

June 15, 2018

Real Estate Investment Trust Securities Issuer					
Sekisui House Reit, Inc					
Representative:	Junichi Inoue, Executive Director				
	(Securities Code: 3309)				
Asset Management Company:					
Sekisui House Asset Management, Ltd.					
Representative:	Junichi Inoue,				
	President & Representative Director				
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	Investor Relations Department				
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Notice Concerning Determination of Operationg Results for the Fiscal Period Ended April 30, 2018 (Final Fiscal Period) and Merger Consideration, Etc., of Sekisui House Residensial Investment Corporation

Sekisui House Reit, Inc. ("SHR") announced today the determination of the financial results for the fiscal period ended April 30, 2018 (final fiscal period) of Sekisui House Residensial Investment Corporation ("SHI"), which merged with SHR effective on May 1, 2018 (the "Investment Corporation Merger"), and the cash distribution on merger as follows.

I. Operationg results and merger consideration in the form of cash distributions for the final fiscal period (fiscal period ended April 30, 2018 (October 1, 2017 to April 30, 2018))

	Operating Revenue (Million yen)	Operating Income (Million yen)	Ordinary Income (Million yen)	Net Income (Million yen)	Net Income Per unit (yen)	Merger Consideration in the Form of Cash Distributions per Unit (yen)(Note 3)	Total of Merger Consideration in the Form of Cash Distributions (Million yen) (Note 4)
Fiscal period ended April 30, 2018 (seven months) (Note 1)	8,174	3,443	2,843	2,841	2,570	2,764	3,055

Note 1: The period in question for the earnings for the fiscal period ending April 30, 2018 and the merger consideration in the form of cash distributions is the seven-month period from October 1, 2017 until April 30, 2018.

Note 2: Total number of outstanding units at the end of the fiscal period: 1,105,510 units

Note 3: Instead of cash distribution for SHI's final fiscal period, SHR will make a cash distribution on merger to the unitholders listed or recorded on the final unitholders register of SHI as of the day immediately prior to the effective date of the Investment Corporation Merger (April 30, 2018), in an amount equivalent to the cash distributions for the final fiscal period based on SHI's distributable profit (the payment on merger will be the amount of distributable profit of SHI as of the day immediately prior to the date of the merger (April 30, 2018) divided by the number of investment units issued and outstanding of SHI, as of the day immediately prior to the date of the merger (amounts less than one yen are rounded down)).

Note 4: Gross cash distribution on merger for the fiscal period ended April 30, 2018 (3,055 million yen) includes reversal of reserve for reduction entry (214 million yen), and differs from the amount of Net income.

Note 5: Amounts less than one unit have been rounded down. The same hereafter.

II. Schedule date of Merger Consideration Payment in the Form of Cash Distributions July 20, 2018

[Exibit]

Reference Information of the grounds of SHI's Merger Consideration in the Form of Cash Distributions

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

SEKISUI HOUSE REIT, INC.

(Reference Information of the grounds of SHI's Merger Consideration in the Form of Cash Distributions)

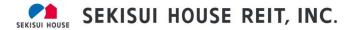
(1)Balance Sheet

	(Thousand yen)
	25th Fiscal Period
	(As of April 30, 2018)
Assets	
Current assets	
Cash and deposits	5,882,205
Cash and deposits in trust	5,511,714
Operating accounts receivable	120,088
Prepaid expenses	197,009
Deferred tax assets	81
Other	80,583
Allowance for doubtful accounts	(1,882)
Total current assets	11,789,799
Non-current assets	
Property, plant and equipment	
Buildings in trust	106,936,616
Accumulated depreciation	(19,540,950
Buildings in trust, net	87,395,666
Structures in trust	987,60
Accumulated depreciation	(300,730
Structures in trust, net	686,87
Machinery and equipment in trust	2,031,29
Accumulated depreciation	(763,676
Machinery and equipment in trust, net	1,267,613
Tools, furniture and fixtures in trust	402,77
Accumulated depreciation	(147,961
Tools, furniture and fixtures in trust, net	254,81
Land in trust	107,828,48
Construction in progress in trust	128,90
Total property, plant and equipment	197,562,36
Intangible assets	
Leasehold rights in trust	139,59
Other	83
Total intangible assets	139,67
Investments and other assets	
Lease and guarantee deposits	242,662
Long-term prepaid expenses	386,883
Other	166,741
Total investments and other assets	796,283
Total non-current assets	198,498,332
Deferred assets	
Investment corporation bond issuance costs	36,743
Investment unit issuance costs	23,472
Total deferred assets	60,215
Total assets	210,348,347



SEKISUI HOUSE REIT, INC.

