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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

Sekisui House Asset Management, Ltd.




 Representative: Toru Abe,
 President & Representative Director

 Inquiries: Koichi Saito, Chief Manager,
 Investor Relations Department
 TEL: +81-3-6447-4870 (main)

Notice Concerning Acquisition of Certification for CASBEE for Real Estate

Sekisui House Reit, Inc. (“SHR”) hereby announces that owned 10 residences, including “Esty Maison Shinagawa Seaside” received 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. In addition, “Prime Maison EGOTANOMORI” and “Prime Maison Waseda dori” received the highest evaluation rank, “S Rank”.

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

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-123	 Prime Maison EGOTANOMORI (Note)	Residence	Nakano-ku, Tokyo/ July 2018/ August 2022	<ul style="list-style-type: none"> The use of natural energy by installing solar panels Active efforts to conserve water, such as water-saving toilets and water-saving shower heads are implemented Active efforts for biodiversity are taken, such as planting native species with a greening rate of 20% or more High energy-saving performance of building frames such as exterior wall insulation and double-glazing 	 S Rank
R-124	 Prime Maison Waseda dori	Residence	Shinjuku-ku, Tokyo/ February 2020/ August 2022	<ul style="list-style-type: none"> Low BEI values and high energy saving performance Good access due to proximity to public transportation Low number of natural disaster risks and countermeasures are taken 	

Disclaimer: This translation is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-018	 Esty Maison Shinagawa Seaside	Residence	Shinagawa-ku, Tokyo/ June 2006/ May 2018	<ul style="list-style-type: none"> • Low consumption of energy and water in common area • Efforts for biodiversity are taken, such as planting native species • Good access due to proximity to public transportation 	 A Rank
R-021	 Esty Maison Kawasaki II	Residence	Kawasaki-shi, Kanagawa/ February 2007/ May 2018	<ul style="list-style-type: none"> • Efforts to conserve energy such as installing high-efficiency air conditioners in living rooms • Active efforts regarding building maintenance and management are taken • Good access due to proximity to the station • Crime prevention measures are taken through the introduction of surveillance camera systems etc. 	
R-030	 Esty Maison Hakatahigashi	Residence	Fukuoka-shi, Fukuoka/ November 2007/ May 2018	<ul style="list-style-type: none"> • The use of recycled materials for non-structural materials • Low number of natural disaster risks and countermeasures are taken • Good access due to proximity to public transportation • Good indoor environment due to the large areas of natural lighting 	
R-037	 Esty Maison Itabashi C6	Residence	Itabashi-ku, Tokyo/ March 2008/ May 2018	<ul style="list-style-type: none"> • Active efforts regarding building maintenance and management are taken • Good access due to proximity to the station • Crime prevention measures are taken through the introduction of surveillance camera systems etc. • Low number of natural disaster risks 	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-044	 Prime Maison Momochihama	Residence	Fukuoka-shi, Fukuoka/ February 1996/ May 2018	<ul style="list-style-type: none"> Active efforts regarding building maintenance and management are taken Good access due to proximity to the station Crime prevention measures are taken through the introduction of surveillance camera systems etc. 	 A Rank
R-053	 Esty Maison Daizawa	Residence	Setagaya-ku, Tokyo/ February 2010/ May 2018	<ul style="list-style-type: none"> Active efforts regarding building maintenance and management are taken Good access due to proximity to the station Crime prevention measures are taken through the introduction of surveillance camera systems etc. Low number of natural disaster risks 	
R-066	 Esty Maison Oshiage	Residence	Sumida-ku, Tokyo/ April 2010/ May 2018	<ul style="list-style-type: none"> Low consumption of energy and water in common area Active efforts for biodiversity are taken, such as planting native species with a greening rate of 20% or more Good access due to proximity to public transportation 	
R-079	 Esty Maison Tsurumai	Residence	Nagoya-shi, Aichi/ November 1999/ May 2018	<ul style="list-style-type: none"> High energy saving performance with LED lighting used in living areas Low number of natural disaster risks and countermeasures are taken Adequate crime prevention measures are taken through the introduction of surveillance camera systems and 24-hour machine monitoring etc. 	

(Note) "Prime Maison EGOTANOMORI" has received CASBEE Real Estate Certification, excluding "NICHII HOME Egotanomori", a paid nursing homes with long-term care for the elderly.

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 (Note) for its portfolio by FY 2022.

As a result of this acquisition of Certification for CASBEE for Real Estate, the green certification ratio has increased to 78.9% (based on total floor area), achieving the target (KPI).

In order to invest in real estate with excellent environmental performance, SHR intends to utilize the know-how regarding real estate operation and management of Sekisui House, Ltd., the sponsor, who aims to be a leading company in ESG management. 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.

Through this initiative, SHR will contribute to the SDGs (Sustainable Development Goals) Goal 7 "Affordable and Clean Energy" and Goal 13 "Climate Action".

(Note) Green certification ratio refers to the total floor area (if the certified portion is only part of the certified property, the total floor area corresponding to the certified portion) of properties owned by SHR that have obtained either "DBJ Green Building Certification" or "Certification for CASBEE for Real Estate" divided by the total floor area of the entire portfolio.

【Related SDGs】



(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/>