



SEKISUI HOUSE REIT, INC.

## Semi-Annual Report (From November 1, 2020 to April 30, 2021)

# 13<sup>th</sup>

Fiscal Period



SEKISUI HOUSE REIT, INC.

Pictures on the cover

### ▣ Acquired properties in FP13 (Ended April 2021)

**MAST STYLE HIGASHIBETSUIN**  
**Granmast Kayaba**  
**MAST STYLE SHIRAKABEMINAMI**

SHR disposed 1 residence and acquired 3 residences as asset replacement in FP 13.  
All of the three properties acquired this time are located in Nagoya-shi, with 175 units  
MAST STYLE HIGASHIBETSUIN, 27 units Granmast Kayaba, and 13 units (including one  
office) MAST STYLE SHIRAKABEMINAMI, each of which is expected to have a wide range  
of demand ranging from singles to families.



4-15-1, Akasaka, Minato-ku, Tokyo  
<https://sekisuihouse-reit.co.jp/en/>

Securities Code **3309**

## A vision for Sekisui House Reit, Inc.

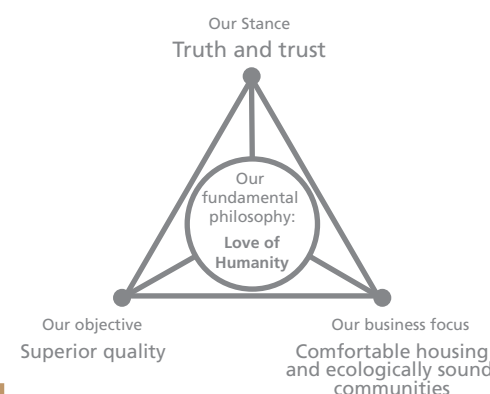
Managing assets to better provide  
for people, society and the future

- ▣ Maximize unitholder value
- ▣ Provide high-quality social capital
- ▣ A REIT that leads the way into an era of the 100-year lifespan

## Sekisui House Global Vision

## Make home the happiest place

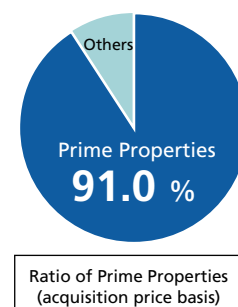
## ▣ Corporate philosophy at Sekisui House Group



## Features of SHR

- 1 Priority investment in Prime Properties centering on “Strategic Location” and “High Quality”
- 2 Growth Strategy that Take Full Advantage of the Versatile Support by Sekisui House Group
- 3 Strong financial foundation based on sound and stable financial operations

Designate “high quality” residential and commercial properties located in “strategic locations” as “Prime Properties” and prioritize investments in Prime Properties.



## Portfolio Development Policy

- ▣ Build a portfolio with “residences” and “office buildings” as core assets

Asset category	Usage Type	Investment ratio (acquisition price basis)	Target investment ratio in the medium to long term
Residential Properties	Residence	30%-55%	About 45%
	Office building	30%-55%	About 45%
Commercial Properties	Hotel	0%-30%	About 15%
	Retail and other properties	0%-10%	The ratio of Hotel is about 10%

- ▣ Set priority investment areas and investment ratio in light of the characteristics of each asset category

Asset category	Priority investment area	Investment ratio (acquisition price basis)
Residential Properties	Greater Tokyo	70% or higher
Commercial Properties	Three Major Metropolitan Areas (Greater Tokyo, Osaka area, Nagoya area)	80% or higher

(Note) “Three Major Metropolitan Areas” refers to “Greater Tokyo”, “Osaka area” and “Nagoya area”. The “Greater Tokyo” refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture, and Saitama Prefecture; the “Osaka area” refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture, and Nara Prefecture; and the “Nagoya area” refers to Aichi Prefecture. The same shall apply hereinafter.

## Message to our Unitholders

I would like to express our sincere gratitude for your continued and loyal patronage.

I am Atsuhiko Kida, the Executive Director of Sekisui House Reit, Inc. (“SHR”) since February 1, 2021.

I hereby report on the management status and financial results for the 13th fiscal period ended April 2021.

In the fiscal period under review, SHR disposed 1 residence to a third party in February 2021, and acquired 3 residences from Sekisui House Group, thereby worked to improve the quality of its portfolio.

As a result, SHR owns 123 properties and its asset size is 535.8 billion yen (245.5 billion yen for office buildings, 251.0 billion yen for residential properties, and 39.3 billion yen for hotels). For the occupancy rate as of the end of the 13th fiscal period ended April 2021, office buildings at 99.4%, residential properties at 96.5%, hotels at 100%, and the portfolio as a whole at 97.3% which continued to maintain high levels in spite of COVID-19 pandemic.

As a result of the above, management performance for the fiscal period under review resulted in operating revenue of 15,055 million yen, operating income of 7,989 million yen, ordinary income of 7,103 million yen and net income of 7,103 million yen, with the distribution per unit declared for the fiscal period of 1,675 yen.

As the outlook for the end of the COVID-19 pandemic remains unclear, SHR will continue to make efforts to respond flexibly in anticipation of environmental changes, while giving maximum consideration to the stability of the distribution.

In addition, SHR will continue to proactively disclose ESG-related information and expand dialogue with stakeholders together with Sekisui House, the sponsor that aims to become a leading company in ESG management. In May 2021, we issued investment corporation bonds (Green Bonds) totaling 2 billion yen on favorable terms as an ongoing initiative to manage real estate investments in consideration of ESG, and in June, MSCI ESG rating was upgraded to “A”.

I ask unitholders for your understanding of these efforts and for your continued support and encouragement.

July 2021

Executive Director of Sekisui House Reit, Inc.

Atsuhiko Kida

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# Performance Highlights

As of June 15, 2021

(announcement date of business results)

## Distribution per unit (yen)

☐ 13th FP ended Apr. 2021 **Actual**
**1,675**
☐ 14th FP ending Oct. 2021 **Forecast** <sup>(Note)</sup>
**1,649**
☐ 15th FP ending Apr. 2022 **Forecast** <sup>(Note)</sup>
**1,625**

## Portfolio data

☐ Number of owned properties

**123 properties**
☐ Total acquisition price

**535.8 billion yen**
☐ Total appraisal value (as of the end of Apr. 2021)

**610.1 billion yen**
☐ Occupancy rate (as of end of May 2021)

**96.8%**
☐ Portfolio PML rating (surveyed in Apr. 2021)

**1.57%**

## Financial status and Credit rating

☐ LTV (total asset basis) (as of the end of the 13th FP ended Apr. 2021)

**45.4%**
☐ Long-term debt ratio

**98.8%**
☐ Fixed interest rate debt ratio

**97.1%**
☐ Credit Rating

▶ Japan Credit Rating Agency, Ltd. (JCR)

**AA (Stable)**

▶ Rating and Investment Information, Inc. (R&amp;I)

**AA- (Stable)**

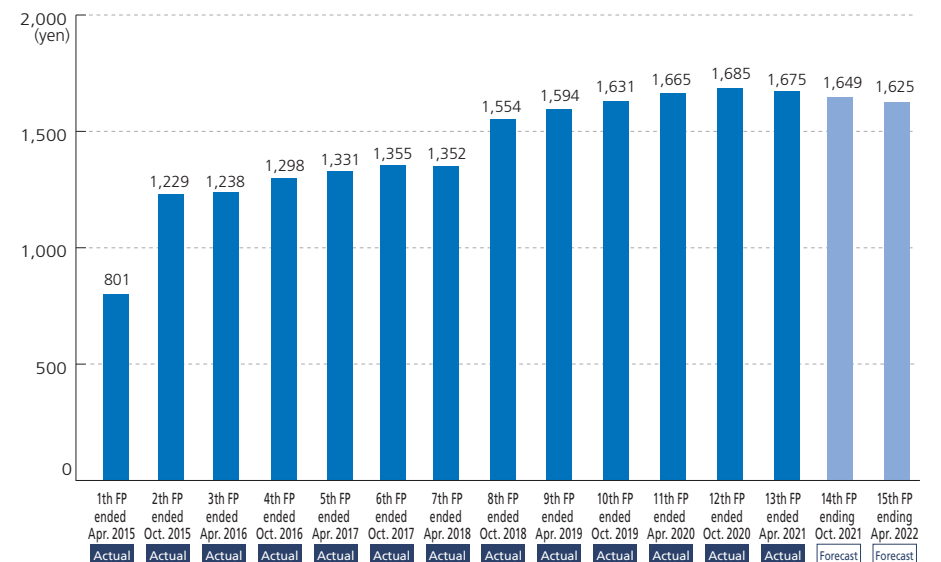
# Highlights of FP13 Business Results

## Business Results and Distribution

Fiscal Period	12th FP ended Oct. 2020 (Actual)	13th FP ended Apr. 2021 (Actual)	14th FP Ending Oct. 2021 (Forecast) <sup>(Note)</sup>	15th FP ending Apr. 2022 (Forecast) <sup>(Note)</sup>
Operating revenue (million yen)	14,826	<b>15,055</b>	14,578	14,521
Operating income (million yen)	7,868	<b>7,989</b>	7,452	7,392
Ordinary income (million yen)	6,993	<b>7,103</b>	6,540	6,481
Net income (million yen)	6,992	<b>7,103</b>	6,540	6,481

(Note) The respective figures for "FP 14 ending Oct. 2021 (Forecast)" and "FP 15 ending Apr. 2022 (Forecast)" are as of June 15, 2021 (the announcement date of business results) calculated based upon certain assumptions. Actual operating revenue, operating income, ordinary income, net income and distribution per unit may differ materially due to various factors. The above forecasts are not intended to be guarantees of business results or the actual amount of distribution.

## Trend of Distribution per Unit (yen)



(Note) As a two-for-one split of investment units was implemented on May 1, 2018, and in consideration of the impact of the split, DPU and NAV per unit for each period prior to the FP 8 are calculated by dividing the actual figures by two.

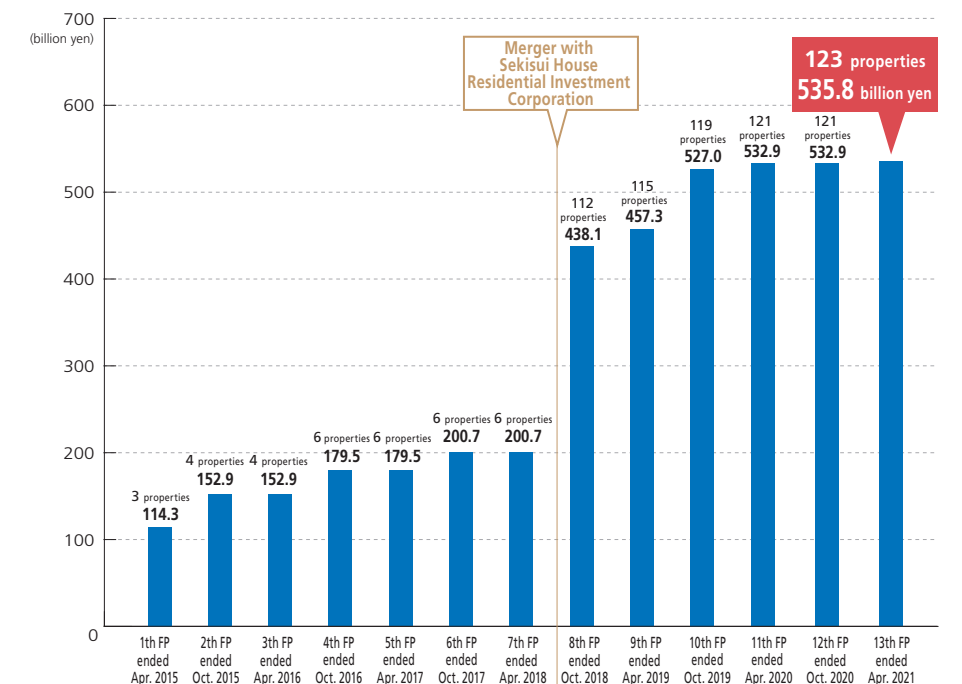
## Asset Size

### Accomplishments for this period

#### Asset replacement

Disposition	Disposition Date	Disposition Price	 Esty Maison Sangenjaya 1 property (Tokyo 23 wards)
	February 26, 2021	965 million yen	
Acquisition	Acquisition Date	Acquisition Price	   3 properties (Nagoya-shi)
	April 1, 2021	Total 3,750 million yen (3 properties)	

## Trend of Asset Size



Sekisui House Reit Inc., which has been  
steadily growing

What are the future targets as a  
diversified REIT?

Ask Mr. Abe, who assumed office in Feb. 2021



Sekisui House Asset Management, Ltd.  
President & Representative Director

Toru Abe

## Mission

Driving ESG activities with a focus on dialog with  
stakeholders while leveraging sponsor support to  
upgrade portfolio quality and improve profitability



**Please tell us about your background and your planned areas of focus as a new CEO.**

In 1990, I joined Sekisui House, Ltd. (Sekisui House), which is the sponsor of Sekisui House Reit, Inc. (SHR). In the beginning, I worked mainly on condominium development. Then, I was seconded to the asset manager for Japan Excellent REIT. That was Sekisui House's first involvement in the REIT business. There, I experienced taking the REIT public. After returning to Sekisui House in 2009, I served as CEO of Sekisui House's Australian subsidiary for ten and a half years, where I was involved in the real estate development and homebuilding businesses in Australia.

Communication is important to my work.

Due to the COVID-19 pandemic, Sekisui House Asset Management, Ltd. (SHAM) tries to minimize office work and relies primarily on remote work. But no matter the environment, communication with other employees and outside parties is important.

After four months in my position, I am now able to put a face to the names of all employees. I stress communication because of my own personal experience with the importance of dialog with people. I believe that active communication feeds idea generation and innovation and I plan to place a great deal of importance on communication not only among employees, but also with unitholders, business partners and all other stakeholders.



**Have there been any changes in real estate market trends amid the pandemic?**

As a fundamental trend, Japan's population decline has led to a decrease in new housing starts, including both owner-occupied and rental housing. Amid the pandemic, however, some unexpected changes have materialized.

In what used to be a slower part of the housing market, there has been strength in owner-occupied housing in the suburbs of the Tokyo Metropolitan Area. Condominiums are beginning to provide space in common areas for remote work.

Meanwhile, in the office market, the introduction of remote work has greatly changed how we get work done. As the effects of the pandemic drag on, if the remote work is more adopted and established than the present state, there is the risk that demand for small office spaces could decline. If both residence and office building are not "chosen properties", we will not be able to win the competition for the future. Based on that view, it is essential to add more value to each asset in the portfolio.

Looking forward over the next decade, we need to upgrade portfolio quality with an individualized focus on each property.

# Message from President and Representative Director of Asset Management Company

Q

## How have your first four months as CEO been?

After taking over as CEO, first, I set out to visit each property to get a better understanding of the individual properties in SHR's portfolio. When I visit a property, I try to walk around and see for myself. I walk from the closest station to check out the neighborhood. If there is a grocery store, I stop in and check out the prices. I try to see things as if I lived there myself.

I also seek out input from our local property managers and tenants to assess the current situation and what needs to be done. Moving forward, I would like to leverage that research to brainstorm with the involved party and employees and generate ideas that will contribute to asset value appreciation. At the same time, I would like to actively implement measures that will contribute to our ESG goals, as well.

