

# Annual Reporting on Green Bond

June 15, 2023 (date of issue)

Dec. 21, 2023 (update of quantitative indicators)

Sekisui House Reit, Inc. (SHR), who conducts asset management with due consideration given to the environment, social, and governance (collectively referred to as "ESG"), advocates contributing to the realization of a sustainable society as part of its ESG Policy. While utilizing the know-how on operation and management of real estate possessed by the sponsor, Sekisui House, Ltd., SHR promotes such initiatives as energy saving, environmental consideration, and ensuring living safety and business continuity to enhance the satisfaction of residents and tenants at owned properties.

As part of such initiatives, SHR issues green bonds with the intention to further promote asset management with due consideration given to ESG as well as strengthen its financial base, and will disclose the green bonds issuance status, total acquisition price of Eligible Green Projects, and the quantitative environmental performance indicators once a year.

## 1. Allocation Reporting

As of March 31, 2023, SHR confirmed that the net proceeds of the green bonds are fully allocated to Eligible Green Projects in accordance with its Green Bond Framework, and that the total amount of the outstanding green bonds does not exceed the total acquisition price of Eligible Green Projects.

Each time a green bond is issued, SHR also received assertions by the president & representative director of Sekisui House Asset Management, Ltd., the entrusted asset management company, that the net proceeds have been allocated to Eligible Green Projects.

Total amount of outstanding green bonds	23,500 million yen
Total acquisition price of Eligible Green Projects	394,885 million yen

## 2. Impact Reporting

The environmental performance indicators related to Eligible Green Projects as of March 31, 2023, are as follows:

(1) The number of properties, the levels of certifications acquired, and the total floor area of Eligible Green Projects

Environmental Certification	Certification Rank	Residence		Office building		Total	
		Number of Properties	Total floor area	Number of Properties	Total floor area	Number of Properties	Total floor area
DBJ Green Building Certification	★★★★★	1	1,728.80㎡	–	–	1	1,728.80㎡
	★★★★	20	144,333.22㎡	–	–	20	144,333.22㎡
	★★★	35	165,179.52㎡	–	–	35	165,179.52㎡
Certification for CASBEE for Real Estate	S	3	45,548.66㎡	6	181,017.64㎡	9	226,566.30㎡
	A	9	63,114.78㎡	–	–	9	63,114.78㎡
Portfolio Total		67	411,008.76㎡	6	181,017.64㎡	73	592,026.40㎡

(Note 1) Figures in the "Portfolio Total" column do not match the sum of the DBJ Green Building Certification and the Certification for CASBEE for Real Estate as some properties obtained both certifications.

(Note 2) Please refer to the appendix "(Attachment) Eligible Green Projects List" for the target properties of Eligible Green Projects.

(2) Quantitative indicators regarding Eligible Green Projects ( From April 2022 to March 2023 )

Electricity consumption	30,778 MWh
CO <sub>2</sub> emission	6,270 t-CO <sub>2</sub>
Water consumption	608,483 m <sup>3</sup>

## (Attachment) Eligible Green Projects List

(As of Mar. 31, 2023)

