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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 owned 11 residences, including “Esty Maison Meguro”, 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/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-011	 Esty Maison Meguro	Residence	Meguro-ku, Tokyo/ November 2005/ May 2018	<ul style="list-style-type: none"> <li>• Low number of natural disaster risks</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>	 A Rank
R-014	 Esty Maison Hakuraku	Residence	Yokohama-shi, Kanagawa/ February 2006/ 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>	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-015	 Esty Maison Minamihorie	Residence	Osaka-shi, Osaka/ February 2007/ 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>	 A Rank
R-019	 Esty Maison Minamiazabu	Residence	Minato-ku, Tokyo/ August 2006/ 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 access due to proximity to public transportation</li> </ul>	
R-036	 Esty Maison Sangenjaya II	Residence	Setagaya-ku, Tokyo/ January 2008/ 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 access due to proximity to public transportation</li> </ul>	
R-060	 Esty Maison Musashikoyama II	Residence	Shinagawa-ku, Tokyo/ May 2009/ May 2018	<ul style="list-style-type: none"> <li>Low number of natural disaster risks</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>	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-063	 Esty Maison Nakanofujimicho	Residence	Nakano-ku, Tokyo/ February 2009/ May 2018	<ul style="list-style-type: none"> <li>• Efforts to conserve biodiversity are taken, such as planting native species</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>	 A Rank
R-065	 Esty Maison Koenji	Residence	Suginami-ku, Tokyo/ March 2009/ 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>• Efforts to conserve biodiversity are taken, such as planting native species</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-108	 Esty Maison Ijiri	Residence	Fukuoka-shi, Fukuoka/ January 2008/ January 2019	<ul style="list-style-type: none"> <li>• Use of recycled materials for non-structural building materials</li> <li>• Low number of natural disaster risks</li> <li>• Good access due to proximity to public transportation</li> </ul>	
R-113	 Esty Maison Shizuoka Takajo	Residence	Shizuoka-shi, Shizuoka/ February 2006/ January 2020	<ul style="list-style-type: none"> <li>• Low number of natural disaster risks</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>	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-117	 Esty Maison SHIRAKABEMINAMI	Residence	Nagoya-shi, Aichi/ January 2014/ April 2021	<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, due to positive efforts to conserve water such as the introduction of water-saving faucets and water-saving toilets</li> <li>Use of recycled materials for non-structural building materials</li> </ul>	 A 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 maintaining 70% or more of the portfolio with green certification (Note).

As a result of this acquisition of the Certification, the green certification ratio has increased to 84.7% (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 (calculated based on the floor area of the building indicated in the registry (excluding annexed buildings, etc.); if part of the property is not subject to green certification, such as a store or nursery school, etc., the total floor area of the entire property is used in principle.) 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/>