Q

## You talk about actively pursuing ESG goals. Please tell us about initiatives on that.

Last October, the Japanese government announced its vision for carbon neutrality by 2050. In recent years, natural disasters other than earthquakes, such as sudden, heavy downpours and typhoons, have intensified. As a result, many have come to the realization that climate change is an urgent problem.

I experienced the severe impact of global warming while working in Australia. The ozone hole exposes Australia to ultraviolet rays about seven times as intense as that in Japan. Australia has the highest incidence rate of skin cancer in the world. So, people there have become sensitive to environmental problems earlier than many of us in Japan. When I first transferred to Australia in 2009, the Australian government focused efforts on drought countermeasures. Now that climate change has progressed further, flooding countermeasures are needed urgently.

I will advance our ESG initiatives with a strong sense of mission, rooted in the belief that we must practice and preach ESG if we wish to stay in business as a first step, we have identified materialities and set KPIs for SHR in Environment, Social and Governance areas. Moving forward, we will endeavor to address societal issues, secure stable earnings over the mid-to long-term and achieve growth in assets under management to maximize unitholder value and create a more prosperous future.

### Topics

### Certification rank of 4 residential properties were upgraded through re-acquisition of DBJ Green Building Certification (examples)

Introduced environmentally conscious facilities as initiatives for Energy Reduction



Prime Maison Asakusabashi



Prime Maison Takami



Prime Maison Central Park

Q

## Please tell us about any other areas of focus outside ESG.

This may be included in ESG, but employee health and happiness are equally important. Amid the ongoing reform of working styles, we must also promote the expansion of diversity. Another important theme is the development of human resources, including the identification of the next generation of leaders. We hope that idea creation and innovation through communication will lead to employee's growth and SHAM's development.

Q

## Finally, share with us your ambitions as CEO.

Even as remote work and AI gain adoption, I will place importance on dialog with people, based on a strong belief that it is people, and only people, who make things happen.

I will pursue my work by gaining understanding and cooperation through solid dialog with people. Additionally, through smooth communication with our sponsor, I will actively incorporate ESG perspectives and build pioneering assets that fit the Sekisui House mold.

Finally, I hope to continue to benefit from the unwavering support from all our stakeholders.



Right person : Atsuhiko Kida, Executive Director of Sekisui House Reit, Inc.

### Profile

Sekisui House  
Asset Management, Ltd.  
President &  
Representative Director  
**Toru Abe**

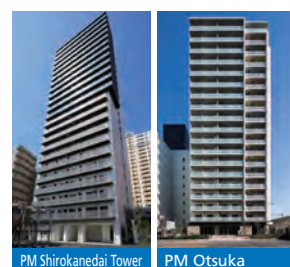
### Main profiles

Apr. 1990	Sekisui House Ltd.
Aug. 2005	Seconded to JAPAN EXCELLENT ASSET MANAGEMENT CO., Ltd.
Apr. 2009	Seconded to Sekisui House Australia Pty Ltd., CEO & Managing Director
Oct. 2019	Sekisui House Ltd., Chief Manager, Tokyo Condominium Department
Feb. 2021	Seconded to Sekisui House Asset Management, Ltd., President & Representative Director



# Portfolio Map

As of June 15, 2021 (the announcement date of business results)



Fukuoka-shi  
Residence/ 8 Properties

Kitakyusyu-shi  
Residence/ 1 Property

Greater Tokyo 81 properties

Office building/ 3 properties Residence/ 78 properties

Kanazawa-shi  
Residence/ 1 Property

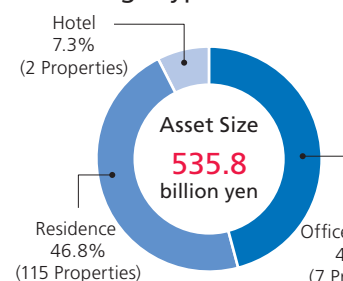
Yokkaichi-shi  
Residence/ 1 Property

Sendai-shi  
Residence/ 1 Property

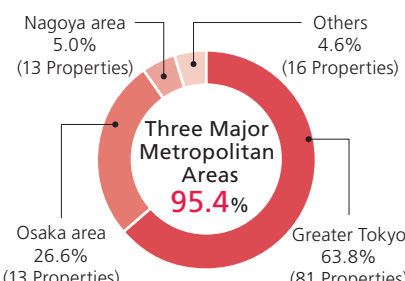
Shizuoka-shi  
Residence/ 1 Property

PM:Prime Maison EM:Esty Maison GC:Garden City GA:Garden Avenue GM:Granmast MS:Mast Style

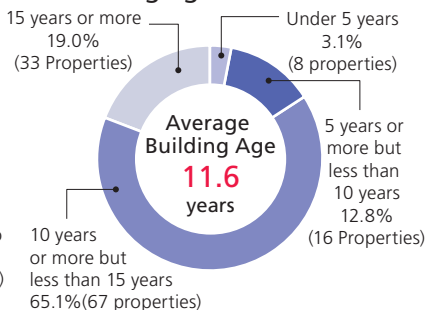
## Usage type ratio<sup>(Note 1)</sup>



## Ratio of Area<sup>(Note 1)</sup>



## Building age ratio<sup>(Note 1)(Note 2)</sup>



Others 16 properties



Nagoya Area 13 properties

Office building/ 1 property Residence/ 12 properties



Osaka Area<sup>(Note 1)</sup> 14 properties

Office building/ 3 properties Residence/ 9 properties Hotels 2 properties



(Note 1) "Hommachi Garden City" is counted as two properties—one for the office portion and one for the hotel portion—when calculating figures for "Usage type ratio" and "Number of properties in Osaka area", and is counted as one property when calculating figures for "Area ratio" and "Building age ratio".

(Note 2) "Esty Maison Yokohama-aobadai" is counted as two properties—one for North and one for South—when calculating diversification by building age.

## ESG Initiatives

### Basic initiative

SHAM and SHR contribute to a sustainable society by conducting real estate investment management with due consideration given to ESG in accordance with the Sustainable Vision advocated by Sekisui House, the sponsor, which aims to become a leading company in ESG management.

SHAM has established Sustainability Policy in order to connect its overall business operations with sustainability objectives.

Moreover, the Sustainability Committee sets up targets, monitors compliance, evaluates the effect of measures implemented, and investigates improvement measures on a regular basis.

### Issuance of ESG Report

SHR issued its first ESG Report (English Ver.) in January 2021 to proactively disclose ESG-related information and strives to enhance dialogues with stakeholders.

SHR identified materiality (Important Issues) and established action plan and targets for each materiality and promote efforts for achievement.



### Initiatives/ External Certifications

#### MSCI ESG rating was upgraded to "A"

MSCI ESG ratings, which serves as the selection criterion for MSCI Japan ESG Select Leaders Index, has been improved to "A" (June 2021)

#### Ratified the Principles for Responsible Investing (PRI)

SHAM agreed with and ratified the Principles for Responsible Investing (PRI) (March 2019)



#### Acquired the GRESB Assessment

• Acquired a "Green Star" for the 4th consecutive year under the GRESB Real Estate Assessment (2020)  
• Acquired highest rank "A" under the GRESB Disclosure Assessment (2020)



#### Expressed agreement with TCFD

SHAM expressed agreement with TCFD recommendations (July 2020)



#### Acquired green certifications

Green certifications ratio of 55.2% (Total floor area basis, as of June 15, 2021)



#### MUFG ESG Rating Certificate for J-REIT supported by JCR

SHR and SHAM acquired the highest "S rank"

## Environment

In recent years, lifestyle of people and corporate activities are exposed to risk by climate change due to global warming. SHR recognizes that resolving environmental issues such as climate change is one of the important key issues in our policy of contributing to the realization of a sustainable society. Based on this recognition, SHR sets reducing targets for the environment-related indicators contribute to decarbonization.

In accordance with the Gohon no ki ("five trees") project promoted by Sekisui House, SHR conducts maintenance and management of planting and other greenery measures, centering on tree species with consideration given to the native vegetation and other ecosystem matters.

### Reduction of CO<sub>2</sub> emissions

#### Target (Target year: 2030)

Portfolio CO<sub>2</sub> emissions (intensity) Reduce 20% vs. FY 2018 levels

Introduce environmentally friendly features such as solar panels, LED lighting and laminated Low-e double glazed windows, which features insulating and heat-reflecting capabilities.



Solar panels (Garden City Shinagawa Gotenyama)

## Social

SHR promotes to initiatives for disaster prevention to enable tenant companies and residents to stay with security and safety. SHR has also contributed to local communities by introducing share bikes and Food Truck to some properties. SHAM has created a comfortable working environment by introducing system of working from home as a preventive measure against COVID-19. SHAM has also made efforts to encourage employees to acquire qualifications to develop expertise.

### Contributions to Society

#### Matching employee donations program : Sekisui House Matching Program



Employees set aside the amount they want from their salaries and Sekisui House adds the same amount of subsidies to make donations.



### Initiatives related to the pandemic

- Utilize web-conferencing
- Introduce quarantine leave
- Install anti-aerosol panels and partitions in the office
- Disinfect the workplace and check employee body temperatures

## Governance

For the purpose of tightening examinations on transactions with interested parties, including the acquisition of portfolio assets and the entrustment of property management services, SHAM has adopted frameworks each decision to be made by Investment Committee and Compliance Committee must be conditional upon the attendance and assent by external members appointed from among professionals who have no special interest with interested parties of SHAM. Furthermore, SHAM stipulates Rules for Transactions with Interested Parties concerning transactions between the interested parties of SHAM and SHR as an internal rule to exclude adverse effect of conflicts of interest. For example, price of property acquisition from interested parties must be lower than the appraisal value, etc. determined by a real estate appraiser who is a non-interested party.

### Activities that linked to unitholder interests

- Performance-linked fee is adopted as part of asset management fee

#### (1) Linked to total assets and unit price performance

Total Assets x (0.14% (annual rate) + Rates linked to the TSE REIT Index)<sup>(Note1)</sup>

#### (2) Linked to DPU and operating income

(Distributable amount per unit x operating Income<sup>(Note2)</sup> x 0.002%) x 2<sup>(Note3)</sup>

(Note 1) The rate is fluctuated depending on the performance-comparison of the SHR's investment units and the TSE REIT Index.

(Note 2) "Distributable amount per unit" and "Operating Income" are before deduction of asset management fee linked to DPU and operating income.

(Note 3) As SHR implemented a 2-for-1 split of the investment units with May 1, 2018 as the effective date, Management Fee II (asset management fee linked to DPU and operating income) is calculated by multiplying by 2, which is the split ratio.

### Disclosure to and dialog with stakeholders

- Participated in online seminars for individual investors
- Created a new webpage for individual investors and strengthened information disclosure



For more ESG information of SHR, please refer to the website below

<https://sekisuihouse-reit.co.jp/en/esg/index.html>



Outline of asset management operation

1. Developments in Asset Management in the Fiscal Period under Review

(1) Brief History of the Investment Corporation

Sekisui House Reit, Inc. (“SHR”) was established on September 8, 2014 as an investment corporation investing primarily in commercial properties including office buildings, hotels and retail and other properties, sponsored by Sekisui House, Ltd. (“Sekisui House”), a leading homebuilder representing Japan with an established development and management track record also in the property development business. SHR was listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange, Inc. (“Tokyo Stock Exchange”) on December 3, 2014 (securities code: 3309).

Sekisui House Residential Investment Corporation (“SHI,” and collectively with SHR, the “Two Investment Corporations”) was established on April 20, 2005 as an investment corporation investing primarily in residences and retail properties, with the corporate name of JOINT REIT Investment Corporation, and listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange on July 28, 2005. In March 2010, a collaboration system was established with Sekisui House serving as the main sponsor and Spring Investment Co., Ltd. as joint sponsor for the investment corporation, which was renamed from JOINT REIT Investment Corporation to Sekisui House SI Investment Corporation in June 2010. Later, in June 2014, its Articles of Incorporation were revised to set residences as the sole target of investment, and the corporate name was changed to Sekisui House SI Residential Investment Corporation. Subsequently, in association with the shift to a structure in which Sekisui House serves as the sole sponsor in March 2017, SHI was renamed to Sekisui House Residential Investment Corporation in June 2017.

The Two Investment Corporations, each under the support of the Sekisui House Group<sup>(Note 1)</sup>, had separately conducted asset management in an effort to expand their assets and secure stable returns by utilizing their respective strengths with the aim of continuous enhancement of unitholder value. However, with an aim to secure strong returns and stability and growth of cash distributions through promoting a steady increase of assets under management and endeavor to maximize unitholder value by further expanding the scale of their assets and increasing their market presence and expanding a variety of opportunities for growth through utilizing the integrated corporate strength of the Sekisui House Group, the Two Investment Corporations conducted an absorption-type merger with SHR as the surviving corporation and SHI as the dissolving corporation (the “Investment Corporation Merger”), setting May 1, 2018 as the effective date<sup>(Note 2)</sup>.

SHR’s investment policy is to conduct asset management that seeks to secure stable earnings over the medium to long term and steady growth of its investment assets, with residential properties<sup>(Note 3)</sup> and commercial properties<sup>(Note 4)</sup> as major investment targets.

(Note 1) “Sekisui House Group” refers to a group of companies comprised of Sekisui House and its consolidated subsidiaries and its affiliates accounted for by the equity method. The same shall apply hereinafter.

(Note 2) In association with the Investment Corporation Merger, Sekisui House Asset Management, Ltd. (the “former SHAM”), the asset management company for SHI, and Sekisui House Asset Management, Ltd. (former name: Sekisui House Investment Advisors, Ltd.) (“SHAM”), the asset management company for SHR, carried out an absorption-type merger as of the same date as the effective date of the Investment Corporation Merger, with SHAM being the surviving company and the former SHAM being the dissolving company, and changed the company name to the current one.

(Note 3) “Residential properties” refer to real estate whose principal use is residence (including student dormitories, company housing, furnished residences with appliances which do not fall under serviced apartments (\*1) (\*2)). The same shall apply hereinafter.

(\*1) “Serviced apartments” refer to furnished residences with appliances where a dedicated operator provides certain services to users. The same shall apply hereinafter.

(\*2) Some serviced apartments may fall under apartment houses as defined in the Building Standards Act (Act No. 201 of 1950, as amended) (the “Building Standards Act”). The same shall apply hereinafter.

(Note 4) “Commercial properties” refer to real estate whose principal use is for office buildings, hotels and retail and other properties (including serviced apartments, housing for elderly with service, fee-based homes for the aged, and daycare centers (\*); the same shall apply hereinafter.) and other non-residential business purposes. The same shall apply hereinafter.

(\*) Some housing for elderly with service, fee-based homes for the aged, and daycare centers may fall under apartment houses as defined in the Building Standards Act. The same shall apply hereinafter.

(2) Management Environment and Management Performance

a. Management Environment

During the fiscal period under review, while the Japanese economy continues to recover from amid severe situation due to the impact of COVID-19, some weaknesses are observed.