	(T	housand yen
	25th Fiscal Period (As of April 30, 2018)	
iabilities		
Current liabilities		
Operating accounts payable		277,859
Current portion of investment corporation bonds		2,500,000
Current portion of long-term loans payable		14,882,000
Accounts payable – other		611,873
Accrued expenses		102,291
Income taxes payable		2,124
Accrued consumption taxes		9,905
Advances received		238,795
Other		5,704
Total current liabilities		18,630,554
Non-current liabilities		
Investment corporation bonds		8,000,000
Long-term loans payable		80,150,500
Tenant leasehold and security deposits in trust		1,877,018
Total non-current liabilities		90,027,518
Total liabilities		108,658,073
Net assets		
Unitholders' equity		
Unitholders' capital		98,633,978
Surplus		
Voluntary retained earnings		
Reserve for reduction entry		214,718
Total voluntary retained earnings		214,718
Unappropriated retained earnings		2,841,576
Total surplus		3,056,295
Total unitholders' equity		101,690,274
Total net assets		101,690,274
Total liabilities and net assets		210,348,347



(2) Statement of Income and Retained Earnings

(Thousand yen)

25th Fiscal Period (October 1, 2017 – Apri 30, 2018)

Rent revenue - real estate	8,174,332
Dperating expenses Expenses related to rent business Asset management fee Asset custody fee Administrative service fees	
Expenses related to rent business Asset management fee Asset custody fee Administrative service fees	8,174,332
Asset management fee Asset custody fee Administrative service fees	
Asset custody fee Administrative service fees	3,885,818
Administrative service fees	426,954
	19,273
Directors' compensations	43,110
	4,200
Merger Expenses	129,226
Provision of allowance for doubtful accounts	212
Other operating expenses	221,863
Total operating expenses	4,730,658
Operating income	3,443,674
lon-operating income	
Interest income	49
Reversal of distributions payable	747
Other	2
Total non-operating income	799
lon-operating expenses	
Interest expenses	436,750
Interest expenses on investment corporation bonds	61,123
Amortization of investment corporation bond issuance costs	7,945
Borrowing related expenses	84,919
Amortization of investment unit issuance costs	10,040
Other	138
Total non-operating expenses	600,917
Drdinary income	2,843,555
ncome before income taxes	2,843,555
ncome taxes - current	2,132
ncome taxes - deferred	-4
otal income taxes	2,127
let income	2,841,427
Retained earnings brought forward	148
Jnappropriated retained earnings	2,841,576

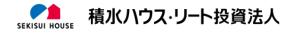
SEKISUI HOUSE REIT, INC.

(3) Statement of Changes in Net Assets

25th fiscal period (from October 1, 2017 to April 30, 2018)

					Thousand yen)			
Unitholders' equity								
		Surplus]	
• • • •	Unitholders' capital	Voluntary retained earnings		Unappropriated	Total	Total Unitholders'	Total Net Assets	
		Reserve for reduction entry	tion retained		surplus	capital		
Balance as of October 1, 2017	98,633,978	214,718	214,718	2,493,073	2,707,792	101,341,771	101,341,771	
Changes of items during the fiscal period								
Distribution from surplus				(2,492,925)	(2,492,925)	(2,492,925)	(2,492,925)	
Net Income				2,841,427	2,841,427	2,841,427	2,841,427	
Total changes of items during the fiscal period	-	-	-	348,502	348,502	348,502	348,502	
Balance as of April 30, 2018	98,633,978	214,718	214,718	2,841,576	3,056,295	101,690,274	101,690,274	

Disclaimer: This translation is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.



(4) Statement of Cash Distributions

	25th Fiscal Period			
Item	(October 1, 2017 – April 30, 2018)			
I. Unappropriated retained earnings	2,841,576,607 yen			
II. Voluntary retained earnings				
Reversal of reserve for reduction entry	214,718,633 yen			
III. Cash distributions	3,055,629,640 yen			
(Cash distributions per unit)	(2,764 yen)			
IV. Retained earnings carried forward	665,600 yen			
Method for calculating cash distributions	Based on the merger agreement concluded between SHI			
	and SHR on January 24, 2018, a cash distribution on			
	merger shall be paid to the unitholders listed or recorded			
	on the final unitholders register of SHI on April 30, 2018,			
	the day immediately prior to the effective date of the			
	merger (May 1, 2018). The per-unit amount of this			
	distribution is specified as that reached by dividing SHI's			
	entire distributable profit as of April 30, 2018, the day			
	immediately prior to the effective date of the merger (May			
	1, 2018) by the number of SHI's investment units issued			
	and outstanding as of the same day (with any amount less			
	than one yen truncated). In line with this policy, the			
	merger distribution per unit calculated by dividing			
	3,056,295,240 yen , the sum of 2,841,576,607 yen of the			
	unappropriated retained earnings for the current fiscal			
	year and 214,718,633 yen of the reversal of reserve for			
	reduction entry, by 1,105,510 units of the total number of			
	issued and outstanding investment units was 2,764 yen.			
	3,055,629,640 yen shall be paid as the merger			
	distribution, which is the value obtained by multiplying			
	the total number of issued investment units by 1,105,510			
	units.			

Note 1: "Cash Distribution" is used in referring to a merger consideration in the form of cash distributions.