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

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Notice Concerning Acquisition of Certification for CASBEE for Real Estate

Sekisui House Reit, Inc. (“SHR”) hereby announces that three owned office buildings (“Garden City Shinagawa Gotenyama”, “Hommachi Minami Garden City”, and “Akasaka Garden City”) received “S Rank” under Certification for CASBEE for Real Estate (“the Certification”) from the CASBEE certification board, which is authorized by the Institute for Building Environment and Energy Conservation, as follows.

In addition, of the three office buildings that have acquired the Certification, “S Rank” under Certification for CASBEE for Real Estate has already been acquired for the portion owned in “Garden City Shinagawa Gotenyama” and “Hommachi Minami Garden City” as of March 2019, and “Akasaka Garden City” as of March 2020. The acquisition of the Certification is subject to the additional acquisition portion or additional acquisition portion (partial exclusion) acquired in June 2019 and November 2021, respectively.

1. Overview and Evaluation of the Properties that Acquired Certification for CASBEE for Real Estate

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition (Note1)	Main Assessment Points	Subject of the Certification	Certification Rank
0-001	 Garden City Shinagawa Gotenyama	Office building	Shinagawa-ku, Tokyo/ February 2011/ June 2019	<ul style="list-style-type: none"> Working on energy conservation jointly with tenants, and achieving results Adoption of a seismic base isolation structure Few natural disaster risks, and counter-measures taken Working on all evaluation items related to improving biodiversity 	Entire building	 S Rank

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition (Note1)	Main Assessment Points	Subject of the Certification	Certification Rank
O-003	 Homomachi Minami Garden City	Office building	Osaka-shi, Osaka/ February 2011/ June 2019	<ul style="list-style-type: none"> Record of good energy use High seismic performance Recycled material used for the framework Introduction of various tree species including native vegetation 	Entire building	 S Rank
O-007	 Akasaka Garden City	Office building	Minato-ku, Tokyo/ January 2006/ November 2021	<ul style="list-style-type: none"> Working on energy conservation jointly with tenants, and achieving results High seismic performance Introduction of various tree species including native vegetation 	5th floor to 9th floor (Note 2)	

(Note 1) The mentioned acquisition dates are the month and year when the additional acquisition portion (partial exclusion) subject to the Certification was acquired.

(Note 2) In March 2020, “Akasaka Garden City” acquired “S Rank” under Certification for CASBEE for Real Estate between the 1st basement to 4th floors and 11th to 19th floors. With the acquisition of the Certification, all portions owned by SHR except the 10th floor has acquired “S Rank”.

2. 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% or more green certification ratio for its portfolio by FY 2022. With the acquisition of the Certification for CASBEE for Real Estate, the portfolio ratio that have acquired green certification has increased to 63.2% (based on total floor area).

In order to invest in real estate with excellent environmental performance, SHR intends to utilize the know-how of Sekisui House 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 Certification for CASBEE for Real Estate

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 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/>