Under such circumstances, in the real estate leasing market, regarding the residences and office buildings, which are positioned by SHR as core assets of the portfolio and constitute approximately 93% of the portfolio (on an acquisition rice basis) as of April 30, 2021 ("as of the end of the fiscal period under review"), residences showed signs of weakening in demand for narrow single-type rents due to the economic impact on single residents, who are vulnerable to a change in the employment environment. However, overall occupancy rate of new contract rents remained at a level above the rents in the past, and occupancy rates have stayed strong. In office buildings, vacancy rates in the market trended upward as tenant relocation needs continued to be limited, but the impact was limited. As a result, occupancy rates and rent levels of office buildings remained firm. On the other hand, hotels that constitute approximately 7% of SHR's portfolio (on an acquisition price basis) have continued the severe situation as travel demand has stagnated worldwide due to travel and immigration restrictions imposed by each country in response to the expansion of COVID-19, and domestic demand has also declined.

In the real estate transaction market, though the asset type which is less impacted by COVID-19 had a tendency to be preferred, investors in Japan and overseas have continued to have a strong desire to acquire properties against the global monetary easing and other factors, or SHR has seen a shortage of superior properties that it considers to be an investment target, and expected cap rate has remained at low levels.

b. Management Performance

The number of properties SHR owned as of the end of the fiscal period under review to 123 (comprising 115 residential properties and 8 commercial properties) with an aggregate acquisition price<sup>(Note)</sup> of 535,838million yen (251,018 million yen for residential properties and 284,820 million yen for commercial properties).

Moreover, the occupancy rate of SHR’s investment assets as of the end of the fiscal period under review stood at 96.5% for residential properties, 99.5% for commercial properties and 97.3% for the entire portfolio against the backdrop of the real estate leasing market as described above.

(Note) The “acquisition price” indicates the transaction price shown in the sales agreements for respective properties (excluding consumption tax, local consumption tax and commission and other various expenses, rounded down to the nearest million yen).

For properties SHR succeeded from SHI through the Investment Corporation Merger, however, the value based on the appraisal by real estate appraisers with April 30, 2018 as the appraisal date is used as the acquisition price, because the acceptance price should be the appraisal value upon the acquisition by SHR as such properties are accounted for by the purchase method with SHR set as the acquiring corporation and SHI as the acquired corporation. The same shall apply hereinafter.

(3) Overview of Fund Procurement

a. Borrowings

SHR raised a total of 3,000 million yen in short-term borrowings on April 1, 2021 to fund the acquisition of trust beneficiary rights in real estate and to fund a portion of related expenses, as well as to refinance a total of 20,950 million yen in borrowings due this term. As a result, the balance of interest-bearing liabilities as of the end of the fiscal period under review is 252,942 million yen and the ratio of total interest-bearing liabilities to total assets (“LTV (total assets basis)”) is 45.4%.

b. Credit Rating

The following table sets forth the status of credit ratings of SHR as of the end of the fiscal period under review.

Credit Rating Agency	Rating Type
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating: AA Rating outlook: Stable
Japan Credit Rating Agency, Ltd. (JCR)	Bond rating: AA
Rating and Investment Information, Inc. (R&I)	Issuer rating: AA- Rating outlook: Stable



(4) Overview of Business Performance and Distributions

Results in the fiscal period under review are operating revenue of 15,055 million yen, operating income of 7,989 million yen and ordinary income of 7,103 million yen, resulting in net income of 7,103 million yen. In addition, concerning cash distributions, SHR decided to distribute 7,183 million yen, which is the amount of unappropriated retained earnings after adding reversal of reserve for temporary difference adjustments (157 million yen) and reversal of reserve for reduction entry (26 million yen) based on the application of special tax treatment for investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended) (the “Special Taxation Measures Act”)) and reserving reserve for reduction entry (103 million yen) stipulated in Article 65-7 of the Special Taxation Measures Act.

2. Status of Capital Increase, etc.

The following table sets forth the increase (/decrease) in unitholders’ capital and the total number of investment units issued and outstanding since in the last five years.

Date	Event	Unitholders’ capital (million yen)		Total number of investment units issued and outstanding (units)		Note
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
June 21, 2016	Third-party allotment	590	100,040	4,800	894,000	(Note 1)
May 24, 2017	Public offering	9,661	109,702	71,400	965,400	(Note 2)
June 12, 2017	Third-party allotment	487	110,189	3,600	969,000	(Note 3)
May 1, 2018	Split of investment units	—	110,189	969,000	1,938,000	(Note 4)
May 1, 2018	Allocation of investment units through merger	—	110,189	1,824,091	3,762,091	(Note 5)
June 10, 2019	Public offering	37,162	147,351	501,500	4,263,591	(Note 6)
July 9, 2019	Third-party allotment	1,858	149,210	25,075	4,288,666	(Note 7)

(Note 1) New investment units were issued at an issue amount of 122,967 yen per unit by way of third-party allotment and proceeds thereof were intended to be used to make future partial repayment of loans or as part of future acquisition funds for specified assets.

(Note 2) New investment units were issued at an issue price of 139,912 yen (with the issue amount being 135,320 yen) per unit through a public offering to procure funds for the acquisition of new properties.

(Note 3) New investment units were issued at an issue amount of 135,320 yen per unit by way of third-party allotment, with the proceeds thereof intended to be used for the partial repayment of the short-term loans that had been taken up to finance the acquisition of the new properties.

(Note 4) SHR implemented a two-for-one split of investment units with April 30, 2018 as the record date and May 1, 2018 as the effective date.

(Note 5) Upon the Investment Corporation Merger, 1.65 SHR units following the investment unit split were allocated to every SHI unit on May 1, 2018 and 1,824,091 investment units were newly issued.

(Note 6) New investment units were issued at an issue price of 76,537 yen (with the issue amount being 74,103 yen) per unit through a public offering to procure funds for the acquisition of new properties.

(Note 7) New investment units were issued at an issue amount of 74,103 yen per unit by way of third-party allotment, with the proceeds thereof intended to be used for the partial repayment of the short-term loans that had been taken up to finance the acquisition of the new properties.

[Changes in Market Price of Investment Securities]

The following table sets forth the fiscal period high and low (closing price) on the Tokyo Stock Exchange Real Estate Investment Trust Section on which SHR investment securities are listed.

Fiscal period	9th fiscal period	10th fiscal period	11th fiscal period	12th fiscal period	13th fiscal period
	From: Nov. 1, 2018 To: Apr. 30, 2019	From: May 1, 2019 To: Oct. 31, 2019	From: Nov. 1, 2019 To: Apr. 30, 2020	From: May 1, 2020 To: Oct. 31, 2020	From: Nov. 1, 2020 To: Apr. 30, 2021
High (yen)	85,400	103,700	99,700	78,700	93,100
Low (yen)	67,100	77,200	47,150	62,500	72,700

## 3. Performance of Distribution, etc.

Distribution per unit for the fiscal period under review (the 13th fiscal period) is 1,675 yen. The policy is to distribute 7,183 million yen, which is the amount of unappropriated retained earnings after adding reversal of reserve for temporary difference adjustments (157 million yen) and reversal of reserve for reduction entry (26 million yen) in application of the special treatment of corporation tax under which the amount equivalent to distribution of earnings is deductible from the taxable income of investment corporations as deductible expenses (Article 67-15 of the Special Taxation Measures Act) and reserving reserve for reduction entry (103 million yen) stipulated in Article 65-7 of the Special Taxation Measures Act.

Fiscal period	9th fiscal period From: Nov. 1, 2018 To: Apr. 30, 2019	10th fiscal period From: May 1, 2019 To: Oct. 31, 2019	11th fiscal period From: Nov. 1, 2019 To: Apr. 30, 2020	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020	13th fiscal period From: Nov 1, 2020 To: Apr. 30, 2021
Total amount of unappropriated retained earnings (thousand yen)	5,894,142	7,405,454	6,991,331	6,992,995	7,103,009
Amount of accumulated earnings (thousand yen)	—	775,495	—	—	103,708
Total amount of cash distribution (thousand yen)	5,996,773	6,994,814	7,140,628	7,226,402	7,183,515
[Distribution per unit] (yen)	[1,594]	[1,631]	[1,665]	[1,685]	[1,675]
Total amount of distribution of earnings out of the total amount of cash distribution (thousand yen)	5,996,773	6,994,814	7,140,628	7,226,402	7,183,515
[Distribution of earnings per unit] (yen)	[1,594]	[1,631]	[1,665]	[1,685]	[1,675]
Total amount of refund of investment in capital out of the total amount of cash distribution (thousand yen)	—	—	—	—	—
[Amount of refund of investment in capital per unit] (yen)	[—]	[—]	[—]	[—]	[—]
Total distribution amount from reserve for temporary difference adjustments out of total amount of refund of investment in capital (thousand yen)	—	—	—	—	—
[Distribution amount from reserve for temporary difference adjustments per unit out of amount of refund of investment in capital per unit] (yen)	[—]	[—]	[—]	[—]	[—]
Total distribution amount from distribution reducing unitholders' capital for tax purpose out of total amount of refund of investment in capital (thousand yen)	—	—	—	—	—
[Distribution amount from distribution reducing unitholders' capital for tax purpose out of amount of refund of investment in capital per unit] (yen)	[—]	[—]	[—]	[—]	[—]

## 4. Future Management Policy

## (1) Future Trends Outlook

It is expected that the Japanese economy will continue to recover, partly due to the effects of various policies and improvements in the overseas economy, as it takes measures to prevent the spread of COVID-19. However, paying close attention to the rising risk of undermining domestic and global economy by COVID-19 is needed. In addition, it is necessary to monitor the effect of fluctuation in financial and capital markets closely. Against this backdrop, with regard to residence, which is living base in the real estate leasing market, SHR believes that it is necessary to closely monitor the potential decline in the influx of population into the Tokyo metropolitan area, which is affected by COVID-19, and the impact of the new normal on tenant trends in residence areas. With regard to office buildings, which is operation bases in the real estate leasing market, SHR anticipates that vacancy rates in the office market will continue the upward trend, and SHR believes that SHR should closely monitor trends of new rent levels.

As for hotels, SHR believes that demand for hotel rooms is expected to remain severe for the time being due to factors such as the decrease in the number of foreign tourists visiting Japan due to immigration restrictions in each country and a decline in the number of domestic tourists. In the real estate transaction market, SHR expects the cap rate to remain low for the foreseeable future, but SHR believes that it is necessary to carefully assess the situation of COVID-19 (including the period required for the conclusion of the pandemic and the degree of economic recovery after the end of the pandemic).

## (2) Future Management Policy and Challenges to Address

SHR will continue to focus on prime properties—high-quality residential properties and commercial properties situated in strategic locations—as its core investment targets among other main investment targets. By implementing growth strategies that take full advantage of the real estate development and operation capabilities and other strengths of the Sekisui House Group, which has established an extensive track record of developing and operating residential properties and commercial properties, SHR will seek to secure stable earnings over the medium to long term and steady growth of its investment assets and thereby aim to maximize unitholder value. On the other hand, SHR will endeavor to expand its asset size by exploring investment opportunities through the initiatives of SHAM on its own.

Concerning main investment target areas in Japan for residential properties, SHR has set Greater Tokyo<sup>(Note 1)</sup> as the core investment area with a focus on the Tokyo 23 wards, which are believed to have a number of prime properties that offer locations accommodating residents' needs as well as excellent basic functions as a residence including comfort and safety and such and are expected to see strong leasing demand and supplies of prime properties. In addition, SHR will invest in other major cities throughout Japan outside of Greater Tokyo including government designated cities as well as their surrounding commutable areas, where networks of Sekisui House and Six Sekisui House Real Estate Companies<sup>(Note 2)</sup> can be fully utilized.

SHR has set the three major metropolitan areas<sup>(Note 1)</sup> with three large cities, namely the Tokyo 23 wards, Osaka City and Nagoya City, all of which SHR has knowledge in the course of developments by Sekisui House, as the core investment areas in Japan for commercial properties, with a focus on the three large cities, in which SHR can expect stable management against the backdrop of solidified demand resulting from being bases for tenant companies' business activities. In addition, major cities throughout Japan other than the three major metropolitan areas are set as investment areas.

SHR has executed a sponsor support agreement with Sekisui House. This agreement provides for utilization of the urban redevelopment business track record and know-how of Sekisui House, allowing SHR to seek from Sekisui House property acquisition support for external growth (pipeline support). Specifically, such support will (a) grant to SHR preferential negotiation rights with regard to the sale of domestic real estate, etc. owned or developed by Sekisui House, (b) provide SHR with information on real estate, etc. owned or developed in Japan by third parties, (c) provide SHR with warehousing functions, and (d) provide SHR with support for the redevelopment of owned properties.

Furthermore, SHR has concluded agreements concerning preferential negotiation rights (and others) with the Six Sekisui House Real Estate Companies. Thus, particularly with residential properties, SHR will be able to receive support in acquiring properties for external growth, such as granting of preferential negotiation rights regarding sale of domestic real estate, etc. owned or developed by the Six Sekisui House Real Estate Companies.



Sekisui House and Sekisui House Real Estate Group<sup>(Note 3)</sup> possess (a) property management (“PM”) skills based on their relationship with tenants, (b) know-how as a real estate developer to maintain/improve real estate value through large-scale repair, renovation/value enhancement, redevelopment, etc., and (c) know-how on developing various types of master leasing businesses. In relation to management of owned assets, by concluding a sponsor support agreement with Sekisui House, SHR and SHAM can seek (i) technologies and know-how that contribute to the improvement of tenant satisfaction or other factors, including energy efficiency and eco-friendliness, that contribute to the renovation/value enhancement of properties, (ii) personnel support, including provision of know-how required for the operation of SHR, and (iii) support in areas such as negotiation of master lease agreements with regard to commercial properties.

(Note 1) The “three major metropolitan areas” refer to “Greater Tokyo,” the “Osaka area” and the “Nagoya area,” where “Greater Tokyo” refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture, the “Osaka area” refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture and Nara Prefecture and the “Nagoya area” refers to Aichi Prefecture. The same shall apply hereinafter.

(Note 2) “Six Sekisui House Real Estate Companies” is a collective name for Sekisui House Real Estate Tokyo, Ltd., Sekisui House Real Estate Tohoku, Ltd., Sekisui House Real Estate Chubu, Ltd., Sekisui House Real Estate Kansai, Ltd., Sekisui House Real Estate Chugoku&Shikoku, Ltd. and Sekisui House Real Estate Kyushu, Ltd., which are wholly-owned subsidiaries of Sekisui House and are core companies of real estate unit of the Sekisui House Group operating nationwide. The same shall apply hereinafter.

(Note 3) “Sekisui House Real Estate Group” refers to a group of companies comprised of Six Sekisui House Real Estate Companies as the core, and of its subsidiaries and affiliates. The same shall apply hereinafter.

(3) Financial Strategy

SHR has adopted as its policy the conduct of stable and sound financial operations in order to secure stable earnings over the medium to long term and enhance unitholder value. Specifically, the policy is to form strong and stable business relationships with leading domestic financial institutions, centering on megabanks, bolstered by the creditworthiness of the sponsor, Sekisui House, and also to reduce refinancing risks and risks of fluctuations in interest rates by exploring the extension of borrowing periods and working to diversify dates for repayment, etc., while pursuing the optimum balance between fixed-rate and floating-rate debts.

