



October 27, 2020

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.

Representative: Junichi Inoue, Executive Director
(Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.

Representative: Junichi Inoue,
President & Representative Director

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Notice Concerning Change in Property Management Company
and Master Lease Company of Owned Property (HK Yodoyabashi Garden Avenue)

Sekisui House Reit, Inc. (“SHR”) hereby announces that it has decided today to change (the “Change”) the property management company (“PM Company”) and the master lease company (“ML Company”) of HK Yodoyabashi Garden Avenue (the “Property”) owned by SHR as described below.

1. Summary of the Change

SHR will change the PM Company and ML Company of the Property as of November 1, 2020 as described below.

Property No.	Property Name	PM Company and ML Company	
		Before Change	After Change
O-005	HK Yodoyabashi Garden Avenue	Sekisui House, Ltd.	XYMAX KANSAI Corporation

2. Reason for the Change

Sekisui House Asset Management, Ltd., to which SHR entrusts management of its asset (“SHAM”), stipulates in its principal in management guideline, which is its internal rule, that property management operation (“PM management”) will be entrusted to those who are judged to be optimal according to the characteristics of each investment asset among Sekisui House Group (Note) and other PM companies, which carry out PM operations, with the aim of establishing appropriate relationships with various PM companies and promoting internal growth more effectively by consolidating and utilizing various know-how.

As approximately four years have passed since the acquisition of the Property by SHR, SHAM accumulated knowhow on operation and management based on characteristics of the Property through collaboration with Sekisui House. At the same time sufficient tenant relationships have been established through contract renewals and re-contract negotiations with tenants. As a result, SHR believes that it is possible to judge whether or not the new PM Company appropriately will carry out the operations and provide necessary instructions if SHR entrusts PM operation to the new PM Company.

Based on the above, SHR concluded that, in order to establish an operational management system with the new PM Company, selecting XYMAX KANSAI Corporation which mainly manages office building property management and has a wealth of experiences and business execution capabilities as PM Company and ML Company enables optimal operation and management of the Property possible. Therefore, SHR decided to make the Change.

(Note) “Sekisui House Group” refers to a group of companies comprised of Sekisui House and its consolidated subsidiaries and its affiliates accounted for by the equity method.

3. Profile of Outsourcer

Name	XYMAX KANSAI Corporation
Address	1-1-5 Dojima, Kita-ku, Osaka-shi, Osaka
Representative	Tadashi Yoshida, President, Representative Director
Business activities	Ownership, purchase and sale, leasing, management, brokerage, consulting, and appraisal of real estate, real estate-related operations including operations of office building and commercial facilities, and comprehensive management and maintenance of buildings and related facilities.
Capital	100 million yen
Established	February, 2009
Major shareholder (shareholding ratio)	XYMAX Corporation (100%)
Relationship with SHR and SHAM	
Capital relationship, Personal relationship, business relationship	The outsourcer has no capital, personal or business relationship with SHR or SHAM that needs to be specified and does not fall within the definition of interested parties as stipulated in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) and an interested party as stipulated in internal rules of SHAM.
Related party	The outsourcer does not fall under the related parties of SHR and SHAM.

4. Future Outlook

As the Change will be made on November 1, 2020, there will be no impact on the forecast results for the fiscal period ending October 2020 (May 1, 2020 to October 31, 2020) and impact for fiscal period ending April 2021 (November 1, 2020 to April 30, 2021) will be minimal, thus SHR will not make any revisions to its forecast released on June 15, 2020 in the “Summary of Financial Report for the Fiscal Period Ended April 30, 2020”. The forecast results for the fiscal period ending April 2021 (November 1, 2020 to April 30, 2021), the assumption of which takes the Change into consideration, will be announced in “Summary of Financial Report for the Fiscal Period Ended October 31, 2020” scheduled to be announced on December 15, 2020.

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