

April 6, 2018

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Notice Concerning Acquisition of DBJ Green Building Certification

Sekisui House Residential Investment Corporation (“Investment Corporation”) hereby announces that it today received DBJ Green Building Certification for the following 21 properties of its owned properties from Development Bank of Japan Inc. (“DBJ”).

1. Certification Rank and Assessment Points of the Properties Certified by the DBJ Green Building Certification System

Certification Rank	Certified Property	Main Assessment Points
 DBJ Green Building  Properties with exceptionally high environmental & social awareness	i) Esty Maison GINZA ii) Prime Maison ODORI KOEN iii) Prime Maison HATSUDAI iv) Prime Maison SHIROKANE-TAKANAWA	<ul style="list-style-type: none"> • Environmentally friendly: Applying LED lighting in all public areas among other energy-saving facilities. • Comfort: Ample facilities contributing to comfort of residents such as electronic bidet toilets and bathrooms with dryer functions in addition to indoor hallways design.
 DBJ Green Building  Properties with excellent environmental & social awareness	i) Esty Maison EBISU II ii) Esty Maison KYOBASHI iii) Prime Maison MUSASHINONOMORI iv) Prime Maison KAYABAKOEN v) MAST HAKATA vi) Prime Maison TAKAMI vii) Prime Maison TERIHA viii) Esty Maison NISHITENMA ix) Esty Maison SHIROKANEDAI x) Esty Maison AKABANE xi) Prime Maison MINAMI 2-JO xii) Prime Maison KAMOKAMOGAWA xiii) Prime Maison CENTRAL PARK xiv) Prime Maison EBISU xv) Prime Maison SHIBUYA xvi) Prime Maison ICHIGAYAYAMABUSHICHO xvii) Esty Maison MORISHITA	<ul style="list-style-type: none"> • Environmentally friendly: Features LED lights in public areas among other energy-saving facilities. • Comprehensive safety/security system: Considers safety and security of residents by installing self-locking system and video intercom, and establishing 24-hour security guard system.

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2. Overview of the Properties Certified by the DBJ Green Building Certification System

Certified Property	Esty Maison GINZA	Prime Maison ODORI KOEN	Prime Maison HATSUDAI	Prime Maison SHIROKANE- TAKANAWA
Certification Rank	 (four stars)	 (four stars)	 (four stars)	 (four stars)
Photo of the Appearance				
Location	Chuo-ku, Tokyo	Sapporo-shi, Hokkaido	Shibuya-ku, Tokyo	Minato-ku, Tokyo
Completion Date	Feb. 7, 2005	Dec. 15, 2008	Dec. 11, 2014	Jun. 15, 2015
Acquisition Date	Aug. 2, 2005	Nov. 4, 2014	Apr. 1, 2016	Nov. 1, 2016
Certified Property	Esty Maison EBISU II	Esty Maison KYOBASHI	Prime Maison MUSASHINONOMORI	Prime Maison KAYABAKOEN
Certification Rank	 (three stars)	 (three stars)	 (three stars)	 (three stars)
Photo of the Appearance				
Location	Shibuya-ku, Tokyo	Osaka-shi, Osaka	Kodaira-shi, Tokyo	Nagoya-shi, Aichi
Completion Date	Jun. 13, 2003	Mar. 2, 2006	Dec. 19, 2007	Nov. 7, 2006
Acquisition Date	Aug. 2, 2005	Apr. 3, 2006	Oct. 1, 2010	Oct. 1, 2010
Certified Property	MAST HAKATA	Prime Maison TAKAMI	Prime Maison TERIHA	Esty Maison NISHITENMA
Certification Rank	 (three stars)	 (three stars)	 (three stars)	 (three stars)
Photo of the Appearance				
Location	Fukuoka-shi, Fukuoka	Nagoya-shi, Aichi	Fukuoka-shi, Fukuoka	Osaka-shi, Osaka
Completion Date	Jan. 15, 2005	Aug. 27, 2008	Aug. 31, 2005	Nov. 30, 2007
Acquisition Date	Feb. 1, 2012	Oct. 1, 2012	Oct. 1, 2012	Mar. 1, 2013

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Certified Property	Esty Maison SHIROKANEDAI	Esty Maison AKABANE	Prime Maison MINAMI 2-JO	Prime Maison KAMOKAMOGAWA
Certification Rank	 (three stars)	 (three stars)	 (three stars)	 (three stars)
Photo of the Appearance				
Location	Shinagawa-ku, Tokyo	Kita-ku, Tokyo	Sapporo-shi, Hokkaido	Sapporo-shi, Hokkaido
Completion Date	Sept. 16, 2003	Nov. 25, 2009	Nov. 30, 2009	Oct. 30, 2009
Acquisition Date	Mar. 1, 2013	May 1, 2013	Nov. 4, 2014	Nov. 4, 2014