In addition, with regard to LTV (total assets basis), although SHR has the policy to set the figure at 60% as its upper limit, SHR will control the figure at mid-40%, which is a conservative level, setting the upper limit for the time being at around 50% with a focus on securing its funding capabilities.

Furthermore, SHR will work to diversify its sources for direct and indirect financing, such as by issuing investment corporation bonds, in comprehensive consideration of the market environment, SHR’s financial standing and other factors, while continuing its endeavors for stable and sound financial operations.

5. Significant Subsequent Events  
Not applicable.

(Reference Information)

(1) Issuance of the Investment Corporation Bonds

SHR decided to issue the investment corporation bonds (The Investment Corporation Bonds) as follows on May 13, 2021 in accordance with the comprehensive resolution issued by the Board of Directors on March 3, 2021 regarding the issuance of investment corporation bonds and the payment was completed on May 19, 2021.

a. Name:	Sekisui House Reit, Inc. Ninth Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (Green Bonds)
b. Total issue amount:	2,000 million yen
c. Interest rate:	0.460% per annum
d. Payment date:	May 19, 2021
e. Collateral and guarantee:	No secured mortgage or guarantee is applicable, and no assets are specifically reserved as security for the Investment Corporation Bonds.
f. Redemption method and date:	The total amount will be redeemed on May 19, 2031. The Investment Corporation Bonds may be repurchased and cancelled at any time after the payment date unless otherwise specified by Japan Securities Depository Center, Incorporated or laws and regulations.
g. Credit ratings:	AA (Japan Credit Rating Agency, Ltd.)
h. Fiscal agent, issuing agent and paying agent:	MUFG Bank, Ltd.
i. Specific use	The funds were used for the early repayment of long-term borrowing on May 20, 2021. <sup>(Note)</sup>

(Note) For details of the early repayment is as follows.

Category	Lenders	Balance before repayment (million yen)	Repayment amount (million yen)	Balance after repayment (million yen)	Drawdown date	Scheduled repayment date	Actual repayment date
Long-term	MUFG Bank, Ltd., Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation	2,000	2,000	—	November 30, 2020	November 30, 2022	May 20, 2021

Outline of the investment corporation

1. Status of Capital

Fiscal period	As of the end of 9th fiscal period (Apr. 30, 2019)	As of the end of 10th fiscal period (Oct. 31, 2019)	As of the end of 11th fiscal period (Apr. 30, 2020)	As of the end of 12th fiscal period (Oct. 31, 2020)	As of the end of 13th fiscal period (Apr. 30, 2021)
Total number of investment units authorized (units)	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
Total number of investment units issued and outstanding (units)	3,762,091	4,288,666	4,288,666	4,288,666	4,288,666
Unitholders' capital (million yen)	110,189	149,210	149,210	149,210	149,210
Number of unitholders (persons)	18,736	18,986	19,230	19,279	18,942

2. Matters Concerning Investment Units

Of the unitholders as of the end of the fiscal period under review, the following are the top ten unitholders in terms of investment unitholding ratio.

Name	Number of units owned (units)	Percentage of owned units to total units issued and outstanding (%)
Custody Bank of Japan, Ltd. (Trust Account)	1,001,383	23.35
The Master Trust Bank of Japan, Ltd. (Trust Account)	739,425	17.24
Sekisui House, Ltd.	200,750	4.68
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	174,735	4.07
Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	116,889	2.73
STATE STREET BANK WEST CLIENT - TREATY 505234	61,082	1.42
SSBTC CLIENT OMNIBUS ACCOUNT	42,758	1.00
JP MORGAN CHASE BANK 385771	40,635	0.95
JAPAN SECURITIES FINANCE CO., LTD.	40,526	0.94
THE SHINKUMI FEDERATION BANK	37,729	0.88
Total	2,455,912	57.27

(Note) Percentage of owned units to total units issued and outstanding is rounded to the nearest second decimal place.

3. Matters Concerning Directors, etc.

(1) Name and other information of executive director, supervisory directors and an independent auditor

The following table sets forth information on the executive director, supervisory directors and an independent auditor of SHR.

Position	Name	Key concurrently held position, etc.	Total amount of compensation for each position during period (thousand yen)
Executive Director	Atsuhiko Kida	Director, Sekisui House Asset Management, Ltd.	—
	Junichi Inoue <sup>(Note 2)</sup>	President & Representative Director, Sekisui House Asset Management, Ltd.	—
Supervisory Director	Shigeru Nomura	President, Shigeru Nomura Certified Public Accountant Office Outside Director, Eiken Chemical Co., Ltd. Member of Corporate Revitalization Committee, The Resolution and Collection Corporation (RCC)	1,800
	Tatsushi Omiya	Outside Director, QB Net Holdings Co., Ltd. Lawyer, Lex Law Office Outside Director, BTC Corporation	1,800
Independent Auditor	Ernst & Young ShinNihon LLC	—	16,500 <sup>(Note 3)</sup>

(Note 1) None of the executive director or supervisory directors owns SHR investment units in their own name or in the name of another person. In addition, supervisory directors may be officers of other corporations other than those stated above, but none of such corporations, including those stated above, has vested interest in SHR.

(Note 2) Junichi Inoue resigned as an Executive Director on January 31, 2021, and Atsuhiko Kida, Substitute Executive Director was appointed as the Executive Director on February 1, 2021.

(Note 3) The total amount of compensation for the independent auditor, as stated above, is an approximation and includes compensation for auditing matters related to English financial statements.

(2) Policy for determining whether to dismiss or refuse the reappointment of independent auditor

Dismissal of the independent auditor is subject to consideration at a meeting of the board of directors of SHR in accordance with the provisions of the Investment Trusts Act. Refusal of reappointment of the independent auditor is also subject to consideration at a meeting of the board of directors of SHR by taking into account the quality of audits, amount of audit fee and various other circumstances in a comprehensive manner.

4. Matters Concerning the Director's Liability Insurance Contract

The directors' liability insurance contract concluded by SHR is as follows.

Scope of insured person	Overview of the contents of the Director's Liability Insurance Contract
All Exective Directors and Supervisory Directors	(Overview of Insured Events Subject to Compensation) SHR concluded a directors' liability insurance contract with an insurance company as set forth in Article 116-3(1) of the Investment Trust Act, and covers any damage that may arise when the insured assumes liability for the execution of its duties or receives a claim for the pursuit of such liability.
	(Ratio of Insurance Premiums to be Borne) All insurance premiums for all insured persons are borne by SHR
	(Measures to Ensure that the Appropriateness of the Execution of Duties by Directors, etc. is not Impaired) Up to 100 thousand yen for each insured person and up to 1 million yen for each series of liability are set as the immunity amount.



5. Asset Management Company, Asset Custodian and Administrative Agents
- The following table sets forth information on the asset management company, asset custodian and administrative agents of SHR as of the date of this document.

Entrustment category	Name
Asset Management Company	Sekisui House Asset Management, Ltd.
Asset Custodian	Mitsubishi UFJ Trust and Banking Corporation
Administrative Agent (Transfer Agent)	Mizuho Trust & Banking Co., Ltd.
Administrative Agent (Administrative Agent for Operation of Administrative Instruments)	Mitsubishi UFJ Trust and Banking Corporation
Administrative Agent (Administrative Agent for Investment Corporation Bonds)	MUFG Bank, Ltd.

Condition of investment assets

1. Composition of Assets of the Investment Corporation
- The following table sets forth the composition of assets of SHR as of the end of the fiscal period under review.

Type of asset	Asset category	Geographical area, etc.	As of the end of 12th fiscal period (Oct. 31, 2020)		As of the end of 13th fiscal period (Apr. 30, 2021)	
			Total amount held (million yen) (Note 1)	As a percentage of total assets (%) (Note 2)	Total amount held (million yen) (Note 1)	As a percentage of total assets (%) (Note 2)
Real estate in trust	Residential properties	Greater Tokyo	187,835	33.9	186,270	33.5
		Other areas	56,858	10.3	60,579	10.9
	Commercial properties	Three major metropolitan areas	278,381	50.2	277,526	49.9
		Other areas	—	—	—	—
Total of real estate in trust			523,075	94.4	524,375	94.2
Deposits and other assets			30,991	5.6	32,193	5.8
Total amount of assets			554,067	100.0	556,569	100.0

(Note 1) “Total amount held” is the carrying amount (or, for real estate in trust, the depreciated book value) as of the end of each fiscal period, rounded down to the nearest million yen.

(Note 2) Figures under the heading “As a percentage of total assets” have been rounded to the nearest first decimal place.

(Note 3) SHR does not own any overseas real estate, etc. as of the end of the fiscal period under review.

2. Major Portfolio Assets
- The following table sets forth an overview of the major portfolio assets (top ten properties by book value at the end of period) of SHR as of the end of the fiscal period under review.

Name of real estate, etc.	Book value at the end of period (million yen) (Note 1)	Leasable area (m <sup>2</sup> ) (Note 2)	Leased area (m <sup>2</sup> ) (Note 3)	Occupancy rate (%) (Note 4)	As a percentage of total property-related operating revenue (%) (Note 5)	Usage type
Garden City Shinagawa Gotenyama	70,273	38,577.99	38,577.99	100.0	13.0	Office building
Gotenyama SH Building	49,745	19,999.97	19,999.97	100.0	7.3	Office building
Hommachi Minami Garden City	42,670	29,657.53	29,406.32	99.2	8.6	Office building
Hommachi Garden City (Office building portion) <sup>(Note 6)</sup>	36,603	17,006.94	17,006.94	100.0	6.1	Office building
Akasaka Garden City <sup>(Note 7)</sup>	28,741	12,472.81	11,964.26	95.9	4.5	Office building
The Ritz-Carlton, Kyoto <sup>(Note 8)</sup>	22,197	11,496.08	11,496.08	100.0	3.2	Hotel
Hommachi Garden City (Hotel portion) <sup>(Note 6)</sup>	16,859	18,092.98	18,092.98	100.0	2.7	Hotel
Esty Maison Ojima	8,365	9,905.97	9,417.36	95.1	1.7	Residence
Esty Maison Kinshicho II	7,996	9,469.65	9,258.73	97.8	1.5	Residence
Prime Maison Shirokanedai Tower	7,961	6,772.89	6,392.93	94.4	1.6	Residence
Total	291,414	173,452.81	171,613.56	98.9	50.2	—

(Note 1) “Book value at the end of period” refers to the depreciated book value of each property as of the end of the fiscal period under review,

rounded down to the nearest million yen. The same shall apply hereinafter.

(Note 2) “Leasable area” refers to the floor area presumably available for leasing based on the lease agreement or building drawing, etc. for each property that is valid as of the end of the fiscal period under review, rounded down to the second decimal place. In cases where the properties SHR owns are co-ownership interest or quasi co-ownership interest of trust beneficiary interests in real estate for respective properties, the figure indicates the value obtained by multiplying the leasable area of real estate or real estate in trust (or the leasable area of exclusively-owned portions for properties under compartmentalized ownership interest) by the ratio of the ownership interest owned by SHR or trustees. The same shall apply hereinafter.

(Note 3) “Leased area” refers to the sum total of the leased area indicated in the respective lease agreements, which are valid as of the end of the fiscal period under review, with the end tenants for each of the properties or the leased area based on building drawings. However, the leasable area of each property is indicated in case fixed-rent type master lease agreements have been concluded with the master lease companies, regardless of whether lease agreements have been concluded with the end tenants. For Akasaka Garden City and The Ritz-Carlton, Kyoto, the figure indicates the area corresponding to the quasi co-ownership interest owned by SHR. The same shall apply hereinafter.

(Note 4) “Occupancy rate” refers to the ratio of leased area to leasable area of each property as of the end of the fiscal period under review, rounded to the nearest first decimal place. The figure indicated in the “Total” column indicates the ratio of the sum total of leased area of each property to the sum total of leasable area of each property, rounded to the nearest first decimal place.

(Note 5) Figures under the heading “As a percentage of total property-related operating revenue” indicate the ratio of property-related operating revenue of each property for the fiscal period under review to total property-related operating revenue of each property of SHR’s entire portfolio for the fiscal period under review, rounded to the nearest first decimal place.

(Note 6) “Hommachi Garden City” comprises the portions used as office building and retail property (“Hommachi Garden City (Office building portion)”) and the portions used as a hotel (“Hommachi Garden City (Hotel portion)”). In this document, the overview and other information regarding the property may be described separately for the Office building portion and the Hotel portion. The same shall apply hereinafter.

(Note 7) For “Akasaka Garden City”, SHR owns 65.45% quasi co-ownership interest of trust beneficiary interest in real estate regarding the compartmentalized ownership interest in all of the exclusively-owned portions of the 1st floor under ground through 4th floor above ground and 11th floor through 19th floor above ground of the building, as well as the accompanying right of site (ratio of right of site: 662,768/1,000,000 (or approximately 66.3%)), and the figures indicate the value corresponding to the quasi co-ownership interest. The same shall apply hereinafter.

(Note 8) For “The Ritz-Carlton, Kyoto”, SHR owns 49% quasi co-ownership interest of trust beneficiary interest in real estate for the property as of the end of the fiscal period under review. The figures indicate the value corresponding to the quasi co-ownership interest SHR owns. The same shall apply hereinafter.

3. Details of Assets (Real Estate, etc.) in the Portfolio

The following table sets forth an overview of the properties owned by SHR as of the end of the fiscal period under review.

