

Company name:	Sekisui House, Ltd.
Name of representative:	Yoshihiro Nakai Representative Director of the Board, President, Executive Officer, CEO (Securities code: 1928; Prime Market of the TSE, Premier Market of the NSE)
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Notice Regarding the Spin-off of After-Sales Service Business (Company Split)

Sekisui House, Ltd. (the "Company") hereby announces that it has resolved at the Board of Directors meeting held today to perform an absorption-type company split (the "Absorption-type Company Split") with Sekisui House Support Plus, Ltd. ("Sekisui House Support Plus," a wholly owned subsidiary the Company established on December 2, 2024), with February 1, 2025 as the scheduled effective date, and concluded an absorption-type company split agreement with Sekisui House Support Plus effective as of the same date in connection with the spin-off of After-Sales Service Business (company split) the Company had announced in the Notice Regarding Determination of Policies on Spin-off of After-Sales Service Business (Company Split) dated November 15, 2024.

The Company partially omitted disclosure items and disclosure content from this press release because this absorption-type company split is a simplified absorption-type company split involving its wholly owned subsidiaries.

1. Purpose of the reorganization

The Company has established Customer Service Centers throughout the country as an after-sales service system that undertakes regular inspections and after-sales maintenance of homes. The Company values its customer base, which is one of the core competencies of the Sekisui House Group (the "Group"), and plays the role of a partner to our customers in their daily lives.

Under the Group's growth strategy, in order to enhance and expand the supplied housing business with the aim of achieving the fundamental policy of the Sixth Mid-Term Management Plan of "stable growth in Japan," it is essential that we integrate the After-Sales Service Business of the entire Group and improve Lifetime Value (LTV) by adding high added value to the current support for homes. For this reason, the Company has now made the decision to separate the After-Sales Service Business as an independent entity in order to delegate authority to the new company and clarify responsibility, as well as promote business with an eye to business domain expansion.

The Group will actively promote high-value-added advancements in customer-oriented after-sales services aimed at achieving our Global Vision for 2050, "Make Home the Happiest Place in the World."

2. Outline of the reorganization

The Company's After-Sales Service Business will be transferred to Sekisui House Support Plus through an absorption-type company split.

(1) Outline of the Absorption-type Company Split

(i) Schedule of the Absorption-type Company Split

i) Date of resolution by the Company's Board of Directors to approve the absorption-type company split agreement (Company)	December 5, 2024
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ii)	Date of resolution by Sekisui House Support Plus's Board of Directors to approve the absorption-type company split agreement (Sekisui House Support Plus)	December 5, 2024
iii)	Date of conclusion of the absorption-type company split agreement	December 5, 2024
iv)	Date of the general meeting of shareholders to approve the absorption-type company split agreement (Sekisui House Support Plus)	January 24, 2025 (scheduled)
v)	Effective date of the Company Split	February 1, 2025 (scheduled)

* Since the Absorption-type Company Split will be a simplified company split that satisfies the conditions described under Article 784, Paragraph 2 of the Companies Act, no general meeting of shareholders of the Company will be held to approve the absorption-type company split agreement.

(ii) Method of the Absorption-type Company Split

The Company Split will be an absorption-type company split with the Company as the splitting company and Sekisui House Support Plus as the successor company.

(iii) Details of allocation related to the Absorption-type Company Split

At the time of the Absorption-type Company Split, Sekisui House Support Plus will issue 1,800 shares of its common stock, all of which will be allocated to the Company.

(iv) Handling of stock acquisition rights and bonds with stock acquisition rights

There will be no change in the handling of stock acquisition rights issued by the Company, and the Company has not issued any bonds with stock acquisition rights.

(v) Increase/decrease in capital stock due to the Absorption-type Company Split

There will be no change to the amount of the Company's capital.

(vi) Rights and obligations to be assumed by the successor company

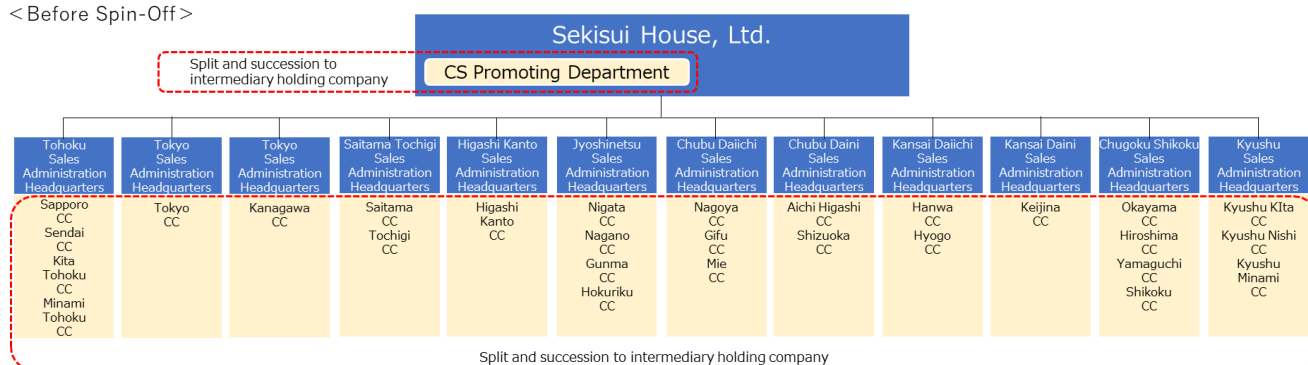
Sekisui House Support Plus will take over the assets, obligations, agreements and other rights and obligations in relation to the After-Sales Service Business operated by the Company's CS Promoting Department and each Customer Service Center to the extent specified in the absorption-type company split agreement dated December 5, 2024.