Use	property No.	Property Name	Acquisition Price (mn yen)	Floor Area (m <sup>2</sup> )	DBJ Green Building Certification			Certification for CASBEE for Real Estate		
					Certification Rank	(Re) Acquisition Date	Validity Period	Certification Rank	(Re) Acquisition Date	Validity Period
Residence	R-001	Esty Maison Ginza	5,290	7,836.57	2020★★★	2021/4/30	2.9years	-	-	-
	R-003	Esty Maison Ebisu II	1,960	2,452.69	2020★★★	2021/4/30	2.9years	-	-	-
	R-013	Esty Maison Kyobashi	2,774	5,995.82	2020★★★	2021/4/30	2.9years	-	-	-
	R-018	Esty Maison Shinagawa Seaside	2,200	3,127.48	-	-	-	A	2023/3/24	5.0years
	R-021	Esty Maison Kawasaki II	1,900	3,193.14	-	-	-	A	2023/3/24	5.0years
	R-030	Esty Maison Hakatahigashi	2,250	9,465.09	-	-	-	A	2023/3/24	5.0years
	R-033	Prime Maison Musashinonomori	1,560	4,412.42	2020★★★	2021/4/30	2.9years	-	-	-
	R-034	Prime Maison Higashisakura	1,140	3,517.62	2021★★★	2021/11/30	2.9years	-	-	-
	R-035	Prime Maison Kayabakoen	640	2,301.42	2020★★★	2021/4/30	2.9years	-	-	-
	R-037	Esty Maison Itabashi C6	2,260	5,249.34	-	-	-	A	2023/3/24	5.0years
	R-038	Sha Maison Stage Hakata	1,920	11,621.67	2020★★★	2021/4/30	2.9years	-	-	-
	R-041	Prime Maison Gokiso	1,640	4,691.72	2021★★★★	2021/11/30	2.9years	-	-	-
	R-042	Prime Maison Yuhigaoka	810	2,336.49	2021★★★	2021/11/30	2.9years	-	-	-
	R-043	Prime Maison Kitatanabe	540	2,112.46	2021★★★	2021/11/30	2.9years	-	-	-
	R-044	Prime Maison Momochihama	1,810	8,945.61	-	-	-	A	2023/3/24	5.0years
	R-046	Esty Maison Sasazuka	2,830	4,263.10	-	-	-	A	2023/1/25	5.0years
	R-047	Prime Maison Ginza East	5,205	8,724.48	2021★★★★	2022/4/28	2.8years	-	-	-
	R-048	Prime Maison Takami	905	2,354.34	2020★★★★	2021/4/30	2.9years	-	-	-
	R-049	Prime Maison Yadamiami	715	2,430.23	2021★★★★	2021/11/30	2.9years	-	-	-
	R-050	Prime Maison Teriha	1,110	7,953.60	2020★★★	2021/4/30	2.9years	-	-	-
	R-053	Esty Maison Daizawa	1,870	2,948.98	-	-	-	A	2023/3/24	5.0years
	R-055	Esty Maison Nishitemma	1,440	4,514.05	2020★★★	2021/4/30	2.9years	-	-	-
	R-056	Esty Maison Shirokanedai	1,900	2,797.66	2020★★★	2021/4/30	2.9years	-	-	-
	R-066	Esty Maison Oshiage	1,950	4,344.84	-	-	-	A	2023/3/24	5.0years
	R-067	Esty Maison Akabane	2,730	5,675.18	2020★★★	2021/4/30	2.9years	-	-	-
	R-069	Prime Maison Waseda	1,280	1,914.93	2021★★★	2021/11/30	2.9years	-	-	-
	R-070	Prime Maison Hatchobori	1,160	1,901.58	2021★★★	2021/11/30	2.9years	-	-	-
	R-071	Prime Maison Jimbocho	1,640	2,341.30	2021★★★	2021/11/30	2.9years	-	-	-
	R-072	Prime Maison Gotenyama East	2,120	3,727.89	2021★★★★	2022/4/28	2.8years	-	-	-
	R-076	Esty Maison Kinshicho II	6,720	11,160.19	2022★★★	2022/9/27	3.0years	-	-	-
	R-077	Esty Maison Ojima	7,120	11,940.22	2021★★★	2022/4/28	2.9years	-	-	-
	R-078	Prime Maison Fujimidai	1,755	6,173.03	2021★★★★	2021/11/30	2.9years	-	-	-
	R-079	Esty Maison Tsurumai	3,760	21,577.20	-	-	-	A	2023/3/24	5.0years
	R-080	Prime Maison Morishita	1,720	2,668.30	2021★★★	2021/11/30	2.9years	-	-	-
	R-081	Prime Maison Shinagawa	1,680	2,693.31	2021★★★★	2022/4/28	2.8years	-	-	-
	R-082	Prime Maison Odoriko	2,660	11,090.88	2020★★★★	2021/4/30	2.9years	-	-	-
	R-083	Prime Maison Minami 2-jo	1,470	8,477.68	2020★★★	2021/4/30	2.9years	-	-	-
	R-084	Prime Maison Kamokamogawa	970	6,160.49	2020★★★	2021/4/30	2.9years	-	-	-
	R-085	Prime Maison Central Park	2,230	10,249.72	2020★★★★	2021/4/30	2.9years	-	-	-
	R-086	Sha Maison Stage Yahiro	1,670	4,012.49	2021★★★	2021/11/30	3.0years	-	-	-
	R-087	Prime Maison Ebisu	3,585	3,798.12	2020★★★	2021/4/30	2.9years	-	-	-
	R-088	Sha Maison Stage Kanazawa Nishiizumi	1,005	5,181.40	2021★★★	2021/11/30	3.0years	-	-	-
	R-091	Sha Maison Stage Hino	1,290	3,341.96	2021★★★	2021/11/30	3.0years	-	-	-
	R-092	Prime Maison Yokohama Nihon-odori	4,270	8,196.14	2021★★★	2022/4/28	2.8years	-	-	-
	R-093	Kobe Women's Student Housing	5,700	23,773.26	2021★★★★	2022/5/23	2.8years	-	-	-
	R-094	Prime Maison Shibuya	2,190	2,238.04	2020★★★	2021/4/30	2.9years	-	-	-
	R-095	Prime Maison Hatsudai	2,700	3,761.80	2020★★★	2021/4/30	2.9years	-	-	-
	R-098	Prime Maison Shirokane-takanawa	4,500	5,503.55	2020★★★	2021/4/30	2.9years	-	-	-
	R-099	Prime Maison Ichigayayamabushicho	4,000	5,771.76	2020★★★	2021/4/30	2.9years	-	-	-
	R-100	Esty Maison Morishita	628	922.68	2020★★★	2021/4/30	2.9years	-	-	-
	R-101	Prime Maison Shirokanedai Tower	7,950	8,896.22	2021★★★★	2021/6/14	3.0years	S	2022/8/15	5.0years
	R-102	Prime Maison Otsuka	3,700	5,149.96	2021★★★	2021/6/14	3.0years	-	-	-
	R-103	Prime Maison Asakusabashi	1,680	2,652.02	2021★★★★	2021/6/14	3.0years	-	-	-
	R-104	Prime Maison Daikanyama	2,520	2,522.21	2021★★★	2021/6/14	3.0years	-	-	-
	R-105	Prime Maison Gotenyama West	3,400	5,520.41	2021★★★★	2021/6/14	3.0years	-	-	-
	R-106	Esty Maison Toyosu Residence	6,050	26,364.53	2021★★★★	2021/6/14	3.0years	-	-	-
	R-109	Prime Maison Mitatsunamachi	2,040	2,219.96	2022★★★★	2022/9/27	3.0years	-	-	-
	R-110	Prime Maison Hongo	2,600	2,986.22	2022★★★★	2022/9/27	3.0years	-	-	-
	R-111	Prime Maison Kuramae	2,190	2,887.15	2022★★★★	2022/9/27	3.0years	-	-	-
	R-114	Sha Maison Stage Hirose-dori	865	2,757.02	2021★★★	2021/11/30	3.0years	-	-	-
	R-118	Prime Maison Shimokitazawa	2,580	2,674.88	2021★★★★	2022/5/23	3.0years	-	-	-
	R-119	Prime Maison Meguro	2,310	1,728.80	2021★★★★	2022/5/23	3.0years	-	-	-
	R-120	Prime Maison Ryogoku	1,530	1,930.05	2021★★★	2022/5/23	3.0years	-	-	-
	R-121	Prime Maison Nakameguro	10,000	7,827.84	2021★★★★	2022/5/23	3.0years	-	-	-
	R-122	Prime Maison Itabashi	4,800	6,395.13	2021★★★★	2022/5/23	3.0years	-	-	-
	R-123	Prime Maison EGOTANOMORI	9,428	34,204.99	-	-	-	S	2023/3/24	5.0years
	R-124	Prime Maison Waseda dori	2,200	2,447.45	-	-	-	S	2023/3/24	5.0years