Usage type	Property number (Note 1)	Name of real estate, etc.	Location (Note 2)	Type of ownership	Book value at the end of period (million yen)	Estimated value at the end of period (million yen) (Note 3)
Residence	R-001	Esty Maison Ginza	Chuo-ku, Tokyo	Real estate trust beneficiary interests	6,483	7,120
	R-002	Esty Maison Azabunagasaka	Minato-ku, Tokyo	Real estate trust beneficiary interests	1,765	1,910
	R-003	Esty Maison Ebisu II	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	2,024	2,270
	R-004	Esty Maison Ebisu	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	921	916
	R-005	Esty Maison Kanda	Chiyoda-ku, Tokyo	Real estate trust beneficiary interests	1,559	1,800
	R-006	Esty Maison Kitashinjuku	Shinjuku-ku, Tokyo	Real estate trust beneficiary interests	1,543	1,750
	R-007	Esty Maison Asakusakomagata	Taito-ku, Tokyo	Real estate trust beneficiary interests	2,102	2,430
	R-008	Esty Maison Kawasaki	Kawasaki-shi, Kanagawa	Real estate trust beneficiary interests	2,418	2,700
	R-010	Esty Maison Kameido	Koto-ku, Tokyo	Real estate trust beneficiary interests	1,506	1,840
	R-011	Esty Maison Meguro	Meguro-ku, Tokyo	Real estate trust beneficiary interests	1,076	1,250
	R-012	Esty Maison Sugamo	Toshima-ku, Tokyo	Real estate trust beneficiary interests	1,601	1,800
	R-013	Esty Maison Kyobashi	Osaka-shi, Osaka	Real estate trust beneficiary interests	2,971	3,070
	R-014	Esty Maison Hakuraku	Yokohama-shi, Kanagawa	Real estate trust beneficiary interests	897	972
	R-015	Esty Maison Minamihorie	Osaka-shi, Osaka	Real estate trust beneficiary interests	1,045	1,130
	R-016	Esty Maison Gotanda <sup>(Note 4)</sup>	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	3,043	3,440
	R-017	Esty Maison Oisendaizaka	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	2,738	2,950
	R-018	Esty Maison Shinagawa Seaside	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	2,122	2,420
	R-019	Esty Maison Minamiazabu	Minato-ku, Tokyo	Real estate trust beneficiary interests	1,240	1,370
	R-020	Esty Maison Tsukamoto	Osaka-shi, Osaka	Real estate trust beneficiary interests	1,033	1,110
	R-021	Esty Maison Kawasaki II	Kawasaki-shi, Kanagawa	Real estate trust beneficiary interests	1,925	2,350
	R-022	Esty Maison Azabujuban	Minato-ku, Tokyo	Real estate trust beneficiary interests	2,717	3,000
	R-023	Esty Maison Itabashihoncho	Itabashi-ku, Tokyo	Real estate trust beneficiary interests	906	1,000
	R-024	Esty Maison Oizumigakuen	Nerima-ku, Tokyo	Real estate trust beneficiary interests	770	858
	R-025	Esty Maison Higashishinagawa	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	2,297	2,390
	R-026	Esty Maison Itabashikuyakushomae	Itabashi-ku, Tokyo	Real estate trust beneficiary interests	2,458	2,750
	R-027	Esty Maison Musashikoyama <sup>(Note 5)</sup>	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	1,020	1,170
	R-028	Esty Maison Sendagi <sup>(Note 6)</sup>	Bunkyo-ku, Tokyo	Real estate trust beneficiary interests	681	782



Usage type	Property number (Note 1)	Name of real estate, etc.	Location (Note 2)	Type of ownership	Book value at the end of period (million yen)	Estimated value at the end of period (million yen) (Note 3)
Residence	R-029	Esty Maison Yotsuyasakamachi <sup>(Note 7)</sup>	Shinjuku-ku, Tokyo	Real estate trust beneficiary interests	2,065	2,340
	R-030	Esty Maison Hakatahigashi	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	2,255	2,560
	R-031	Esty Maison Kamigofuku	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	778	825
	R-033	Prime Maison Musashinonomori	Kodaira-shi, Tokyo	Real estate trust beneficiary interests	1,786	2,010
	R-034	Prime Maison Higashisakura	Nagoya-shi, Aichi	Real estate trust beneficiary interests	1,438	1,620
	R-035	Prime Maison Kayabakoen	Nagoya-shi, Aichi	Real estate trust beneficiary interests	829	906
	R-036	Esty Maison Sangenjaya II	Setagaya-ku, Tokyo	Real estate trust beneficiary interests	765	857
	R-037	Esty Maison Itabashi C6	Itabashi-ku, Tokyo	Real estate trust beneficiary interests	2,485	2,790
	R-038	MAST Hakata <sup>(Note 8)</sup>	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	2,441	2,620
	R-039	Esty Maison Kinshicho	Sumida-ku, Tokyo	Real estate trust beneficiary interests	1,216	1,320
	R-040	Esty Maison Musashikoganei	Koganei-shi, Tokyo	Real estate trust beneficiary interests	1,752	2,030
	R-041	Prime Maison Gokiso	Nagoya-shi, Aichi	Real estate trust beneficiary interests	1,862	2,080
	R-042	Prime Maison Yuhigaoka	Osaka-shi, Osaka	Real estate trust beneficiary interests	881	1,040
	R-043	Prime Maison Kitatanabe	Osaka-shi, Osaka	Real estate trust beneficiary interests	626	657
	R-044	Prime Maison Momochihama	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	1,910	2,110
	R-045	Esty Maison Akihabara	Taito-ku, Tokyo	Real estate trust beneficiary interests	1,910	2,050
	R-046	Esty Maison Sasazuka	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	3,393	3,680
	R-047	Prime Maison Ginza East	Chuo-ku, Tokyo	Real estate trust beneficiary interests	6,082	6,830
	R-048	Prime Maison Takami	Nagoya-shi, Aichi	Real estate trust beneficiary interests	1,076	1,130
	R-049	Prime Maison Yadaminami	Nagoya-shi, Aichi	Real estate trust beneficiary interests	858	879
	R-050	Prime Maison Teriha	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	1,189	1,320
	R-051	Esty Maison Higashishirakabe	Nagoya-shi, Aichi	Real estate trust beneficiary interests	1,631	1,680
	R-052	Esty Maison Sengoku	Bunkyo-ku, Tokyo	Real estate trust beneficiary interests	1,332	1,450
	R-053	Esty Maison Daizawa	Setagaya-ku, Tokyo	Real estate trust beneficiary interests	2,230	2,440
	R-054	Esty Maison Togoshi	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	1,729	1,880
	R-055	Esty Maison Nishitemma	Osaka-shi, Osaka	Real estate trust beneficiary interests	1,628	1,710
	R-056	Esty Maison Shirokanedai	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	2,375	2,790
	R-057	Esty Maison Higashishinjuku	Shinjuku-ku, Tokyo	Real estate trust beneficiary interests	1,618	1,810
	R-058	Esty Maison Motoazabu	Minato-ku, Tokyo	Real estate trust beneficiary interests	1,513	1,650

Usage type	Property number (Note 1)	Name of real estate, etc.	Location (Note 2)	Type of ownership	Book value at the end of period (million yen)	Estimated value at the end of period (million yen) (Note 3)
Residence	R-059	Esty Maison Toritsudaigaku	Meguro-ku, Tokyo	Real estate trust beneficiary interests	845	894
	R-060	Esty Maison Musashikoyama II	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	1,001	1,110
	R-061	Esty Maison Nakano	Nakano-ku, Tokyo	Real estate trust beneficiary interests	1,829	1,960
	R-062	Esty Maison Shinnakano	Nakano-ku, Tokyo	Real estate trust beneficiary interests	987	1,070
	R-063	Esty Maison Nakanofujimicho	Nakano-ku, Tokyo	Real estate trust beneficiary interests	956	1,050
	R-064	Esty Maison Tetsugakudo	Nakano-ku, Tokyo	Real estate trust beneficiary interests	1,120	1,230
	R-065	Esty Maison Koenji	Suginami-ku, Tokyo	Real estate trust beneficiary interests	1,132	1,230
	R-066	Esty Maison Oshiage	Sumida-ku, Tokyo	Real estate trust beneficiary interests	2,405	2,630
	R-067	Esty Maison Akabane	Kita-ku, Tokyo	Real estate trust beneficiary interests	3,155	3,490
	R-068	Esty Maison Oji	Kita-ku, Tokyo	Real estate trust beneficiary interests	1,587	1,810
	R-069	Prime Maison Waseda	Shinjuku-ku, Tokyo	Real estate trust beneficiary interests	1,522	1,770
	R-070	Prime Maison Hatchobori	Chuo-ku, Tokyo	Real estate trust beneficiary interests	1,400	1,600
	R-071	Prime Maison Jimbocho	Chiyoda-ku, Tokyo	Real estate trust beneficiary interests	1,889	2,020
	R-072	Prime Maison Gotenyama East	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	2,881	3,100
	R-073	MAST LIFE Akihabara	Chiyoda-ku, Tokyo	Real estate trust beneficiary interests	543	595
	R-074	Esty Maison Aoi	Nagoya-shi, Aichi	Real estate trust beneficiary interests	2,372	2,480
	R-075	Esty Maison Yakuin	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	2,585	2,510
	R-076	Esty Maison Kinshicho II	Sumida-ku, Tokyo	Real estate trust beneficiary interests	7,996	9,260
	R-077	Esty Maison Ojima	Koto-ku, Tokyo	Real estate trust beneficiary interests	8,365	9,910
	R-078	Prime Maison Fujimidai	Nagoya-shi, Aichi	Real estate trust beneficiary interests	2,179	2,160
	R-079	Esty Maison Tsurumai	Nagoya-shi, Aichi	Real estate trust beneficiary interests	4,570	4,880
	R-080	Prime Maison Morishita	Koto-ku, Tokyo	Real estate trust beneficiary interests	1,854	2,060
	R-081	Prime Maison Shinagawa	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	1,904	2,120
	R-082	Prime Maison Odorikoen	Sapporo-shi, Hokkaido	Real estate trust beneficiary interests	3,064	3,090
	R-083	Prime Maison Minami 2-jo	Sapporo-shi, Hokkaido	Real estate trust beneficiary interests	1,837	1,830
	R-084	Prime Maison Kamokamogawa	Sapporo-shi, Hokkaido	Real estate trust beneficiary interests	1,209	1,150
	R-085	Prime Maison Central Park <sup>(Note 9)</sup>	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	2,181	2,395
	R-086	MAST LIFE Yahiro	Sumida-ku, Tokyo	Real estate trust beneficiary interests	1,835	1,990
	R-087	Prime Maison Ebisu	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	4,278	5,030
	R-088	Granmast Kanazawa Nishiizumi	Kanazawa-shi, Ishikawa	Real estate trust beneficiary interests	1,019	1,040

Usage type	Property number (Note 1)	Name of real estate, etc.	Location (Note 2)	Type of ownership	Book value at the end of period (million yen)	Estimated value at the end of period (million yen) (Note 3)
Residence	R-089	Granmast Unomori	Yokkaichi-shi, Mie	Real estate trust beneficiary interests	780	813
	R-090	Esty Maison Kohoku Tsunashima	Yokohama-shi, Kanagawa	Real estate trust beneficiary interests	2,693	3,033
	R-091	MAST LIFE Hino	Hino-shi, Tokyo	Real estate trust beneficiary interests	1,320	1,450
	R-092	Prime Maison Yokohama Nihon-odori	Yokohama-shi, Kanagawa	Real estate trust beneficiary interests	4,674	4,910
	R-093	Kobe Women's Student Housing	Kobe-shi, Hyogo	Real estate trust beneficiary interests	5,379	6,320
	R-094	Prime Maison Shibuya	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	2,391	2,610
	R-095	Prime Maison Hatsudai	Shibuya-ku, Tokyo	Real estate trust beneficiary interests	2,934	3,280
	R-096	Esty Maison Uemachidai	Osaka-shi, Osaka	Real estate trust beneficiary interests	1,071	1,130
	R-097	Esty Maison Kobe-sannomiya	Kobe-shi, Hyogo	Real estate trust beneficiary interests	934	1,000
	R-098	Prime Maison Shirokane-takanawa	Minato-ku, Tokyo	Real estate trust beneficiary interests	4,810	5,380
	R-099	Prime Maison Ichigayayamabushicho	Shinjuku-ku, Tokyo	Real estate trust beneficiary interests	4,129	4,270
	R-100	Esty Maison Morishita	Sumida-ku, Tokyo	Real estate trust beneficiary interests	636	689
	R-101	Prime Maison Shirokanedai Tower	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	7,961	10,000
	R-102	Prime Maison Otsuka	Toshima-ku, Tokyo	Real estate trust beneficiary interests	3,701	4,430
	R-103	Prime Maison Asakusabashi	Taito-ku, Tokyo	Real estate trust beneficiary interests	1,683	2,010
	R-104	Prime Maison Daikanyama	Meguro-ku, Tokyo	Real estate trust beneficiary interests	2,527	3,090
	R-105	Prime Maison Gotenyama West	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	3,416	4,230
	R-106	Esty Maison Toyosu Residence (Note 10)	Koto-ku, Tokyo	Real estate trust beneficiary interests	5,912	7,070
	R-107	Esty Maison Kokura	Kitakyushu-shi, Fukuoka	Real estate trust beneficiary interests	1,074	1,050
	R-108	MAST Ijiri	Fukuoka-shi, Fukuoka	Real estate trust beneficiary interests	396	419
	R-109	Prime Maison Mitatsunamachi	Minato-ku, Tokyo	Real estate trust beneficiary interests	2,053	2,260
	R-110	Prime Maison Hongo	Bunkyo-ku, Tokyo	Real estate trust beneficiary interests	2,614	2,750
	R-111	Prime Maison Kuramae	Taito-ku, Tokyo	Real estate trust beneficiary interests	2,201	2,340
	R-112	Esty Maison Yokohama-aobadai (Note 11)	Yokohama-shi, Kanagawa	Real estate trust beneficiary interests	3,030	3,240
	R-113	Esty Maison Shizuoka Takajo	Shizuoka-shi, Shizuoka	Real estate trust beneficiary interests	674	662
	R-114	GRAND MAST Hirose-dori	Sendai-shi, Miyagi	Real estate trust beneficiary interests	880	889
	R-115	MAST STYLE HIGASHIBETSUIN	Nagoya-shi, Aichi	Real estate trust beneficiary interests	2,282	2,200
	R-116	Granmast Kayaba	Nagoya-shi, Aichi	Real estate trust beneficiary interests	939	946
	R-117	MAST STYLE SHIRAKABEMINAMI	Nagoya-shi, Aichi	Real estate trust beneficiary interests	689	682
	Subtotal		-	-	246,849	274,229

Usage type	Property number (Note 1)	Name of real estate, etc.	Location (Note 2)	Type of ownership	Book value at the end of period (million yen)	Estimated value at the end of period (million yen) (Note 3)
Office building	O-001	Garden City Shinagawa Gotenyama	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	70,273	89,100
	O-002	Gotenyama SH Building	Shinagawa-ku, Tokyo	Real estate trust beneficiary interests	49,745	61,700
	O-003	Hommachi Minami Garden City	Osaka-shi, Osaka	Real estate trust beneficiary interests	42,670	56,400
	O-004	Hommachi Garden City (Office building portion)	Osaka-shi, Osaka	Real estate trust beneficiary interests	36,603	44,800
	O-005	HK Yodoyabashi Garden Avenue <sup>(Note 12)</sup>	Osaka-shi, Osaka	Real estate trust beneficiary interests	4,242	6,390
	O-006	Hirokoji Garden Avenue	Nagoya-shi, Aichi	Real estate trust beneficiary interests	6,193	7,190
	O-007	Akasaka Garden City	Minato-ku, Tokyo	Real estate trust beneficiary interests	28,741	30,000
	Subtotal		-	-	238,469	295,580
Hotel	H-001	Hommachi Garden City (Hotel portion)	Osaka-shi, Osaka	1 Real estate trust beneficiary interests	16,859	18,000
	H-002	The Ritz-Carlton, Kyoto	Kyoto-shi, Kyoto	Real estate trust beneficiary interests	22,197	22,344
	Subtotal		-	-	39,057	40,344
Total			-	-	524,375	610,153

(Note 1) “Property number” is the number assigned by property after classifying the properties owned by SHR by usage type, and the letters R, O and H refer to residence, office building and hotel, respectively. The same shall apply hereinafter.

(Note 2) “Location” is indicated based on the statement in the registry. If there are multiple statements of locations in the registry, either one of them is indicated.

(Note 3) “Estimated value at the end of period” refers to the value stated in each real estate appraisal report (with the end of April as the appraisal date) for each fiscal period ended April, and the value stated in each real estate appraisal report (with the end of October as the appraisal date) or the survey value stated in each real estate survey value report (with the end of October as the survey date) as a result of value surveys not pursuant to real estate appraisal standards, for each fiscal period ended October, rounded down to the nearest million yen.

(Note 4) For Esty Maison Gotanda, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 387,036/426,933 (or approximately 90.7%)).

