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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 21 residences, including “Esty Maison Ginza”, received Certification for CASBEE for Real Estate (“the Certification”) on April 6, 2024 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 Minami 2-jo”, “Prime Maison Kamokamogawa”, and “Prime Maison Hatsudai” 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-083	 Prime Maison Minami 2-jo	Residence	Sapporo-shi, Hokkaido/ November 2009/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Use of high-efficiency air conditioners resulting in high energy conservation Efforts to conserve biodiversity are taken, such as planting native species 	 S Rank
R-084	 Prime Maison Kamokamogawa	Residence	Sapporo-shi, Hokkaido/ October 2009/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Use of high-efficiency air conditioners resulting in high energy conservation Efforts to conserve biodiversity are taken, such as planting native species 	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-095	 Prime Maison Hatsudai	Residence	Shibuya-ku, Tokyo/ December 2014/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Active efforts to conserve energy are taken, such as the introduction of latent heat recovery water heaters, etc. Active efforts to conserve water are taken, such as the introduction of water-saving faucets and water-saving toilets etc. 	 S Rank
R-001	 Esty Maison Ginza	Residence	Chuo-ku, Tokyo/ February 2005/ May 2018	<ul style="list-style-type: none"> Active efforts to conserve water are taken, such as the introduction of water-saving faucets and water-saving toilets etc. Low number of natural disaster risks Crime prevention measures are adequately taken through the introduction of surveillance camera systems and 24-hour machine monitoring 	
R-003	 Esty Maison Ebisu II	Residence	Shibuya-ku, Tokyo/ June 2003/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	 A Rank
R-013	 Esty Maison Kyobashi	Residence	Osaka-shi, Osaka/ March 2006/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	
R-033	 Esty Maison Musashinonomori	Residence	Kodaira-shi, Tokyo/ December 2007/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-035	 Esty Maison Kayabakoen	Residence	Nagoya-shi, Aichi/ November 2006/ May 2018	<ul style="list-style-type: none"> Active efforts to conserve water are taken, such as the introduction of water-saving faucets and water-saving toilets Good access due to proximity to public transportation Efforts to conserve biodiversity are taken, such as planting native species 	 A Rank
R-038	 Sha Maison Stage Hakata	Residence	Fukuoka-shi, Fukuoka/ January 2005/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value The actual value of water used is less than the statistical value Good access due to proximity to public transportation 	
R-048	 Prime Maison Takami	Residence	Nagoya-shi, Aichi/ August 2008/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	
R-050	 Prime Maison Teriha	Residence	Fukuoka-shi, Fukuoka/ August 2005/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value The actual value of water used is less than the statistical value Good access due to proximity to public transportation 	
R-055	 Esty Maison Nishitemma	Residence	Osaka-shi, Osaka/ November 2007/ May 2018	<ul style="list-style-type: none"> Use of recycled materials for non-structural building materials Good access due to proximity to public transportation Good indoor environment due to large daylighting area 	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-056	 Esty Maison Shirokanedai	Residence	Shinagawa-ku, Tokyo/ September 2003/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Active efforts to conserve water are taken, such as the introduction of water-saving faucets etc. Good access due to proximity to public transportation 	 A Rank
R-067	 Esty Maison Akabane	Residence	Kita-ku, Tokyo/ November 2009/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Use of high-efficiency air conditioners resulting in high energy conservation Efforts to conserve biodiversity are taken, such as planting native species 	
R-082	 Prime Maison Odorikoen	Residence	Sapporo-shi, Hokkaido/ December 2008/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Use of high-efficiency air conditioners resulting in high energy conservation Efforts to conserve biodiversity are taken, such as planting native species 	
R-085	 Prime Maison Central Park	Residence	Fukuoka-shi, Fukuoka/ February 2011/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	
R-087	 Prime Maison Ebisu	Residence	Shibuya-ku, Tokyo/ June 2014/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as the introduction of watering equipments Good access due to proximity to public transportation 	

Property Number	Property Name	Asset Type	Location/ Completion/ Acquisition	Main Assessment Points	Certification Rank
R-094	 Prime Maison Shibuya	Residence	Shibuya-ku, Tokyo/ July 2014/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Low number of natural disaster risks and countermeasures are taken Efforts to conserve biodiversity are taken, such as planting native species 	 A Rank
R-098	 Prime Maison Shirokane-takanawa	Residence	Minato-ku, Tokyo/ June 2015/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species High-energy saving performance with LED lighting used in living areas 	
R-099	 Prime Maison Ichigayayamabushicho	Residence	Shinjuku-ku, Tokyo/ October 2015/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	
R-100	 Esty Maison Morishita	Residence	Sumida-ku, Tokyo/ February 2017/ May 2018	<ul style="list-style-type: none"> The actual value of energy consumption is less than the statistical value Efforts to conserve biodiversity are taken, such as planting native species Good access due to proximity to public transportation 	

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 is 80.6% (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 (in case the property contains multiple uses and only a specific use is certified, 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/>