

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 Determination of Policies on 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 spin off its After-Sales Service Business through a company split scheduled for February 1, 2025, and to establish a company-split preparatory company for the spin-off. 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 in which the wholly-owned subsidiary to be newly established by the Company will be the successor company.

#### 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

In the reorganization, in order to achieve the abovementioned purpose of the reorganization, Sekisui House Support Plus, Ltd. (owned 100% by the Company; the “Company-Split Preparatory Company”) will be established. Subsequently, the After-Sales Service Business operated by the Customer Service Center overseen by the Company’s CS Promoting Department will be separated from the Company and absorbed into the Company-Split Preparatory Company (the “Absorption-type Company Split”).

##### (1) Schedule of the Absorption-type Company Split

Date of resolution by the Company’s Board of Directors to approve the absorption-type company split agreement	Early December 2024 (scheduled)
Date of conclusion of the absorption-type company split agreement	Early December 2024 (scheduled)
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.

(2) 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 the Company-Split Preparatory Company as the successor company.

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

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

(4) 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.

(5) 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.

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

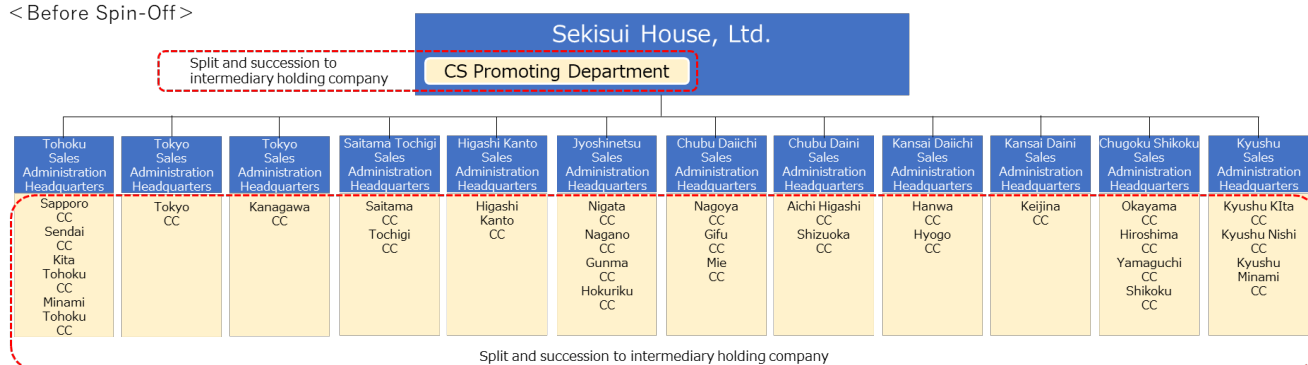
Through the Absorption-type Company Split, the Company-Split Preparatory Company, which is the successor company, will take over the assets, obligations, agreements and other rights and obligations in relation to the After-Sales Service Business operated by the Company's CS Promoting Department and each Customer Service Center to the extent specified in the absorption-type company split agreement.

(7) Prospects for fulfilling financial obligations

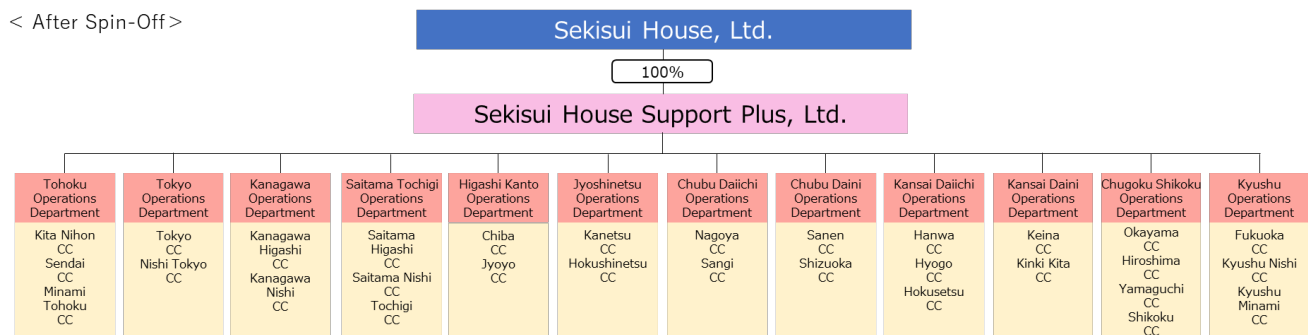
Detailed financial obligations to be assumed by the successor company will be announced as soon as they are determined.

<Organization Chart of Customer Service Center Department>

< Before Spin-Off >



< After Spin-Off >



CC : Abbreviation for Customer Service Center

### 3. 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, President & Executive Director of the Board, CEO	To be determined
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 (*)	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	

\* 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.

### 4. Outline of the business division to be split

#### (1) Outline of the business division to be split

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

#### (2) 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)

(3) Items and book value of assets and liabilities to be split

Assets: To be determined

Liabilities: To be determined

Details will be disclosed as soon as they are determined.

#### **5. Status after the Absorption-type Company Split**

There will be no change to the name, location, representative person, business description, capital, or accounting period of the Company which is the splitting company. The Company-Split Preparatory Company, which is the successor company, is scheduled to allot 1,800 shares of its common stock to the Company through the Absorption-type Company Split. Although the amount of its capital will increase, details are not yet determined. There will be no change to the name, location, business description or accounting period of the Company-Split Preparatory Company, and its representative person is not yet determined.

#### **6. 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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