(Note 5) For Esty Maison Musashikoyama, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 117,678/127,609 (or approximately 92.2%)).

(Note 6) For Esty Maison Sendagi, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 89,730/103,842 (or approximately 86.4%)).

(Note 7) For Esty Maison Yotsuyasakamachi, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to part of the exclusively-owned portions of the building and for the accompanying right of site (ratio of right of site: 245,317/329,739 (or approximately 74.4%)).

(Note 8) MAST Hakata is a property on a leased land owned by the Urban Renaissance Agency and for which a general fixed-term leasehold right is established with a lease term of 50 years from December 1, 2002.

(Note 9) Part of the land of Prime Maison Central Park (lot number: 23-32) is a leased land, while the building (store) on the leased land is owned by the lessee.

(Note 10) Esty Maison Toyosu Residence is a property on a leased land owned by the Urban Renaissance Agency and for which a general fixed-term leasehold right is established with a lease term of 65 years from March 17, 2006.

(Note 11) Esty Maison Yokohama-aobadai is comprised by two buildings, Esty Maison Yokohama-aobadai North and Esty Maison Yokohama-aobadai South. As the two buildings are located on the same site, SHR manages these buildings as a single property referring to collectively as Esty Maison Yokohama-aobadai and the total amount of each building is indicated.

(Note 12) For HK Yodoyabashi Garden Avenue, SHR owns real estate trust beneficiary interests for the compartmentalized ownership interest to all of the exclusively-owned portions of the 1st through 6th floors above ground of the building and for the accompanying right of site (ratio of right of site: 405,901/1,000,000 (or approximately 40.6%)).



The following table sets forth the change in status of leasing of real estate, etc. owned by SHR.

Usage type	Property number	Name of real estate, etc.	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020				13th fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021			
			Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)	Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)
Residence	R-001	Esty Maison Ginza	1	96.9	176	1.2	1	97.9	174	1.2
	R-002	Esty Maison Azabunagasaka	1	95.1	50	0.3	1	85.1	51	0.3
	R-003	Esty Maison Ebisu II	1	95.7	59	0.4	1	96.7	57	0.4
	R-004	Esty Maison Ebisu	1	100.0	22	0.2	1	96.1	23	0.2
	R-005	Esty Maison Kanda	1	95.5	44	0.3	1	92.4	45	0.3
	R-006	Esty Maison Kitashinjuku	1	92.3	45	0.3	1	83.4	41	0.3
	R-007	Esty Maison Asakusakomagata	1	95.4	67	0.5	1	97.5	64	0.4
	R-008	Esty Maison Kawasaki	1	96.0	80	0.5	1	96.6	78	0.5
	R-010	Esty Maison Kameido	1	96.8	53	0.4	1	96.9	53	0.4
	R-011	Esty Maison Meguro	1	100.0	31	0.2	1	91.8	32	0.2
	R-012	Esty Maison Sugamo	1	97.3	49	0.3	1	97.7	49	0.3
	R-013	Esty Maison Kyobashi	1	97.0	87	0.6	1	96.5	88	0.6
	R-014	Esty Maison Hakuraku	1	93.0	30	0.2	1	98.2	29	0.2
	R-015	Esty Maison Minamihorie	1	98.4	33	0.2	1	97.0	33	0.2
	R-016	Esty Maison Gotanda	1	91.7	94	0.6	1	95.7	94	0.6
	R-017	Esty Maison Oisendaizaka	1	97.1	81	0.5	1	97.1	78	0.5
	R-018	Esty Maison Shinagawa Seaside	1	93.3	65	0.4	1	94.2	64	0.4
	R-019	Esty Maison Minamiazabu	1	98.1	34	0.2	1	100.0	34	0.2
	R-020	Esty Maison Tsukamoto	1	99.0	38	0.3	1	100.0	39	0.3
	R-021	Esty Maison Kawasaki II	1	96.7	64	0.4	1	92.2	63	0.4
	R-022	Esty Maison Azabujuban	1	98.7	65	0.4	1	96.2	66	0.4
	R-023	Esty Maison Itabashihoncho	1	98.4	30	0.2	1	93.8	34	0.2
	R-024	Esty Maison Oizumigakuen	1	98.3	26	0.2	1	100.0	26	0.2
	R-025	Esty Maison Higashishinagawa	1	95.8	73	0.5	1	97.2	69	0.5
	R-026	Esty Maison Itabashikuyakush omae	1	95.1	77	0.5	1	94.4	77	0.5
	R-027	Esty Maison Musashikoyama	1	94.6	30	0.2	1	86.4	29	0.2
	R-028	Esty Maison Sendagi	1	100.0	22	0.2	1	92.3	22	0.2
	R-029	Esty Maison Yotsuyasakamachi	1	96.4	60	0.4	1	91.9	60	0.4

Usage type	Property number	Name of real estate, etc.	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020				13th fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021			
			Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)	Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)
Residence	R-030	Esty Maison Hakatahigashi	1	97.7	85	0.6	1	96.9	86	0.6
	R-031	Esty Maison Kamigofuku	1	97.0	29	0.2	1	97.0	29	0.2
	R-032	Esty Maison Sangenjaya <sup>(Note 5)</sup>	1	94.5	24	0.2	—	—	15	0.1
	R-033	Prime Maison Musashinonomori	1	95.2	64	0.4	1	100.0	65	0.4
	R-034	Prime Maison Higashisakura	1	94.5	53	0.4	1	94.6	52	0.3
	R-035	Prime Maison Kayabakoen	1	100.0	29	0.2	1	100.0	29	0.2
	R-036	Esty Maison Sangenjaya II	1	100.0	24	0.2	1	92.0	24	0.2
	R-037	Esty Maison Itabashi C6	1	91.9	76	0.5	1	93.5	75	0.5
	R-038	MAST Hakata	1	100.0	93	0.6	1	100.0	94	0.6
	R-039	Esty Maison Kinshicho	1	95.8	36	0.2	1	95.8	34	0.2
	R-040	Esty Maison Musashikoganei	1	100.0	55	0.4	1	99.0	56	0.4
	R-041	Prime Maison Gokiso	1	92.7	61	0.4	1	97.7	64	0.4
	R-042	Prime Maison Yuhigaoka	1	92.3	29	0.2	1	96.4	29	0.2
	R-043	Prime Maison Kitatanabe	1	100.0	23	0.2	1	92.6	22	0.2
	R-044	Prime Maison Momochihama	1	100.0	69	0.5	1	100.0	69	0.5
	R-045	Esty Maison Akihabara	1	98.7	58	0.4	1	98.7	56	0.4
	R-046	Esty Maison Sasazuka	1	98.0	91	0.6	1	93.4	90	0.6
	R-047	Prime Maison Ginza East	1	97.7	177	1.2	1	95.9	172	1.2
	R-048	Prime Maison Takami	1	100.0	34	0.2	1	85.8	33	0.2
	R-049	Prime Maison Yadaminami	1	96.2	26	0.2	1	96.2	28	0.2
	R-050	Prime Maison Teriha	1	100.0	51	0.4	1	100.0	51	0.3
	R-051	Esty Maison Higashishirakabe	1	100.0	46	0.3	1	100.0	46	0.3
	R-052	Esty Maison Sengoku	1	94.3	37	0.3	1	97.0	37	0.3
	R-053	Esty Maison Daizawa	1	98.8	63	0.4	1	97.8	61	0.4
	R-054	Esty Maison Togoshi	1	97.9	50	0.3	1	95.5	48	0.3
	R-055	Esty Maison Nishitemma	1	100.0	50	0.3	1	95.8	53	0.4
	R-056	Esty Maison Shirokanedai	1	98.8	70	0.5	1	95.0	71	0.5
	R-057	Esty Maison Higashishinjuku	1	97.9	44	0.3	1	94.8	46	0.3
	R-058	Esty Maison Motoazabu	1	100.0	41	0.3	1	92.6	41	0.3
	R-059	Esty Maison Toritsudaigaku	1	90.1	23	0.2	1	100.0	23	0.2

Usage type	Property number	Name of real estate, etc.	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020				13th fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021			
			Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)	Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)
Residence	R-060	Esty Maison Musashikoyama II	1	100.0	30	0.2	1	100.0	29	0.2
	R-061	Esty Maison Nakano	1	100.0	51	0.3	1	98.9	53	0.4
	R-062	Esty Maison Shinnakano	1	98.0	28	0.2	1	91.8	28	0.2
	R-063	Esty Maison Nakanofujimicho	1	97.8	30	0.2	1	95.1	28	0.2
	R-064	Esty Maison Tetsugakudo	1	98.5	35	0.2	1	97.0	34	0.2
	R-065	Esty Maison Koenji	1	98.5	33	0.2	1	94.4	34	0.2
	R-066	Esty Maison Oshiage	1	95.5	71	0.5	1	96.4	71	0.5
	R-067	Esty Maison Akabane	1	98.8	96	0.7	1	94.6	97	0.7
	R-068	Esty Maison Oji	1	98.9	48	0.3	1	96.6	49	0.3
	R-069	Prime Maison Waseda	1	93.9	42	0.3	1	89.7	43	0.3
	R-070	Prime Maison Hatchobori	1	94.3	36	0.2	1	96.2	38	0.3
	R-071	Prime Maison Jimbocho	1	98.6	52	0.4	1	91.4	52	0.4
	R-072	Prime Maison Gotenyama East	1	88.8	81	0.5	1	91.1	104	0.7
	R-073	MAST LIFE Akihabara	1	100.0	15	0.1	1	100.0	15	0.1
	R-074	Esty Maison Aoi	1	86.6	67	0.5	1	83.1	62	0.4
	R-075	Esty Maison Yakuin	1	97.3	75	0.5	1	97.3	75	0.5
	R-076	Esty Maison Kinshicho II	1	98.1	221	1.5	1	97.8	225	1.5
	R-077	Esty Maison Ojima	1	97.0	244	1.7	1	95.1	247	1.7
	R-078	Prime Maison Fujimidai	1	92.3	67	0.5	1	90.8	66	0.4
	R-079	Esty Maison Tsurumai	1	100.0	155	1.1	1	100.0	155	1.0
	R-080	Prime Maison Morishita	1	98.8	55	0.4	1	96.6	56	0.4
	R-081	Prime Maison Shinagawa	1	97.4	59	0.4	1	90.2	56	0.4
	R-082	Prime Maison Odorikoen	1	87.5	110	0.7	1	94.3	118	0.8
	R-083	Prime Maison Minami 2-jo	1	96.5	72	0.5	1	98.4	73	0.5
	R-084	Prime Maison Kamokamogawa	1	90.8	46	0.3	1	98.1	46	0.3
	R-085	Prime Maison Central Park	1	100.0	88	0.6	1	99.4	88	0.6
	R-086	MAST LIFE Yahiro	1	100.0	56	0.4	1	100.0	56	0.4
	R-087	Prime Maison Ebisu	1	95.0	113	0.8	1	99.0	111	0.7
	R-088	Granmast Kanazawa Nishiizumi	1	100.0	39	0.3	1	100.0	39	0.3
	R-089	Granmast Unomori	1	100.0	27	0.2	1	100.0	27	0.2

Usage type	Property number	Name of real estate, etc.	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020				13th fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021			
			Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)	Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)
Residence	R-090	Esty Maison Kohoku	1	100.0	78	0.5	1	100.0	78	0.5
	R-091	MAST LIFE Hino	1	98.6	48	0.3	1	98.4	48	0.3
	R-092	Prime Maison Yokohama Nihon-	1	99.1	138	0.9	1	94.4	140	0.9
	R-093	Kobe Women's Student Housing	1	100.0	222	1.5	1	100.0	222	1.5
	R-094	Prime Maison Shibuya	1	88.6	59	0.4	1	95.3	63	0.4
	R-095	Prime Maison Hatsudai	1	95.1	79	0.5	1	96.0	78	0.5
	R-096	Esty Maison Uemachidai	1	97.7	34	0.2	1	91.1	33	0.2
	R-097	Esty Maison Kobe-sannomiya	1	98.4	29	0.2	1	100.0	31	0.2
	R-098	Prime Maison Shirokane-	1	95.7	124	0.8	1	93.9	120	0.8
	R-099	Prime Maison Ichigayayamabush	1	93.2	99	0.7	1	92.3	101	0.7
	R-100	Esty Maison Morishita	1	100.0	19	0.1	1	95.1	20	0.1
	R-101	Prime Maison Shirokanedai	1	93.5	232	1.6	1	94.4	236	1.6
	R-102	Prime Maison Otsuka	1	94.9	111	0.8	1	91.9	115	0.8
	R-103	Prime Maison Asakusabashi	1	93.8	48	0.3	1	93.8	49	0.3
	R-104	Prime Maison Daikanyama	1	78.4	62	0.4	1	95.0	67	0.4
	R-105	Prime Maison Gotenyama West	1	88.2	118	0.8	1	91.3	108	0.7
	R-106	Esty Maison Toyosu Residence	1	98.0	470	3.2	1	97.0	481	3.2
	R-107	Esty Maison Kokura	1	88.8	31	0.2	1	94.3	32	0.2
	R-108	MAST Ijiri	1	100.0	13	0.1	1	100.0	13	0.1
	R-109	Prime Maison Mitatsunamachi	1	89.7	49	0.3	1	80.1	51	0.3
	R-110	Prime Maison Hongo	1	90.0	67	0.5	1	96.1	64	0.4
	R-111	Prime Maison Kuramae	1	93.1	58	0.4	1	95.7	62	0.4
	R-112	Esty Maison Yokohama-	1	100.0	86	0.6	1	100.0	86	0.6
	R-113	Esty Maison Shizuoka Takajo	1	100.0	23	0.2	1	100.0	23	0.2
	R-114	GRAND MAST Hirose-dori	1	100.0	29	0.2	1	100.0	29	0.2
	R-115	MAST STYLE HIGASHIBETSU	—	—	—	—	1	100.0	11	0.1
	R-116	Granmast Kayaba	—	—	—	—	1	100.0	5	0.0
	R-117	MAST STYLE SHIRAKABE	—	—	—	—	1	100.0	3	0.0
	Subtotal		13	96.7	7,716	52.0	13	96.5	7,772	52.1



Usage type	Property number	Name of real estate, etc.	12th fiscal period From: May 1, 2020 To: Oct. 31, 2020				13h fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021			
			Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)	Total number of tenants [at the end of fiscal period] (Note 1)	Occupancy rate [at the end of fiscal period] (%) (Note 2)	Property-related operating revenue [during fiscal period] (million yen) (Note 3)	As a percentage of total property-related operating revenue (%) (Note 4)
Office building	O-001	Garden City Shinagawa Gotenyama	1	100.0	1,906	12.9	1	100.0	1,947	13.0
	O-002	Gotenyama SH Building	1	100.0	1,088	7.3	1	100.0	1,088	7.3
	O-003	Hommachi Minami Garden City	1	100.0	1,288	8.7	1	99.2	1,285	8.6
	O-004	Hommachi Garden City (Office building portion)	1	100.0	903	6.1	1	100.0	903	6.1
	O-005	HK Yodoyabashi Garden Avenue	1	100.0	139	0.9	1	100.0	162	1.1
	O-006	Hirokoji Garden Avenue	1	100.0	215	1.5	1	100.0	208	1.4
	O-007	Akasaka Garden City	1	100.0	681	4.6	1	95.9	677	4.5
	Subtotal		3	100.0	6,223	42.0	4	99.4	6,274	42.0
Hotel	H-001	Hommachi Garden City (Hotel portion)	1	100.0	410	2.8	1	100.0	402	2.7
	H-002	The Ritz-Carlton, Kyoto	1	100.0	475	3.2	1	100.0	475	3.2
	Subtotal		2	100.0	886	6.0	2	100.0	878	5.9
Total			17	97.7	14,826	100.0	18	97.3	14,925	100.0

