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Real Estate Investment Trust Securities Issuer  
 Sekisui House Reit, Inc.  
 Representative: Atsuhiko Kida, Executive Director  
 (Securities Code: 3309)



Asset Management Company  
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Notice Concerning Acquisition of Certification for CASBEE for Real Estate

Sekisui House Reit, Inc. (“SHR”) hereby announces that the owned residence “Prime Maison Shirokanedai Tower” received the highest evaluation rank, “S Rank” under Certification for CASBEE for Real Estate (“the Certification”) today from the CASBEE certification board, which is authorized by the Institute for Built Environment and Carbon Neutral for SDGs, as follows.

1. Overview and Evaluation of the Property that Acquired the Certification

| Property Number | Property Name  | Asset Type | Location/ Completion/ Acquisition             | Main Assessment Points  | Certification Rank  |
|-----------------|--|------------|---|---|---|
| R-101           | <br>Prime Maison Shirokanedai Tower | Residence  | Shinagawa-ku, Tokyo/<br>May 2016/<br>May 2018 | <ul style="list-style-type: none"> <li>• High seismic performance</li> <li>• Recycled material used for the framework</li> <li>• Implementation of substantial initiatives for environmental considerations</li> <li>• Low natural disaster risk and countermeasures are taken</li> </ul> | <br>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. The portfolio ratio that has acquired green certification as of today is 63.4% (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 by 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/>