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Real Estate Investment Trust Securities Issuer

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Notice Concerning Acquisition of Certification for CASBEE Wellness Office





Sekisui House Reit, Inc. ("SHR") hereby announces that the owned properties "Hommachi Minami Garden City" and "Akasaka Garden City" (hereinafter individually or collectively referred to as the "Properties acquired the Certification") received the Certification for CASBEE Wellness Office ("the Certification"), and certified as "A Rank" today from the CASBEE certification board, which is authorized by the Institute for Built Environment and Carbon Neutral for SDGs, as follows.

1. Overview of the Certification

The Certification is a tool to evaluate the specifications, performance, and efforts of buildings that support the maintenance and promotion of the health and comfort for building users.

In addition to factors that directly affect the health and comfort for the workers working in the building, factors that contribute to the improvement of intellectual productivity and performance related to safety and security are also evaluated. They are scored on the following five categories of evaluation items: "1. Health and Comfort", "2. Improved Convenience", "3. Security and Safety", "4. Operation Management" and "5. Programs", and are then given ratings of "S Rank", "A Rank", "B+ Rank", "B- Rank" or "C Rank".

2. Overview and Evaluation of Properties acquired the Certification

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition (Note)	Main Assessment Points	Certification Rank
0-003	 Homemachi Minami Garden City	Office building	Osaka-shi, Osaka/ February 2011/ December 2014	<ul style="list-style-type: none"> Measures for resilience to disasters have been implemented, including the installment of high seismic braces and emergency power facilities and sufficient fuel stockpiles, as well as adequate security measures such as the systems of security gates using key cards Many efforts are taken to revitalize communications, such as consideration for Barrier-Free and installment of benches, etc. Many efforts are taken to improve comfort, such as the introduction of high performance materials and items for both design and facilities, especially the introduction of air conditioning units with simultaneous heating and cooling capabilities Making efforts to improve satisfaction by conducting surveys for tenants 	 A Rank
0-007	 Akasaka Garden City	Office building	Minato-ku, Tokyo/ January 2006/ June 2019	<ul style="list-style-type: none"> Many efforts are taken to improve convenience, such as the introduction of elevators with sufficient carrying capacity and the securing of advanced information capacities and equipment spaces, etc. High continuity of use with excellent earthquake resistance and high vibration control capabilities as well as adequate security measures such as the management systems of security gates using card readers Installation of AED in a disaster prevention center with conducting fire-fighting training for tenants and simulation training of AED Contributing to improve work efficiency with introduction of relaxing spaces and plantings in private areas 	 A Rank

(Note) As Properties acquired the Certification have been acquired in stages, the date of the first acquisition is indicated as the “Acquisition” date.

Properties acquired the Certification have been received “S Rank” of the Certification for CASBEE for Real Estate so far, and by acquiring the Certification this time, they have also been authorized “A Rank” of the Certification for CASBEE Smart Wellness Office which can be received by combining each certification.

3. 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).

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 special website](#)” on SHR’s website.

Through the Initiative of acquiring the Certification, SHR will contribute to the SDGs (Sustainable Development Goals) Goal 3 “Good Health and Well-being” and Goal 11 “Sustainable Cities and Communities”.

【Related SDGs】



* Sekisui House Reit, Inc. website: <https://sekisuihouse-reit.co.jp/en/>