- (Note 1) “Total number of tenants” refers to the sum total of the number of tenants under, and indicated in, the respective lease agreements for each property that are valid as of the end of fiscal period under review (or, if a master lease agreement that is valid as of the end of each fiscal period has been concluded for the property, the number of lessees under the master lease agreement). In the “Subtotal” and “Total” columns, however, a tenant that leases spaces in multiple properties is counted as one. Furthermore, of the office buildings, the total number of end tenants for Garden City Shinagawa Gotenyama, Hommachi Minami Garden City, HK Yodoyabashi Garden Avenue, Hirokoji Garden Avenue and Akasaka Garden City where pass-through type master lease agreements have been concluded is 17, 16, 8, 7 and 18, respectively as of the end of the 12th fiscal period (from May. 1, 2020 to Oct. 31, 2020) and 17, 15, 8, 7 and 17 respectively as of the end of the 13th fiscal period (from Nov. 1, 2020 to Apr. 30, 2021).
- (Note 2) “Occupancy rate” refers to the ratio of leased area to leasable area of each property as of the end of each fiscal period, rounded to the nearest first decimal place. The figures indicated in the “Subtotal” columns are the ratio of the subtotal of leased area of each property classified by usage type to the subtotal of leasable area of each property classified by usage type, and the figure indicated in the “Total” column is the ratio of the sum total of leased area of each property to the sum total of leasable area of each property, as the occupancy rate of the entire portfolio. The both figures have been rounded to the nearest first decimal place.
- (Note 3) “Property-related operating revenue [during fiscal period]” indicates the property-related operating revenue of each property for each fiscal period, rounded down to the nearest million yen.
- (Note 4) Figures under the heading “As a percentage of total property-related operating revenue” indicate the ratio of property-related operating revenue of each property for each fiscal period or the subtotal of property-related operating revenue of each property classified by usage type for each fiscal period to total property-related operating revenue of each property for each fiscal period, rounded to the nearest first decimal place.
- (Note 5) SHR disposed “Esty Maison Sangenjaya” on February 26, 2021. Accordingly, “Property-related operating revenue [during fiscal period]” and “As a percentage of total property-related operating revenue” for the property in the above table indicate the figures for the duration SHR owned it in the 13th fiscal period (from Nov. 1, 2020 to Apr. 31, 2021).

4. Details of Renewable Energy Power Generation Facility, etc.  
Not applicable.
5. Details of Right to Operate Public Facility, etc.  
Not applicable.
6. Details of Investment Securities  
Not applicable.
7. Table of Status of Contract Amount, etc. and Fair Value of Specified Transactions  
The following table sets forth the status of contract amount, etc. and fair value of specified transactions at SHR as of the end of the fiscal period under review.

Category	Type	Contract amount, etc. (thousand yen) <sup>(Note 1)</sup>		Fair value (thousand yen) (Note 2)
			Amount due after 1 year	
Transaction other than market transaction	Interest rate swap transaction (Under which floating interest rates are receivable and fixed interest rates are payable)	33,380,000	19,150,000	(173,239)
Transaction other than market transaction	Interest rate swap transaction (Under which floating interest rates are receivable and fixed interest rates are payable)	123,391,000	106,391,000	— (Note 3)
Total		156,771,000	125,541,000	(173,239)

- (Note 1) The contract amount, etc. of interest rate swap transactions is based on notional principal amounts.
- (Note 2) The fair value was calculated by the counterparty of the relevant transaction based on the actual market interest rate, etc.
- (Note 3) The fair value is omitted because the transaction meets the criteria for special accounting under the Accounting Standards for Financial Instruments.

8. Status of Other Assets  
Trust beneficiary interests with real estate as the main assets in trust are stated in “3. Details of Assets (Real Estate, etc.) in the Portfolio” above. As of the end of the fiscal period under review, there are no specified assets other than real estate, etc., asset-backed securities, etc. and infrastructure assets, etc. in the portfolio.
9. Status of Holding of Assets by Country and Region  
As of the end of the fiscal period under review, there are no portfolio real estate, etc. in any other country or region besides Japan.

Capital expenditures for property

1. Schedule of Capital Expenditures

The main capital expenditure amounts accompanying renovation work, etc. currently planned for properties owned by SHR, are as follows. However, a portion of such amounts may ultimately be classified as expenses in the course of the accounting process.

Name of real estate, etc. (location)	Purpose	Scheduled period	Scheduled amount (million yen) <sup>(Note)</sup>		
			Total amount	Payment for the fiscal period under review	Amount already paid
Esty Maison Ginza (Ginza, Chuo-ku, Tokyo)	Large-scale repairs	From: December 2021 To: April 2022	119	—	—
Prime Maison Gokiso (Ayuchitori, Showa-ku, Nagoya-shi, Aichi)	Large-scale repairs	From: May 2021 To: October 2021	110	—	—
Esty Maison Itabashihoncho (Yamato-cho, Itabashi-ku, Tokyo)	Large-scale repairs	From: November 2021 To: April 2022	99	—	—
Esty Maison Minamihorie (Minamihorie, Nishi-ku, Osaka-shi, Osaka)	Large-scale repairs	From: November 2021 To: April 2022	84	—	—

(Note) “Scheduled amount” refers to the amount arrived at by multiplying (i) the full amount required for the work by (ii) the ratio of the compartmentalized ownership interest or quasi co-ownership interest owned by SHR, when SHR owns compartmentalized ownership interest in the property or quasi co-ownership interest in the real estate trust beneficiary interests for the property (in the event SHR owns a quasi co-ownership interest related to trust beneficiary interest whose trust estate is composed of compartmentalized ownership interest, the total cost multiplied by the ratio of compartmentalized ownership interest and then multiplied by the quasi co-ownership interest ratio) that is subject to the relevant work.

2. Capital Expenditures During Period

An overview of capital expenditures conducted by SHR for its properties during the fiscal period under review is as set forth in the following table. Total capital expenditures during the fiscal period under review was 654 million yen and, together with 302 million yen of repair expenses charged to expenses in the fiscal period under review, work amounting to 956 million yen was implemented.

Name of real estate, etc. (location)	Purpose	Period	Payment amount (million yen)
Prime Maison Fujimidai (Fujimidai, Chikusa-ku, Nagoya-shi, Aichi)	Large-scale repair	From: June 2020 To: November 2020	148
Prime Maison Takami (Takami, Chikusa-ku, Nagoya-shi, Aichi)	Large-scale repair	From: December 2020 To: April 2021	54
Prime Maison Kitatanabe (Kitatanabe, Higashisumiyoshi-ku, Osaka-shi, Osaka)	Large-scale repair	From: December 2020 To: March 2021	52
Other capital expenditures			399
Total			654

3. Cash Reserves for Long-Term Repair Plans

SHR had no cash reserved for long-term repair plans as of the end of the fiscal period under review<sup>(Note)</sup>.

(Note) “Reserve fund for repair,” which has been reserved by management associations at the properties owned by SHR in order to secure expenses for repair works expected in the future, is not included in the cash reserves.

Condition of expenses and debts

1. Details of Expenses Pertaining to Management, etc.

(Unit: thousand yen)

Item	12th fiscal period From: May. 1, 2020 To: Oct. 31, 2020	13th fiscal period From: Nov. 1, 2020 To: Apr. 30, 2021
Asset management fee	984,709	1,029,670
Asset custody fee	10,367	10,368
Administrative service fees	48,244	48,207
Directors’ compensations	3,600	3,600
Other expenses	250,292	268,104
Total	1,297,213	1,359,951

(Note) In addition to the amounts shown above, the asset management fees contain 2,895 thousand yen as management fee for property disposition, which was recorded as other disposition-related expenses, for the 13th fiscal period.

Condition of investment transactions

1. Status, etc. of Sale and Purchase of Real Estate, etc., Asset-Backed Securities, etc., Infrastructure Assets, etc. and Infrastructure-Related Assets

Name of real estate, etc.	Acquisition		Disposition			
	Acquisition date	Acquisition price (million yen) (Note 1)	Disposition date	Disposition price (million yen)	Book value (million yen)	Gain (Loss) on sale (million yen)
MAST STYLE HIGASHIBETSUIN	April 1, 2021	2,190	—	—	—	—
Granmast Kayaba	April 1, 2021	900	—	—	—	—
MAST STYLE SHIRAKABEMINAMI	April 1, 2021	660	—	—	—	—
Esty Maison Sangenjyaya	—	—	February 26, 2021	965	800	130
Total	—	3,750	—	965	800	130

(Note 1) “Acquisition price” and “Disposition price” indicate the transaction prices shown in the sales and purchase agreements for respective owned properties (excluding consumption tax, local consumption tax and miscellaneous expenses including transaction fees), rounded down to the nearest million yen. The same shall apply hereinafter.

2. Status, etc. in respect of Sale and Purchase of Other Assets

Not applicable.

Main assets other than the abovementioned real estate, etc., asset-backed securities, etc., infrastructure assets, etc. and infrastructure-related assets are essentially bank deposits or bank deposits within assets in trust.

3. Investigation into Value, etc. of Specified Assets

(1) Real Estate, etc. (Appraisal)

Acquisition or Disposition	Name of real estate, etc.	Transaction date	Type of asset	Acquisition price or disposition price (million yen)	Appraisal value (million yen) (Note)	Appraiser	Date of appraisal
Acquisition	MAST STYLE HIGASHIBETSUIN	April 1, 2021	Real estate trust beneficiary interests	2,190	2,200	Daiwa Real Estate Appraisal Co., Ltd.	December 1, 2020
	Granmast Kayaba	April 1, 2021	Real estate trust beneficiary interests	900	926	Daiwa Real Estate Appraisal Co., Ltd.	December 1, 2020
	MAST STYLE SHIRAKABEMINAMI	April 1, 2021	Real estate trust beneficiary interests	660	665	Daiwa Real Estate Appraisal Co., Ltd.	December 1, 2020
Disposition	Esty Maison Sangenjyaya	February 26, 2021	Real estate trust beneficiary interests	965	872	Tanizawa Sogo Appraisal Co., Ltd.	October 31, 2020

(Note) The appraisal value stated above is derived by applying the “Real Estate Appraisal Standards; Particulars: Chapter 3: Appraisal on Value of Real Estate Subject to Securitization.”

(2) Others

Concerning transactions requiring investigations into the value, etc. of specified assets pursuant to Article 201, Paragraph 2 of the Investment Trusts Act, Akasaka Audit LLC has conducted the investigations pursuant to Practical Guidelines for Specialized Operations 4460 “Practical Guidelines for Agreed-Upon Procedures Pertaining to Investigation into the Value, etc. of Specified Assets of Investment Trusts and Investment Corporations” published by The Japanese Institute of Certified Public Accountants, and SHR has been notified of

the results of the investigations.

The transactions subject to investigations in the fiscal period under review were four interest rate swap transactions. For the transactions, investigations into the name of the counterparty to the transaction, the type of financial instrument or financial indicator involved, the transaction period, other matters concerning the content of the over-the-counter transaction of derivatives, etc. have been entrusted.

4. Status of Transactions with Interested Persons, etc.<sup>(Note 1)</sup>

(1) Status of Transactions

Category	Amount of purchase and sale, etc.			
	Amount of purchase, etc.		Amount of sale, etc.	
Total amount	3,750 million yen		965 million yen	
Breakdown of status of transactions with interested persons, etc.				
Sekisui House Real Estate Chubu, Ltd.	3,750 million yen	[100.0%]	— million yen	[— %]

(2) Amount of Commission Fee, etc.

Category	Total amount of commission fee, etc. (A) (thousand yen)	Breakdown of transactions with interested persons, etc.		As a percentage of total amount (B/A) (%)
		Payee	Amount paid (B) (thousand yen)	
Management fee (Note 2)	1,008,806	Sekisui House Real Estate Tokyo, Ltd.	424,072	42.0
		Sekisui House Real Estate Chubu, Ltd.	59,785	5.9
		Sekisui House GM Partners, Ltd.	52,818	5.2
		Sekisui House Real Estate Kyushu, Ltd.	17,743	1.8
		Sekisui House, Ltd.	14,300	1.4
		Sekisui House Real Estate Kansai, Ltd.	6,299	0.6
		Sekisui House Real Estate Tohoku, Ltd.	1,050	0.1
		SH Hotel Systems Ltd.	294	0.0

(Note 1) “Interested persons, etc.” refers to interested persons, etc. of the asset management company with which SHR has executed an asset management entrustment agreement as provided in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Order for Enforcement No. 480 of 2000, as amended) and Article 26, Item 27 of the Rules on Investment Reports, etc. of Investment Trusts and Investment Corporations of The Investment Trusts Association, Japan.

(Note 2) “Management fee” has been rounded down to the nearest thousand yen.

(Note 3) Other than the commission fee, etc. indicated above, the amounts paid to interested persons, etc. for repair works, etc. are as follows.

The figures have been rounded down to the nearest thousand yen.

Sekisui House Real Estate Tokyo, Ltd.	274,317 thousand yen
Sekisui House, Ltd.	148,144 thousand yen
Sekisui House Real Estate Chubu, Ltd.	65,876 thousand yen
Sekisui House GM Partners, Ltd.	29,046 thousand yen
Sekisui House Real Estate Kyushu, Ltd.	25,103 thousand yen
Sekisui House Real Estate Kansai, Ltd.	5,420 thousand yen
Sekisui House Real Estate Tohoku, Ltd.	1,200 thousand yen

5. Status, etc. of Transactions with the Asset Management Company Pertaining to Business Operations of Concurrent Business Engaged in by the Asset Management Company

There are no applicable transactions as of the end of the fiscal period under review, as SHAM does not concurrently engage in any type I financial instruments or type II financial instruments business (as defined in the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended)), building lots and buildings transaction business, or specified joint real estate ventures.



Other infomation

1. Notice
- (1) General Meeting of Unitholders
- During the fiscal period under review, SHR held no General Meeting of Unitholders.
- (2) Meeting of the Board of Directors of the Investment Corporation
- In the fiscal period under review, there is no information regarding the matters, etc. provided in Items 2, 3, 5, 6 and 8 of Article 109, Paragraph 2 of the Investment Trusts Act approved at a meeting of the board of directors of SHR, as well as other matters deemed important.

