

June 18, 2019

## Financial Report for the Fiscal Period Ended April 30, 2019

(For the Reporting Period from November 1, 2018 to April 30, 2019)

Name of REIT issuer: Sekisui House Reit, Inc. (“SHR”)  
 Stock exchange listing: Tokyo Stock Exchange  
 Securities code: 3309  
 URL: <http://sekisuihouse-reit.co.jp/en/>  
 Representative: Junichi Inoue, Executive Director  
  
 Asset management company: Sekisui House Asset Management, Ltd.  
 Representative: Junichi Inoue, President & Representative Director  
 Inquiries: Yoshiya Sasaki, Chief Manager, Investor Relations Department  
 TEL: +81-3-6447-4870  
  
 Scheduled date to file securities report: July 25, 2019  
 Scheduled date to commence distribution payment: July 19, 2019  
 Preparation of supplementary material on financial report: Yes  
 Holding of financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen)

### 1. Summary of financial results for the fiscal period ended April 30, 2019

(November 1, 2018 – April 30, 2019)

#### (1) Operating results

(Percentages show changes from the previous period)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
Fiscal period ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
April 30, 2019	12,369	1.6	6,627	14.4	5,894	15.4	5,894	(20.4)
October 31, 2018	12,174	161.5	5,793	93.5	5,109	94.8	7,402	182.4

	Net Income per Unit	Return on Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
Fiscal period ended	Yen	%	%	%
April 30, 2019	1,566	2.4	1.3	47.7
October 31, 2018	1,967	3.0	1.1	42.0

(Note) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units outstanding during the period.

#### (2) Distributions

	Distributions per Unit (excluding Distributions in Excess of Earnings)	Total Distributions (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distributions to Net Assets
Fiscal period ended	Yen	Millions of yen	Yen	Millions of yen	%	%
April 30, 2019	1,594	5,996	—	—	101.8	2.4
October 31, 2018	1,554	5,846	—	—	79.0	2.4

This is an English translation of summarized financial report translated for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

(Note 1) Total distribution for the fiscal period ended April 30, 2019 is not the same amount as net income because the distribution amount includes the drawdown amount for reserve for temporary difference adjustment (“RTA”).

(Note 2) Total distribution for the fiscal period ended October 31, 2018 is not the same amount as net income because the amount that part of the gain on negative goodwill was excluded from net income was distributed.

### (3) Financial position

	Total Assets	Net Assets	Equity Ratio	Net Assets per Unit
As of	Millions of yen	Millions of yen	%	Yen
April 30, 2019	474,985	245,695	51.7	65,308
October 31, 2018	457,588	245,663	53.7	65,299

### (4) Cash flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investing Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of Period
Fiscal period ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
April 30, 2019	7,719	(20,005)	11,155	20,959
October 31, 2018	25,821	(27,064)	2,326	22,090

## 2. Forecasts of performance for the fiscal period ending October 31, 2019 (May 1, 2019 – October 31, 2019) and the fiscal period ending April 30, 2020 (November 1, 2019 – April 30, 2020)

(Percentages show changes from the previous period)

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distributions per Unit (excluding Distributions in Excess of Earnings)	Distributions in Excess of Earnings per Unit
Fiscal period ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
October 31, 2019	13,849	12.0	7,475	12.8	6,636	12.6	6,635	12.6	1,587	—
April 30, 2020	14,395	3.9	7,678	2.7	6,759	1.9	6,758	1.9	1,616	—

(Reference) Forecasted net income per unit (Forecasted net income / Forecasted number of investment units at end of period)

For the fiscal period ending October 31, 2019: 1,547 yen

For the fiscal period ending April 30, 2020: 1,576 yen

(Note) For the fiscal period ending October 31, 2019 and April 30, 2020, the distributions per unit are not the same amount as the forecasted net income per unit because it is premised that source of the distributions includes the drawdown amount for RTA; 170 million yen for the fiscal period ending October 31, 2019 and 171 million yen for the fiscal period ending April 30, 2020.

**\* Other**

**(1) Changes in accounting policies, changes in accounting estimates, and retrospective restatement**

- |   |      |
|---|------|
| a. Changes in accounting policies due to revisions to accounting standards and other regulations: | None |
| b. Changes in accounting policies due to reasons other than a. above:                             | None |
| c. Changes in accounting estimates:   | None |
| d. Retrospective restatement:   | None |

**(2) Number of investment units issued**

- |   |                 |
|---|-----------------|
| a. Number of investment units issued at end of period (including treasury investment units) |                 |
| As of April 30, 2019:   | 3,762,091 units |
| As of October 31, 2018:   | 3,762,091 units |
| b. Number of treasury investment units at end of period                                     |                 |
| As of April 30, 2019:   | – units         |
| As of October 31, 2018:   | – units         |

**\* Status of audit procedures**

This financial report is not subject to audit procedures by public accountants or audit corporations.

**\* Remarks on appropriate use of forecasts of performance and other special notes**

- Forward-looking statements presented in this financial report, including forecasts of performance, are based on information currently available to SHR and on certain assumptions it deems to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of numerous factors. These forecasts do not guarantee the distribution amount.
- At a meeting of the board of directors held on May 23, 2019, SHR passed a resolution to carry out issuances of new investment units through public offering and by way of third-party allotment. Payment for the issuance of new investment units through public offering was completed on June 10, 2019. In addition, payment for the issuance of new investment units by way of third-party allotment is scheduled for July 9, 2019.  
The above “2. Forecasts of performance for the fiscal period ending October 31, 2019 (May 1, 2019 – October 31, 2019) and the fiscal period ending April 30, 2020 (November 1, 2019 – April 30, 2020)” are based on the assumption of 4,288,666 units, comprising total 3,762,091 units issued as of April 30, 2019 with the addition of the 501,500 units issued through public offering and the 25,075 units issued by way of third-party allotment (upper limit).