

September 29, 2021

Real Estate Investment Trust Securities Issuer

Sekisui House Reit, Inc.

 Representative: Atsuhiko Kida, Executive Director  
 (Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.

 Representative: Toru Abe,  
 President & Representative Director



 Inquiries: Nobuyoshi Sato,  
 Director & Investor Relations Department  
 Chief Manager

TEL: +81-3-6447-4870 (main)

### Notice Concerning Acquisition of CASBEE for Real Estate Certification

Sekisui House Reit, Inc. (“SHR”) hereby announces that it today received “Rank S” in CASBEE for Real Estate Certification for “HK Yodoyabashi Garden Avenue” (the “Property”) owned by SHR from the CASBEE certification board, which is authorized by the Institute for Building Environment and Energy Conservation as follows.

#### 1. Overview of the Property that Acquired CASBEE for Real Estate Certification and the Certification

Property Number	Property Name	Location/ Asset Type	Completion/ Acquisition	Main Assessment Points	Certification Rank
O-005	 HK Yodoyabashi Garden Avenue	Osaka-shi, Osaka/ Office building	July 2015/ May 2016	<ul style="list-style-type: none"> <li>Working on energy conservation jointly with tenants</li> <li>Installing vibration control system</li> <li>Planting various tree species including native species</li> <li>High natural daylight opening rate</li> </ul>	 Rank S

(Note) In order to obtain CASBEE for Real Estate Certification for the Property, SHR has applied jointly with Hanwa Kogyo Co., Ltd., which is the unit owner of another sections. SHR owns the trust beneficiary right pertaining to sectional ownership right to all of the exclusively-owned portions of the 1st to 6th floors of the building, as well as accompanying site right (ratio of right of site: 405,901/1,000,000 (approximately 40.6%)).

**2. Status of Properties that Acquired CASBEE for Real Estate Certification**

Property Name	Location	Date of Certification	Certification Rank
HK Yodoyabashi Garden Avenue	Osaka-shi, Osaka	September 29, 2021	Rank S
Akasaka Garden City	Minato-ku, Tokyo	March 31, 2020	
Garden City Shinagawa Gotenyama (Note)	Shinagawa-ku, Tokyo	March 15, 2019	
Hommachi Minami Garden City (Note)	Osaka-shi, Osaka		
Hommachi Garden City (Office building portion)	Osaka-shi, Osaka		
Hirokoji Garden Avenue	Nagoya-shi, Aichi		

(Note) As for "Garden City Shinagawa Gotenyama" and "Hommachi Minami Garden City", SHR acquired certification only for portions owned by SHR as of March 15, 2019.

**3. ESG Initiatives Going Forward**

SHR aims to contribute to the realization of a sustainable society by conducting real estate investment management with due consideration given to ESG (Environment, Social and Governance).

SHR regards the investment in real estate with excellent environmental performance as one of the materiality (important issues), and has set the target (KPI) of achieving a 70% green certification ratio for its portfolio by FY 2030.

In order to invest in real estate with excellent environmental performance, SHR intends to utilize the know-how of Sekisui House Co., Ltd., the sponsor, who aims to be a leading company in ESG management, in managing real estate operations. SHR intends to further promote energy conservation and environmental considerations, ensuring the safety of life and business continuity, etc., in line with the improvement of tenant satisfaction in owned properties.

For details of ESG initiatives of SHR, please refer to "[ESG Report](#)" on SHR's website.

**(Reference) Overview of the CASBEE for Real Estate Certification**

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method that is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE for Real Estate Certification was developed with the aim of making use of the results of the environmental assessment of buildings under CASBEE in real estate evaluation. It scores buildings under each of the evaluation items in five categories, comprising "1. Energy & Greenhouse Gases", "2. Water", "3. Use of Resources & Safety", "4. Biodiversity & Sustainable Site", and "5. Indoor Environment". Based on the scores, the evaluation results are given one of four ranks: Rank S, Rank A, Rank B+, and Rank B.

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