



November 30, 2022

Real Estate Investment Trust Securities Issuer

Sekisui House Reit, Inc.

Representative: Atsuhiko Kida, Executive Director  
(Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.

Representative: Toru Abe,  
President & Representative Director

Inquiries: Koichi Saito, Chief Manager,  
Investor Relations Department  
TEL: +81-3-6447-4870 (main)

Notice Concerning Change in Tenant (Notice to Vacate Received)  
(Garden City Shinagawa Gotenyama)

Sekisui House Reit, Inc. (“SHR”) hereby announces that it received a notice to vacate from the tenant of Garden City Shinagawa Gotenyama (“the Property”) owned by SHR to leave the Property on January 31, 2024, the expiration date of the lease contract (“the Change”) as described below.

1. Overview of the Change

- |  |   |                                 |
|--|---|---------------------------------|
| (1) Name of the Property   | : | Garden City Shinagawa Gotenyama |
| (2) Name of the tenant   | : | Not disclosed (Note 1)          |
| (3) Expiration date (Planned vacate date)                                      | : | January 31, 2024                |
| (4) Leased area  | : | 13,126.72 m <sup>2</sup>        |
| (5) Ratio of lease cancellation area to total<br>leasable area of the Property | : | 34.0% (Note 2)                  |
| (6) Ratio of lease cancellation area to total SHR’s<br>portfolio               | : | 2.3% (Note 3)                   |
| (7) Monthly rent   | : | Not disclosed (Note 1)          |
| (8) Tenant leasehold and security deposits                                     | : | Not disclosed (Note 1)          |

(Note 1) Not disclosed because the tenant approval was not obtained.

(Note 2) Calculated based on the total leasable area of the Property (38,577.99 m<sup>2</sup>).

(Note 3) Calculated based on the total leasable area of SHR’s portfolio as of the end of November 2022 (557,056.60 m<sup>2</sup>).

2. Future Leasing

The Property is within walking distance of four stations with ten train lines, including “Shinagawa” Station, which provides excellent access to Tokyo International Airport (Haneda Airport), and is an office building with location characteristics that are highly appealing to leading companies with extensive business operations in Japan and global companies with worldwide operations. Since the property has standard floor areas of approximately 2,044 tsubo, allowing it to secure one of the largest open and regular-shaped spaces without pillars in Japan, it is more than fully capable of accepting relocations of corporate headquarters or similar-class offices.

In addition, the building is an environmentally-friendly building that promotes energy conservation, greenery, etc., and gives consideration to the business continuity plans (BCPs) of tenant companies, such as through a seismically-isolated structure as anti-disaster measures and securing emergency power using private power generators.

In addition to capturing the features and advantages of the Property, SHR will strive to shorten vacancy periods and contribute to enhancing unitholder value by conducting a wide range of leasing activities, including

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.



attracting small tenants such as by dividing floors.

3. Future Outlook

As the planned date of the Change is scheduled for January 31, 2024, there is no impacts on the forecasts of performance for the fiscal period ending October 31, 2022 (May 1, 2022 – October 31, 2022) and the fiscal period ending April 30, 2023 (November 1, 2022 – April 30, 2023) as mentioned in the “Financial Report for the Fiscal Period Ended April 30, 2022” announced on June 15, 2022.

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