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Real Estate Investment Trust Securities Issuer

Sekisui House Reit, Inc.

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(Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.





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

Sekisui House Reit, Inc. (“SHR”) hereby announces that owned 11 residences, including “Esty Maison Azabunagasaka”, 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.

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

| Property Number | Property Name   | Asset Type | Location/<br>Completion/<br>Acquisition            | Main Assessment Points  | Certification Rank  |
|-----------------|---|------------|--|---|---|
| R-002           | <br>Esty Maison<br>Azabunagasaka | Residence  | Minato-ku,<br>Tokyo/<br>January 2004/<br>May 2018  | <ul style="list-style-type: none"> <li>The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>Efforts to conserve biodiversity are taken, such as planting native species</li> <li>Good indoor environment due to the large areas of natural lighting</li> </ul> | <br>A Rank |
| R-006           | <br>Esty Maison<br>Kitashinjuku  | Residence  | Shinjuku-ku,<br>Tokyo/<br>August 2004/<br>May 2018 | <ul style="list-style-type: none"> <li>The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>Low number of natural disaster risks</li> <li>Good access due to proximity to public transportation</li> </ul>   | <br>A Rank |

| Property Number | Property Name  | Asset Type | Location/<br>Completion/<br>Acquisition              | Main Assessment Points   | Certification Rank  |
|-----------------|--|------------|--|--|---|
| R-010           | <br>Esty Maison<br>Kameido          | Residence  | Koto-ku,<br>Tokyo/<br>November 2005/<br>May 2018     | <ul style="list-style-type: none"> <li>• Use of high-efficiency air conditioners resulting in high energy conservation</li> <li>• Efforts to conserve biodiversity are taken, such as planting native species</li> <li>• Good indoor environment due to the large areas of natural lighting</li> </ul>   | <br>A Rank |
| R-012           | <br>Esty Maison<br>Sugamo           | Residence  | Toshima-ku,<br>Tokyo/<br>February 2007/<br>May 2018  | <ul style="list-style-type: none"> <li>• The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>• The amount of water used is less than the statistical value, resulting in high energy efficiency</li> <li>• Efforts to conserve biodiversity are taken, such as planting native species</li> <li>• Good access due to proximity to public transportation</li> </ul> |   |
| R-022           | <br>Esty Maison<br>Azabujuban     | Residence  | Minato-ku,<br>Tokyo/<br>February 2007/<br>May 2018   | <ul style="list-style-type: none"> <li>• Use of high-efficiency air conditioners, LED lighting, and other proactive efforts to conserve energy</li> <li>• Efforts to conserve biodiversity are taken, such as planting native species</li> <li>• Crime prevention measures are adequately taken through the introduction of surveillance camera systems and 24-hour machine monitoring</li> </ul>                                      |   |
| R-040           | <br>Esty Maison<br>Musashikoganei | Residence  | Koganei-shi,<br>Tokyo/<br>February 2005/<br>May 2018 | <ul style="list-style-type: none"> <li>• The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>• Efforts to conserve biodiversity are taken, such as planting native species</li> <li>• Crime prevention measures are adequately taken through the introduction of surveillance camera systems and 24-hour machine monitoring</li> </ul>                             |   |

| Property Number | Property Name  | Asset Type | Location/<br>Completion/<br>Acquisition               | Main Assessment Points   | Certification Rank  |
|-----------------|--|------------|---|--|---|
| R-052           | <br>Esty Maison<br>Sengoku      | Residence  | Bunkyo-ku,<br>Tokyo/<br>August 2009/<br>May 2018      | <ul style="list-style-type: none"> <li>The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>Efforts to conserve biodiversity are taken, such as planting native species</li> <li>Good indoor environment due to the large areas of natural lighting</li> </ul>  | <br>A Rank |
| R-054           | <br>Esty Maison<br>Togoshi      | Residence  | Shinagawa-ku,<br>Tokyo/<br>June 2009/<br>May 2018     | <ul style="list-style-type: none"> <li>Use of high-efficiency air conditioners resulting in high energy conservation</li> <li>The amount of water used is less than the statistical value, resulting in high energy efficiency</li> <li>Efforts to conserve biodiversity are taken, such as planting native species</li> </ul>   |   |
| R-061           | <br>Esty Maison<br>Nakano     | Residence  | Nakano-ku,<br>Tokyo/<br>June 2009/<br>May 2018        | <ul style="list-style-type: none"> <li>The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>Use of recycled materials for non-structural building materials</li> <li>Efforts to conserve biodiversity are taken, such as planting native species</li> </ul>   |   |
| R-096           | <br>Esty Maison<br>Uemachidai | Residence  | Osaka-shi,<br>Osaka/<br>August 2005/<br>May 2018      | <ul style="list-style-type: none"> <li>The actual value of energy consumption is less than the statistical value, resulting in high energy efficiency</li> <li>Good access due to proximity to public transportation</li> <li>Crime prevention measures are adequately taken through the introduction of surveillance camera systems and 24-hour machine monitoring</li> </ul> |   |
| R-116           | <br>Esty Maison<br>Kayaba     | Residence  | Nagoya-shi,<br>Aichi/<br>February 2012/<br>April 2021 | <ul style="list-style-type: none"> <li>Use of high-efficiency air conditioners, latent heat recovery water heaters, and other proactive efforts to conserve energy</li> <li>Efforts to conserve biodiversity are taken, such as planting native species</li> <li>Good access due to proximity to public transportation</li> </ul>  |   |

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 maintaining 70% or more of the portfolio with green certification.

As a result of this acquisition of Certification for CASBEE for Real Estate, the green certification ratio (Note) has increased to 82.5% (based on total floor area).

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 the [“ESG Special Website”](#) on SHR’s website.

Through the acquisition of the Certification, 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/>