Certified Property	Prime Maison CENTRAL PARK	Prime Maison EBISU	Prime Maison SHIBUYA	Prime Maison ICHIGAYA- YAMABUSHICHO
Certification Rank	 (three stars)	 (three stars)	 (three stars)	 (three stars)
Photo of the Appearance				
Location	Fukuoka-shi, Fukuoka	Shibuya-ku, Tokyo	Shibuya-ku, Tokyo	Shinjuku-ku, Tokyo
Completion Date	Feb. 3, 2011	Jun. 5, 2014	Jul. 4, 2014	Oct. 13, 2015
Acquisition Date	Nov. 4, 2014	Jan. 15, 2015	Apr. 1, 2016	Nov. 1, 2016

Certified Property	Esty Maison MORISHITA
Certification Rank	 (three stars)
Photo of the Appearance	
Location	Sumida-ku, Tokyo
Completion Date	Feb. 9, 2017
Acquisition Date	Mar. 17, 2017

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3. Status of Other Properties Certified by the DBJ Green Building Certification System

Other than 21 properties which acquired the certification this time, the Investment Corporation has received DBJ Green Building Certification for following 6 residential properties as of today, meaning it has received the certification for 27 properties out of the total of 112 residential properties it owns.

Certification Rank		Certified Property
 (five stars)	Properties with the best class environmental & social awareness	Prime Maison SHINAGAWA
 (four stars)	Properties with exceptionally high environmental & social awareness	Prime Maison GINZA EAST Prime Maison GOTENYAMA EAST Prime Maison YOKOHAMA NIHON-ODORI
 (three stars)	Properties with excellent environmental & social awareness	Esty Maison OJIMA KOBE Women's Student Housing

(Note) For details on the acquisition of DBJ Green Building Certification for the 6 properties which acquired the certification, please refer to the press releases titled [“Notice Concerning Acquisition of DBJ Green Building Certification for Residential Properties for the First Time among J-REITs”](#) dated January 27, 2015, [“Notice Concerning Acquisition of DBJ Green Building Certification”](#) dated April 28, 2016 and [“Notice Concerning Acquisition of DBJ Green Building Certification”](#) dated March 31, 2017. Furthermore, the certification ranks of Prime Maison SHINAGAWA, Prime Maison GINZA EAST and Esty Maison OJIMA have been upgraded as a result of the periodic monitoring for fiscal year 2016. For details on the change in certification rank, please refer to the press release titled [“Notice Concerning Change in Certification Rank of DBJ Green Building Certification”](#) dated March 23, 2017.

4. Future Efforts by the Investment Corporation

Since establishing environmental basic policy and sustainability policy and objectives on March 31, 2015, the Investment Corporation has been promoting initiatives for energy saving and environmental awareness in response to the requirements of the times through such measures as enhancing energy efficiency of its owned properties and acquiring environmentally friendly properties. To do so, the Investment Corporation has been cooperating with Sekisui House, Ltd., the sponsor, which has been certified as an Eco-First Company* by the Minister of the Environment for the first time in the housing industry.

Furthermore, although an absorption-type merger, with May 1, 2018 as the effective date, whereby the Investment Corporation will be the dissolving corporation and Sekisui House Reit, Inc. will be the surviving corporation in the merger (“Investment Corporation Merger”) is scheduled to be executed as announced on January 24, 2018, the policies, etc. mentioned above will be adhered to even after the Investment Corporation Merger and we will further promote sustainability activities such as implementation of measures to mitigate environmental impact.

For details of the “Environmental Policy”, “CSR and Environmental Activity Case Studies” and “Examples of Environmental Certification, etc. from External Agencies”, please refer to [“CSR and Environmental Activities”](#) on the Investment Corporation’s website.

* Eco-First Company refers to a company that has made a pledge to the Minister of the Environment about its commitment to environmental preservation, including countermeasures against global warming and waste reduction and recycling measures, and has been recognized by the Minister as being engaged in “advanced, original and industry-leading business activities” in environmental areas. As of today, 40 companies have been certified as Eco-First Companies. For more details, please refer to the website of [“Ministry of the Environment”](#) (Japanese only).

(Reference) Overview of DBJ Green Building Certification System

The DBJ Green Building Certification System is designed to mark buildings by using a scoring model originally developed by DBJ and to select blue-chip real estate that meets the demands of the times. Its purpose is to promote real properties that demonstrate environmental performance as well as security measures and disaster prevention measures and take into account social requirements from various stakeholders surrounding the properties (“Green Building”).

Properties with the best class environmental & social awareness	Properties with exceptionally high environmental & social awareness	Properties with excellent environmental & social awareness	Properties with high environmental & social awareness	Properties with satisfactory environmental & social awareness
				
DBJ Green Building	DBJ Green Building	DBJ Green Building	DBJ Green Building	DBJ Green Building
five stars	four stars	three stars	two stars	one star

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For details of the DBJ Green Building Certification System, please refer to “Website jointly operated by DBJ and Japan Real Estate Institute.”

* Address of the website of the Investment Corporation: <http://www.shi-reit.co.jp/eng/>

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