to third parties. The same applies hereinafter.
(22) "Master lease type" describes the type of master lease agreement which will become valid after the acquisition of the Asset to be Acquired by SHR. "Fixed-rent type" is a master lease in which the rent that the master lessee pays is a fixed amount regardless of the rent that the sublessee pays to the master lessee. "Pass-through type" is a master lease in which the rent that the master lessee pays is always the same amount as the rent that the end-tenant pays to the master lessee.
(23) "Contract period" is based on the contents of master lease agreement (including amendment thereto) to be executed at the time of acquisition of the Asset to be Acquired by SHR.
(24) "Building replacement cost" is based on the building engineering report, excluding consumption tax, rounded down to the nearest million yen.
(25) "Repair expenses" are based on that stated in the building engineering reports. "Short-term repair" is the investigator's estimate of the repair and renewal expenses required within one year at the time of investigation. "Long-term repair" is the investigator's estimate of the annual average amount of the repair and renewal expenses for 12 years at the time of investigation, rounded down to the nearest thousand yen. However, in cases where the annual average is not indicated in the building engineering reports, calculates the annual average by SHA based on the total repair and renewal expenses for the 12-year period indicated in the building engineering reports and rounds down to the nearest thousand yen.
(26) "PML" is based on the earthquake PML appraisal report calculated by Sompo Risk Management Inc. for the Asset to be Acquired or the building engineering report stating PML calculated by Sompo Risk Management Inc. The concerned statement is no more than an indication of the opinion of the reporting party, and SHR does not guarantee the accuracy of the content thereof.
Furthermore, "PML" refers to a "probable maximum loss" due to an earthquake. Although there is no consistent strict definition, in this press release, "PML" expresses the loss amount (loss amount equivalent to 475 years of reproduction) with an excess probability of 10% over the assumed expected use period (50 years = general lifespan of the building) is expressed as a percentage of the replacement cost. However, the amount of probable loss is limited to that for direct loss on the building (structure, finishing and building equipment) only that are caused by earthquake ground motion, and does not include damage to equipment, furniture, fixtures, etc., loss caused by post-earthquake water or fire disasters, compensation for disaster victims, operating loss due to interruption of business operations and other secondary damages.
(27) "Matters of special note" is the matters considered important in relation to rights, use, etc. of the Asset to be Acquired, and the matters considered important in consideration of the degree of impact on the valuation, profitability and liquidity of the Asset to be Acquired including the following matters.
   a. Key limitations or restrictions by laws and regulations
   b. Key burdens or limitations pertaining to rights, etc. (including establishment of security interest)
   c. Key structures, etc. crossing the boundary between the real estate or real estate in trust and the adjacent land or issues with boundary confirmation, etc., as well as agreements, etc. thereof, if any
   d. Key matters agreed upon or agreements, etc. with co-owners or compartmentalized ownership holders

4. Profile of the Seller

Although the seller is a domestic special purpose company, details are undisclosed as consent on disclosure has not been obtained from the seller. The concerned seller has no capital, personal and/or business relationship with SHR or SHA that needs to be specified and does not fall within the definition of a related party of SHR and SHA.

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5. Status of Property Seller

Because the Asset Acquisition is not an acquisition from interested persons of SHR or SHA, descriptions are omitted.

6. Future Outlook

As the planned acquisition date of the Asset Acquisition is November 13, 2026, there is no impact on the operating results for the fiscal period ending October 31, 2026 (24th Fiscal Period). Furthermore, the impact on the operating results for the fiscal period ending April 30, 2027 (25th Fiscal Period) is minimal, and there is no change to the forecasts of performance for the fiscal periods ending October 31, 2026 (May 1, 2026 – October 31, 2026) and April 30, 2027 (November 1, 2026 – April 30, 2027) announced in the "Financial Report for the Fiscal Period Ended April 30, 2026" on June 15, 2026.

7. Summary of the Appraisal Report, etc. of the Asset to be Acquired

Property name	Esty Maison Hachioji
Appraisal value	3,010,000,000 yen
Name of appraisal firm	Japan Real Estate Institute
Date of value	October 1, 2026

(Thousand yen)

Item	Details	Description, etc.
Income approach value	3,010,000	Determined by associating the value based on direct capitalization method to the value by DCF method.
Value based on direct capitalization method	3,030,000	—
Operating revenue	145,018	—
Gross potential income	151,156	Recorded by taking into account the average and new rent income, etc. based on the current lease agreement.
Vacancy loss, etc.	6,138	Recorded by taking into account the occupancy status and supply and demand of similar real estate in addition to the actual occupancy status of previous years.
Operating expenses	28,486	—
Maintenance and management fee	4,600	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years along with the maintenance and management fees of similar real estate.
Utilities expenses	1,500	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years along with the utilities expenses of similar real estate.
Repair expenses	1,807	Recorded by taking into account the actual amounts of previous years, the level of similar real estate and the engineering report.
Property management fee	2,800	Recorded by taking into account the fees rate of the contract along with the level of similar real estate.
Tenant leasing cost, etc.	7,679	Recorded by taking into account contract conditions, actual results from previous years along with the leasing conditions of similar real estate.
Property taxes	9,361	Recorded based on property tax related materials.
Insurance premium	339	Recorded by taking into account the level of similar real estate, etc.
Other expenses	400	Recorded by taking into account the individuality of the subject property, with reference to the actual amounts from previous years.
Net operating income (NOI)	116,532	—

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		Gain on management of income from lump-sum payment	39	Recorded by multiplying the amount of security deposit that can be received stably in the medium to long term by the investment yield.
		Capital expenditures	1,503	Recorded by taking into account the actual results of previous years, the level of similar real estate and the engineering report.
	Net cash flow (NCF)		115,068	—
	Capitalization rate		3.8%	Assessed by adjusting the spread attributed by the location conditions, building conditions, and other conditions, and by taking into account the future uncertainty along with the transaction yields of similar real estate, etc.
Value of earnings calculated by discounted cash flow (DCF) method			2,980,000	—
	Discount rate		3.6%	Assessed by taking into account the individuality of the subject property comprehensively, while using the investment yields, from transactions of similar real estate as reference.
	Terminal capitalization rate		3.9%	Assessed by taking into account the investment yields from transactions of similar real estate, etc. as reference, and taking into account the future trend of investment yields, the risk of the subject property as an investment, the general forecast of future economic growth rate, real estate price, and rent trends comprehensively.
Cost method value			2,940,000	—
	Ratio of land		64.2%	—
	Ratio of building		35.8%	—
Items considered upon determining appraisal value			Determined the income approach value, which faithfully reproduces the price formation process from a revenue perspective, is more convincing and adopted that with reference to the cost method value.	

(Note) As the amounts in the table above are rounded down to the nearest thousand yen, the amounts may not add up to the figures for operating revenue, operating expenses and other items.

* Comparison with average rent unit price for the lease agreement

Average rent unit price for the appraisal price	3,781 yen/m² (12,500 yen/tsubo)
Average rent unit price for lease agreements	3,621 yen/m² (11,971 yen/tsubo)

(Note 1) "Average rent unit price for the appraisal price" is the average rent unit price based on the "rent revenue from rental rooms with common area charges" in the direct capitalization method described in the appraisal report.

(Note 2) "Average rent unit price for lease agreements" is the average rent unit price based on the monthly rent in "3. Description of the Asset to be Acquired" above.

(Note 3) "Average rent unit price for the appraisal price" and "Average rent unit price for lease agreements" both exclude store rents.

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

<Attachment>
Reference Material: Property Photograph and Surrounding Area Map of the Asset to be Acquired

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