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Real Estate Investment Trust Securities Issuer

Sekisui House Reit, Inc.

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(Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.

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Notice Concerning the Conclusion of the Trust Agreement and Master Lease/Property Management Agreement Concerning the Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Esty Maison Omori and Two Other Properties)

Sekisui House Reit, Inc. (“SHR”) hereby announces that Sekisui House Asset Management, Ltd. (“SHAM”), to which SHR entrusts management of its assets, has decided today to enter into trust agreements and master lease/property management agreements concerning the acquisition of Esty Maison Omori, Esty Maison Monzennakacho and Esty Maison Akabane II (hereinafter individually or collectively referred to as the “Contract”) as described in “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Shinjuku Hirose Building and Three Other Properties)” announced on December 21, 2023, which was yet to be determined, as described below.

1. Summary of the Acquisition

Property name (Note 1)	Type of use	Location	(Planned) acquisition price (Note 2)	(Planned) acquisition date	Seller
Esty Maison Omori	Residence	Ota-ku, Tokyo	3,600 million yen	March 1, 2024	TOKYO NISSHO ESTEM CO.,Ltd.
Esty Maison Monzennakacho		Koto-ku, Tokyo	1,570 million yen		
Esty Maison Akabane II		Kita-ku, Tokyo	980 million yen		
Total (planned) acquisition price			6,150 million yen	—	—

- a. Type of specified asset : Trust beneficiary interests in trust assets which are comprised of domestic real estate
- b. Contract date : December 21, 2023
- c. Brokerage : Applicable (Note 3)
- d. Acquisition financing : Own funds and borrowings
- e. Settlement method : Payment of entire amount at time of delivery

(Note 1) The names of the properties “Esty Maison Omori”, “Esty Maison Monzennakacho” and “Esty Maison Akabane II” are “Estem Plaza Tokyo Omori”, “Estem Court Monzennakacho” and “Estem Court Akabane” respectively as of today, but after the acquisition of the properties by SHR, the brand name of the properties are scheduled to be changed to “Esty Maison”. Therefore, the name of the properties after the change is mentioned above. The same applies hereinafter.

(Note 2) “(Planned) acquisition price” is the sale and purchase price stated in the trust beneficiary interest transfer agreements concluded between SHR and the sellers (excluding consumption tax, local consumption tax, commission for sales, and other various expenses, rounded down to the nearest million yen).

(Note 3) The broker has no capital, personal and/or business relationship with SHR or SHAM that needs to be specified and does not fall within the definition of interested persons of SHR and SHAM.

2. Description of the Contract
(1) Esty Maison Omori

Overview of specified asset	
Type of specified asset	Trust beneficiary interest (planned)
Trustee	Mizuho Trust & Banking Co., Ltd.
Period of trust contract	From March 1, 2024 to the end of March 2034

Status of leasing and management	
Property management company	HASEKO LIVENET, Inc. (planned)
Master lease company	HASEKO LIVENET, Inc. (planned)
Master lease type	Pass-through type (planned)
Contract period	From March 1, 2024 to the end of February 2025

(2) Esty Maison Monzennakacho

Overview of specified asset	
Type of specified asset	Trust beneficiary interest (planned)
Trustee	Mizuho Trust & Banking Co., Ltd.
Period of trust contract	From March 1, 2024 to the end of March 2034

Status of leasing and management	
Property management company	Pacific Development & Management Co., Ltd. (planned)
Master lease company	Pacific Development & Management Co., Ltd. (planned)
Master lease type	Pass-through type (planned)
Contract period	From March 1, 2024 to the end of February 2025

(3) Esty Maison Akabane II

Overview of specified asset	
Type of specified asset	Trust beneficiary interest (planned)
Trustee	Mizuho Trust & Banking Co., Ltd.
Period of trust contract	From March 1, 2024 to the end of March 2034

Status of leasing and management	
Property management company	Pacific Development & Management Co., Ltd. (planned)
Master lease company	Pacific Development & Management Co., Ltd. (planned)
Master lease type	Pass-through type (planned)
Contract period	From March 1, 2024 to the end of February 2025

[Explanation of "2. Description of the Contract"]

- (1) "Property management company" refers to the company that is (planned to be) entrusted with property management operations after the acquisition of the (Planned) Assets to be Acquired by SHR.
- (2) "Master lease company" refers to the company that has or plans to conclude a master lease agreement with the trustee after the acquisition of the (Planned) Assets 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.
- (3) "Master lease type" describes the type of master lease agreement (which will become) valid after the acquisition of the (Planned) Assets to be Acquired by SHR. "Fixed-rent type" is a master lease in which the rent that the master lessee pays are 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 pay is always the same amount as the rent that the end-tenant pays to the master lessee.



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- (4) "Contract period" is based on the contents of each lease agreement (which will become) valid after the acquisition of the (Planned) Assets to be Acquired by SHR.

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