**(Attachment) Eligible Green Projects List**

(As of Mar. 31, 2023)

Use	property No.	Property Name	Acquisition Price (mn yen)	Floor Area (㎡)	DBJ Green Building Certification			Certification for CASBEE for Real Estate		
					Certification Rank	(Re) Acquisition Date	Validity Period	Certification Rank	(Re) Acquisition Date	Validity Period
Office Building	O-001	Garden City Shinagawa Gotenyama	71,950	62,975.42	-	-	-	S	2022/2/28	5.0years
	O-003	Hommachi Minami Garden City	44,000	46,010.88	-	-	-	S	2022/2/28	5.0years
	O-004	Hommachi Garden City (Office building portion)	38,600	24,940.12	-	-	-	S	2019/3/15	5.0years
	O-005	HK Yodoyabashi Garden Avenue	4,400	7,084.00	-	-	-	S	2021/9/29	5.0years
	O-006	Hirokoji Garden Avenue	6,350	7,017.98	-	-	-	S	2019/3/15	5.0years
	O-007	Akasaka Garden City	46,569	32,989.24	-	-	-	S	2020/3/31	5.0years
Total			394,885	592,026.40				S	2022/2/28	5.0years

(Note 1) SHR merged with Sekisui House Residential Investment Corporation ("SHI") effective as of May 1, 2018. Acquisition prices of assets SHR succeeded from SHI through said merger are not appraisal values as of the effective date of said merger but of the initial acquisition prices as of the acquisition by SHI (when partial disposition, etc. have taken place thereafter, such are reflected in the prices). The same applies hereinafter.

(Note 2) As for the office buildings with compartmentalized ownership interests, total floor area is the sum of the leasable area and the area multiplied by the ratio of ownership of the common area. While, as the one for residences, total floor area is calculated as the one whole building.

(Note 3) As for the total floor area of "Akasaka Garden City", all portions owned by SHR except the 10th floor are calculated based on (Note 2) above.

(Note 4) "Total Floor Area" of "Prime Maison EGOTANOMORI" is calculated based on the total floor area for all areas except for "NICHII HOME Egotanomori", a paid nursing home with long-term care for the elderly.