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Real Estate Investment Trust Securities Issuer
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[Correction] “Financial Results Briefing for the 23rd Fiscal Period”

Sekisui House Reit, Inc. (“SHR”) informs of the following correction as there were errors in the “Financial Results Briefing for the 23rd Fiscal Period” published on June 15, 2026.

1. Reason for the Correction

As a result of reconfirming the figures in “2. Corrections” below in the “Financial Results Briefing for the 23rd Fiscal Period” announced on June 15, it was found that there were errors, thus SHR corrects the said description.

2. Corrections (Corrections are shown as underlined.)

Page 12 Portfolio After Repositioning

(Before)

Geographical allocation

Great Tokyo 82.9% (102 properties)

Geographical allocation

Great Tokyo 87.3% (107 properties)

(After)

Geographical allocation

Greater Tokyo 82.9% (102 properties)

Geographical allocation

Greater Tokyo 87.3% (107 properties)

Page 31 Appendix Residential (JP):Overview of an Asset to be Acquired (PM Kinshicho)

(Before)

<u>Property name</u>	July 1, 2026
<u>Planned acquisition date</u>	4,270 million JPY
<u>Planned acquisition price</u>	4,390 million JPY
<u>Appraisal value</u>	3.5%
<u>Appraisal NOI yield</u>	3.0%
<u>Appraisal NOI yield after depreciation</u>	97.3%

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.

<u>Occupancy rate</u>	Sumida-ku, Tokyo
<u>Location</u>	Kinshicho Station / Approx. 4 minutes
<u>Nearest station / Walking time</u>	May 2025 / 1.1 years
<u>Completion date / Building age</u>	RC / 13F
<u>Structure / Floors</u>	2,809.41 m ²
<u>Leasable area</u>	87 units (including 2 stores)
<u>Leasable units</u>	Pass-through type
<u>Type of master lease agreement</u>	ZEH-M Oriented

(After)

<u>Planned acquisition date</u>	July 1, 2026
<u>Planned acquisition price</u>	4,270 million JPY
<u>Appraisal value</u>	4,390 million JPY
<u>Appraisal NOI yield</u>	3.5%
<u>Appraisal NOI yield after depreciation</u>	3.0%
<u>Occupancy rate</u>	97.3%
<u>Location</u>	Sumida-ku, Tokyo
<u>Nearest station / Walking time</u>	Kinshicho Station / Approx. 4 minutes
<u>Completion date / Building age</u>	May 2025 / 1.1 years
<u>Structure / Floors</u>	RC / 13F
<u>Leasable area</u>	2,809.41 m ²
<u>Leasable units</u>	87 units (including 2 stores)
<u>Type of master lease agreement</u>	Pass-through type
<u>Environmental performance</u>	ZEH-M Oriented

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