(vii) Prospects for fulfilling financial obligations

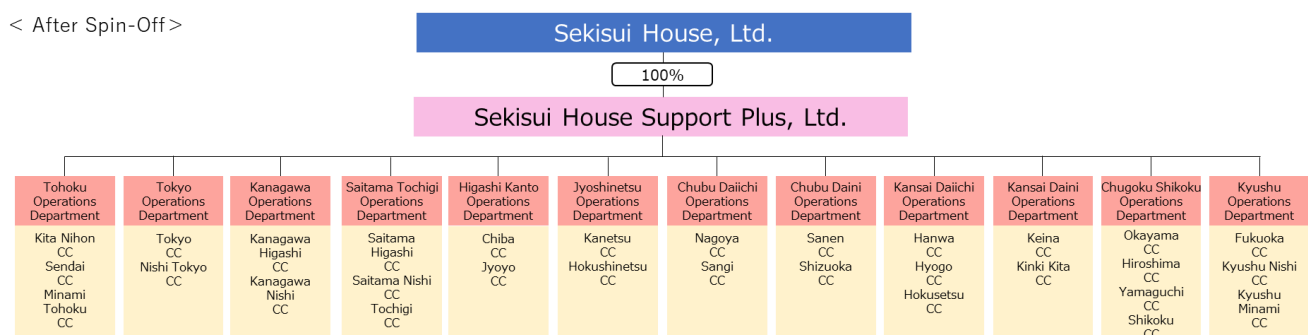
There is no problem with the fulfillment of financial obligations in the Absorption-type Company Split because the Company assumes obligations not releasing an obligator.

<Organization Chart of Customer Service Center Department>

< Before Spin-Off >



< After Spin-Off >



CC : Abbreviation for Customer Service Center

(2) Profiles of the parties involved in the Absorption-type Company Split

	Splitting Company	Successor Company
① Name of company	Sekisui House, Ltd.	Sekisui House Support Plus, Ltd.
② Location	1-1-88, Oyodonaka, Kita-ku, Osaka	1-1-88, Oyodonaka, Kita-ku, Osaka
③ Representative	Yoshihiro Nakai Representative Director of the Board, President & Executive Officer, CEO	Hiroyuki Kitamura Representative Director of the Board (*1)
④ Business description	Design, construction, and contracting of pre-engineered houses; sale of houses and residential land; sales, purchases, brokerage, leasing and management of real estate; remodeling and renovation of houses; and other related businesses	Maintenance, management, periodic inspections, and investigations of buildings, etc., sales and purchases of furniture, etc., owner support, and other related businesses
⑤ Capital	203,094 million yen	10 million yen
⑥ Establishment	August 1, 1960	December 2, 2024
⑦ Total number of shares issued	662,996,866 shares	200 shares
⑧ Fiscal period	January 31	January 31
⑨ Major shareholders and shareholding ratios (*2)	The Master Trust Bank of Japan, Ltd. (Trust account) 16.86% Custody Bank of Japan, Ltd. (Trust account) 6.93% Employees' Stockholding 3.24% SMBC Nikko Securities Inc. 2.40% STATE STREET BANK WEST CLIENT-TREATY 505234 2.25%	Sekisui House, Ltd. 100%
⑩ Business results and financial position of the last fiscal year		
Fiscal period	Consolidated fiscal year ended January 31, 2024	-

Net assets	1,794,052 million yen	Since the fiscal year ending January 31, 2025 is the first year of the establishment of Sekisui House Support Plus, Ltd., information on the financial position and business results of the last fiscal year does not exist.
Total assets	3,352,798 million yen	
Book value per share	2,707.90 yen	
Net sales	3,107,242 million yen	
Operating profit	270,956 million yen	
Ordinary profit	268,248 million yen	
Profit attributable to owners of parent	202,325 million yen	
Profit per share	309.29 yen	

*1 Hiroyuki Kitamura, currently an Operating Officer and Head of the CS Promoting Department of the Company. Furthermore, the Representative Director of the Board is scheduled to change on February 1, 2025.

*2 Capital, the total number of shares issued, major shareholders and the shareholding ratios of the splitting company are as of July 31, 2024. The ratio of shareholding is calculated deducting shares of treasury stock from the total number of shares issued.

(3) Outline of the business division to be split

(i) Details of the business to be split

After-Sales Service Business operated by the Customer Service Center overseen by the Company's CS Promoting Department.

(ii) Results of the business to be split

Net sales for the fiscal year ended January 31, 2024: 13,580 million yen (1.1% of the Company's non-consolidated results).

(iii) Items and amounts of assets and liabilities to be split

Assets		Liabilities	
Items	Book value	Items	Book value
Current assets	1.3 billion yen	Current liabilities	0.5 billion yen
Non-current assets	0.4 billion yen	Non-current liabilities	0.0 billion yen
Total	1.7 billion yen	Total	0.6 billion yen

* The book values of assets and liabilities to be split are prepared on the basis of balance sheets as of October 31, 2024. The actual book values of assets and liabilities to be split will be determined after adjusting the book values stated above with increases and decreases in the period through the effective date for the Absorption-type Company Split.

(iv) Status after the Absorption-type Company Split

There will be no change to the name, location, representative person's title and name, business description, capital, or accounting period of the Company which is the splitting company. Sekisui House Support Plus, which is the successor company, will allot 1,800 shares of its common stock to the Company through the Absorption-type Company Split. As a result, the company's capital will increase by 90 million yen to 100 million yen.

3. Future outlook

The Absorption-type Company Split is anticipated to have an insignificant impact on the Company's consolidated business results because it is a reorganization between the Company and its consolidated subsidiary.

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