



October 25, 2021

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Atsuhiko Kida, Executive Director
(Securities Code: 3309)

Asset Management Company
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Notice Concerning Determination of Issue Price and Other Matters with Respect to Issuance of New Investment Units and Secondary Offering of Investment Units

Sekisui House Reit, Inc. (“SHR”) hereby announces that, at a meeting of the board of directors of SHR held today, it has determined the issue price, offer price and other matters as follows, with respect to the issuance of new investment units and secondary offering of investment units that were resolved at the meeting of the board of directors of SHR held on October 18, 2021.

1. Issuance of new investment units through public offering

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| (1) | Number of investment units to be offered: | 137,500 units
50,531 of the above investment units will be offered to overseas investors in overseas markets, mainly in Europe and Asia (excluding US and Canada). |
| (2) | Amount to be paid in (issue amount): | 84,744 yen per unit |
| (3) | Total amount to be paid in (total issue amount): | 11,652,300,000 yen |
| (4) | Issue price (offer price): | 87,574 yen per unit |
| (5) | Total amount of issue price (total offer price): | 12,041,425,000 yen |
| (6) | Subscription period: | October 26, 2021 (Tuesday) |
| (7) | Payment period for units: | From October 26, 2021 (Tuesday) to October 27, 2021 (Wednesday) |
| (8) | Payment date: | November 1, 2021 (Monday) |
| (9) | Delivery date: | November 2, 2021 (Tuesday) |
- (Note) The underwriters shall purchase and underwrite investment units for the amount to be paid in (issue amount) and offer to sell them at the issue price (offer price).

Disclaimer: This press release is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail. This document is an English translation of a press release for public announcement concerning issuance of new investment units and secondary offering of investment units and has not been prepared for the purpose of solicitation for investment. We caution investors to refer to SHR's prospectus and notice of amendments thereto without fail and to undertake investment at their own decision and responsibility. In addition, this press release does not constitute an offer of securities in the United States. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered, publicly or otherwise, in the United States.



2. Secondary offering of investment units (secondary offering via over-allotment)

- (1) Number of investment units to be offered: 6,875 units
- (2) Offer price: 87,574 yen per unit
- (3) Total amount of offer price: 602,071,250 yen
- (4) Subscription period: October 26, 2021 (Tuesday)
- (5) Payment period for units: From October 26, 2021 (Tuesday) to October 27, 2021 (Wednesday)
- (6) Delivery date: November 2, 2021 (Tuesday)

3. Issuance of new investment units by way of third-party allotment

- (1) Amount to be paid in (issue amount): 84,744 yen per unit
- (2) Total amount to be paid in (total issue amount): 582,615,000 yen (maximum)
- (3) Subscription period (subscription date): November 26, 2021 (Friday)
- (4) Payment date: November 29, 2021 (Monday)
- (Note) The investment units not subscribed for during the subscription period (or on the subscription date) stated in (3) above shall not be issued.

<Reference>

1. Calculation of the issue price and the offer price

- (1) Calculation reference date and its value: October 25, 2021 (Monday) 91,600 yen
- (2) Discount rate: 2.50%

(Note) Calculated by subtracting the forecast distribution per unit of 1,780 yen for the fiscal period ending October 2021 from the investment unit price (closing price) on the calculation reference date.

2. Syndicated cover transaction period

From October 27, 2021 (Wednesday) to November 22, 2021 (Monday)

3. Use of the funds to be procured

The net proceeds from the primary offering (11,652,300,000 yen) are scheduled to be used as part of funds for acquiring the specified assets (as defined in Paragraph 1 of Article 2 of the Act on Investment Trusts and Investment Corporations; the same shall apply hereinafter) planned to be acquired by SHR as described in “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Akasaka Garden City: Additional Acquisition)” announced on October 18, 2021. Furthermore, the maximum amount of net proceeds (582,615,000 yen) from the third-party allotment resolved on the same date as the primary offering is scheduled to be as part of funds for acquisitions of Prime Maison Nakameguro and Prime Maison Itabashi among the specified assets planned to be acquired by SHR as described in “Notice Concerning Acquisition and Disposition of Trust Beneficiary Interest in Domestic Real Estate (Acquisition of Prime Maison Shimokitazawa and Four Other Properties and Disposition of Esty Maison Tsukamoto and Eight Other Properties)” announced on July 30, 2021.

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

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