Financial Section (Audited)

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## 1. Financial Statements

### (1) Balance Sheet

	(Thousands of yen)	
	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
<b>Assets</b>		
<b>Current assets</b>		
Cash and deposits	9,424,900	10,572,674
Cash and deposits in trust	19,008,771	19,136,112
Operating accounts receivable	184,706	172,760
Prepaid expenses	226,584	240,044
Other	449	624
Allowance for doubtful accounts	(1,805)	(1,914)
<b>Total current assets</b>	<b>28,843,605</b>	<b>30,120,301</b>
<b>Non-current assets</b>		
Property, plant and equipment		
Buildings in trust	174,776,368	176,427,935
Accumulated depreciation	(15,046,546)	(17,338,960)
Buildings in trust, net	159,729,822	159,088,974
Structures in trust	1,571,922	1,598,252
Accumulated depreciation	(215,642)	(247,163)
Structures in trust, net	1,356,279	1,351,088
Machinery and equipment in trust	2,236,271	2,249,222
Accumulated depreciation	(233,151)	(284,113)
Machinery and equipment in trust, net	2,003,120	1,965,109
Vehicles in trust	153	153
Accumulated depreciation	(96)	(134)
Vehicles in trust, net	57	19
Tools, furniture and fixtures in trust	439,351	545,942
Accumulated depreciation	(77,651)	(118,298)
Tools, furniture and fixtures in trust, net	361,700	427,644
Land in trust	357,199,586	359,142,655
Construction in progress in trust	61,142	—
Total property, plant and equipment	520,711,708	521,975,492
Intangible assets		
Leasehold rights in trust	2,424,896	2,399,470
Other	4,010	3,941
Total intangible assets	2,428,906	2,403,411
Investments and other assets		
Lease and guarantee deposits	790,700	790,715
Long-term prepaid expenses	544,128	596,753
Other	467,324	458,272
Total investments and other assets	1,802,153	1,845,740
<b>Total non-current assets</b>	<b>524,942,768</b>	<b>526,224,644</b>
<b>Deferred assets</b>		
Investment corporation bond issuance costs	146,200	131,998
Investment unit issuance costs	134,941	92,328
<b>Total deferred assets</b>	<b>281,142</b>	<b>224,326</b>
<b>Total assets</b>	<b>554,067,516</b>	<b>556,569,273</b>

	(Thousands of yen)	
	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
<b>Liabilities</b>		
<b>Current liabilities</b>		
Operating accounts payable	1,030,204	706,342
Short-term loans payable	—	3,000,000
Current portion of long-term loans payable	29,710,000	35,590,000
Accounts payable – other	1,129,034	1,184,669
Accrued expenses	186,325	192,116
Income taxes payable	585	583
Accrued consumption taxes	257,594	229,907
Advances received	707,223	686,522
Derivatives liabilities	29,558	50,169
Other	109,267	88,569
<b>Total current liabilities</b>	<b>33,159,794</b>	<b>41,728,880</b>
<b>Non-current liabilities</b>		
Investment corporation bonds	32,500,000	32,500,000
Long-term loans payable	187,732,000	181,852,000
Tenant leasehold and security deposits in trust	14,127,690	14,118,413
Derivatives liabilities	228,253	123,070
Other	60,558	26,510
<b>Total non-current liabilities</b>	<b>234,648,502</b>	<b>228,619,994</b>
<b>Total liabilities</b>	<b>267,808,297</b>	<b>270,348,874</b>
<b>Net assets</b>		
<b>Unitholders' equity</b>		
Unitholders' capital	149,210,081	149,210,081
Surplus		
Capital surplus	128,598,415	128,598,415
Voluntary reserve		
Reserve for reduction entry	746,169	649,425
Reserve for temporary difference adjustments	969,369	832,707
Total voluntary reserve	1,715,539	1,482,132
Unappropriated retained earnings	6,992,995	7,103,009
Total surplus	137,306,950	137,183,557
<b>Total unitholders' equity</b>	<b>286,517,031</b>	<b>286,393,638</b>
<b>Valuation and translation adjustments</b>		
Deferred gains or losses on hedges	(257,812)	(173,239)
<b>Total valuation and translation adjustments</b>	<b>(257,812)</b>	<b>(173,239)</b>
<b>Total net assets (Note 5)</b>	<b>286,259,219</b>	<b>286,220,398</b>
<b>Total liabilities and net assets</b>	<b>554,067,516</b>	<b>556,569,273</b>

The accompanying notes are an integral part of these financial statements.

**(2) Statement of Income and Retained Earnings**

(Thousands of yen)

	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
<b>Operating revenue</b>		
Rent revenue – real estate <b>(Note 6)</b>	14,410,200	14,537,588
Other lease business revenue <b>(Note 6)</b>	416,488	387,419
Gain on sale of real estate properties <b>(Note 6)</b>	–	130,080
Total operating revenue	14,826,689	15,055,088
<b>Operating expenses</b>		
Expenses related to rent business <b>(Note 6)</b>	5,660,925	5,706,053
Asset management fees	984,709	1,029,670
Asset custody fees	10,367	10,368
Administrative service fees	48,244	48,207
Directors' compensation	3,600	3,600
Provision of allowance for doubtful accounts	146	284
Other operating expenses	250,145	267,820
Total operating expenses	6,958,139	7,066,004
<b>Operating income</b>	7,868,549	7,989,083
<b>Non-operating income</b>		
Interest income	130	143
Reversal of distribution payable	898	915
Refunded consumption taxes	9,375	–
Total non-operating income	10,403	1,059
<b>Non-operating expenses</b>		
Interest expenses	662,166	640,664
Interest expenses on investment corporation bonds	62,894	72,701
Borrowing related expenses	102,079	113,927
Amortization of investment unit issuance costs	42,613	42,613
Amortization of investment corporation bond issuance costs	11,642	14,202
Other	3,956	2,419
Total non-operating expenses	885,352	886,528
<b>Ordinary income</b>	6,993,600	7,103,614
<b>Income before income taxes</b>	6,993,600	7,103,614
Income taxes – current	605	605
Total income taxes	605	605
<b>Net income</b>	6,992,995	7,103,009
<b>Unappropriated retained earnings</b>	6,992,995	7,103,009

The accompanying notes are an integral part of these financial statements.

**(3) Statement of Changes in Net Assets**

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

(Thousands of yen)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus	Voluntary reserve			Unappropriated retained earnings
			Reserve for reduction entry	Reserve for temporary difference adjustments	Total voluntary reserve	
Balance at beginning of period	149,210,081	128,598,415	775,495	1,089,341	1,864,837	6,991,331
Changes of items during period						
Reversal of reserve for reduction entry			(29,325)		(29,325)	29,325
Reversal of reserve for temporary difference adjustments				(119,972)	(119,972)	119,972
Distribution from surplus						(7,140,628)
Net income						6,992,995
Net changes of items other than unitholders' equity						
Total changes of items during period	–	–	(29,325)	(119,972)	(149,297)	1,664
Balance at end of period <b>(Note 7)</b>	149,210,081	128,598,415	746,169	969,369	1,715,539	6,992,995

(Thousands of yen)

	Unitholders' equity		Valuation and translation adjustments		Total net assets
	Surplus	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Total surplus				
Balance at beginning of period	137,454,583	286,664,665	(340,937)	(340,937)	286,323,727
Changes of items during period					
Reversal of reserve for reduction entry	—	—			—
Reversal of reserve for temporary difference adjustments	—	—			—
Distribution from surplus	(7,140,628)	(7,140,628)			(7,140,628)
Net income	6,992,995	6,992,995			6,992,995
Net changes of items other than unitholders' equity			83,125	83,125	83,125
Total changes of items during period	(147,633)	(147,633)	83,125	83,125	(64,507)
Balance at end of period (Note 7)	137,306,950	286,517,031	(257,812)	(257,812)	286,259,219



13th Fiscal Period (From November 1, 2020 to April 30, 2021)

(Thousands of yen)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus	Voluntary reserve			Unappropriated retained earnings
			Reserve for reduction entry	Reserve for temporary difference adjustments	Total voluntary reserve	
Balance at beginning of period	149,210,081	128,598,415	746,169	969,369	1,715,539	6,992,995
Changes of items during period						
Reversal of reserve for reduction entry			(96,744)		(96,744)	96,744
Reversal of reserve for temporary difference adjustments				(136,661)	(136,661)	136,661
Distribution from surplus						(7,226,402)
Net income						7,103,009
Net changes of items other than unitholders' equity						
Total changes of items during period	—	—	(96,744)	(136,661)	(233,406)	110,013
Balance at end of period (Note 7)	149,210,081	128,598,415	649,425	832,707	1,482,132	7,103,009

(Thousands of yen)

	Unitholders' equity		Valuation and translation adjustments		Total net assets
	Surplus	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Total surplus				
Balance at beginning of period	137,306,950	286,517,031	(257,812)	(257,812)	286,259,219
Changes of items during period					
Reversal of reserve for reduction entry	—	—			—
Reversal of reserve for temporary difference adjustments	—	—			—
Distribution from surplus	(7,226,402)	(7,226,402)			(7,226,402)
Net income	7,103,009	7,103,009			7,103,009
Net changes of items other than unitholders' equity			84,572	84,572	84,572
Total changes of items during period	(123,393)	(123,393)	84,572	84,572	(38,820)
Balance at end of period (Note 7)	137,183,557	286,393,638	(173,239)	(173,239)	286,220,398

The accompanying notes are an integral part of these financial statements.

(4) Statement of Cash Distributions

Item	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
I . Unappropriated retained earnings	6,992,995,750yen	7,103,009,154yen
II . Reversal of voluntary reserve		
Reversal of reserve for reduction entry	96,744,491yen	26,645,983yen
Reversal of reserve for temporary difference adjustments (Note 8)	136,661,969yen	157,569,331yen
III . Cash distributions	7,226,402,210yen	7,183,515,550yen
[Cash distributions per unit]	[1,685yen]	[1,675yen]
IV . Voluntary reserve		
Provision of reserve for reduction entry (Note 8)	—yen	103,708,918yen
V . Retained earnings carried forward	—yen	—yen
Method for calculating cash distributions	<p>The basic policy is to distribute in excess of an amount equivalent to 90% of the amount of earnings available for distribution of SHR provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation as set forth in Article 46, Paragraph 1, Item 2 of the Articles of Incorporation of SHR.</p> <p>Based on such policy, SHR decided to distribute 7,226,402,210 yen, which is obtained by adding a reversal of the reserve for temporary difference adjustments (136,661,969 yen) and a reversal of the reserve for reduction entry (96,744,491 yen) to unappropriated retained earnings, as distribution of earnings.</p> <p>SHR will not distribute cash in excess of earnings as set forth in Article 46, Paragraph 2 of the Articles of Incorporation of SHR.</p>	<p>The basic policy is to distribute in excess of an amount equivalent to 90% of the amount of earnings available for distribution of SHR provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation as set forth in Article 46, Paragraph 1, Item 2 of the Articles of Incorporation of SHR.</p> <p>Based on such policy, SHR decided to distribute 7,183,515,550 yen, which is obtained by adding a reversal of the reserve for temporary difference adjustments (157,569,331 yen) and a reversal of the reserve for reduction entry (26,645,983 yen) to unappropriated retained earnings and reserving a reserve for reduction entry (103,708,918 yen) provided in Article 65-7 of the Act on Special Measures Concerning Taxation, as distribution of earnings.</p> <p>SHR will not distribute cash in excess of earnings as set forth in Article 46, Paragraph 2 of the Articles of Incorporation of SHR.</p>

## (5) Statement of Cash Flows

	(Thousands of yen)	
	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
<b>Cash flows from operating activities</b>		
Income before income taxes	6,993,600	7,103,614
Depreciation and amortization	2,445,568	2,468,892
Amortization of investment corporation bond issuance costs	11,642	14,202
Amortization of investment unit issuance costs	42,613	42,613
Interest income	(130)	(143)
Interest expenses	725,060	713,366
Decrease (increase) in operating accounts receivable	9,195	11,945
Decrease (increase) in prepaid expenses	(7,341)	(13,430)
Decrease (increase) in long-term prepaid expenses	(83)	(52,624)
Increase (decrease) in operating accounts payable	111,086	(225,576)
Increase (decrease) in accounts payable – other	(38,520)	54,916
Increase (decrease) in accrued consumption taxes	(216,816)	(27,686)
Increase (decrease) in advances received	276,737	(20,701)
Decrease due to sale of property, plant and equipment in trust	—	800,488
Other, net	520	2,496
Subtotal	10,353,133	10,872,372
Interest income received	130	143
Interest expenses paid	(799,257)	(764,914)
Income taxes paid	(606)	(607)
Net cash provided by operating activities	9,553,399	10,106,994
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment in trust	(533,896)	(4,605,816)
Purchase of intangible assets in trust	(228)	(400)
Proceeds from tenant leasehold and security deposits in trust	232,502	268,386
Repayments of tenant leasehold and security deposits in trust	(179,046)	(277,664)
Decrease (increase) in other investments	14,949	9,037
Net cash provided by (used in) investing activities	(465,719)	(4,606,458)
<b>Cash flows from financing activities</b>		
Proceeds from short-term loans payable	—	3,000,000
Repayments of short-term loans payable	(13,100,000)	—
Proceeds from long-term loans payable	20,200,000	20,950,000
Repayments of long-term loans payable	(15,100,000)	(20,950,000)
Proceeds from issuance of investment corporation bonds	7,947,587	—
Dividends paid	(7,142,527)	(7,225,421)
Net cash provided by (used in) financing activities	(7,194,940)	(4,225,421)
<b>Net increase (decrease) in cash and cash equivalents</b>	1,892,739	1,275,114
<b>Cash and cash equivalents at beginning of period</b>	26,540,932	28,433,672
<b>Cash and cash equivalents at end of period (Note 9)</b>	28,433,672	29,708,786

The accompanying notes are an integral part of these financial statements.

## (6) Notes to Financial Statements

## 1. Organization

Sekisui House Reit, Inc. (“SHR”) is a Japanese real estate investment corporation established in September 2014 under the Act on Investment Trusts and Investment Corporations of Japan (the “Investment Trust Act”). On December 3, 2014, SHR commenced its investment operations when it was listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange, and it acquired three properties (total acquisition cost of ¥114.3 billion) on the same day. SHR implemented a 2-for-1 split of its investment units with May 1, 2018 as the effective date. SHR conducted an absorption-type merger with Sekisui House Residential Investment Corporation (“SHI”) as the dissolved corporation, setting May 1, 2018 as the effective date.

SHR is externally managed by a licensed asset management company, Sekisui House Asset Management, Ltd. (the “Asset Management Company”).

Sekisui House Asset Management, Ltd., previously called Sekisui House Investment Advisors, Ltd., carried out an absorption-type merger with Sekisui House Asset Management, Ltd. (the “former SHAM”), which was the asset management company for SHI, on May 1, 2018, with the Asset Management Company being the surviving company and the former SHAM being the dissolved company, and changed its company name to the current one.

## 2. Basis of Presentation

SHR maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the Financial Instruments and Exchange Act, the Investment Trust Act, the Companies Act and the related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are basically a translation of the financial statements of SHR, which were prepared in accordance with Japanese GAAP and were presented in its Securities Report filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to the financial statements include certain information which might not be required under Japanese GAAP but is presented herein as additional information.

SHR’s fiscal period is a six-month period, which ends at the end of April and October of each year. SHR does not prepare consolidated financial statements as it has no subsidiaries.

Unless otherwise specified, amounts have been rounded down to the nearest thousand yen in the accompanying financial statements and the notes thereto. As a result, the amounts shown in the financial statements and notes thereto do not necessarily agree with the sum of the individual account balances.

## 3. Summary of Significant Accounting Policies

1. Method of depreciation and amortization of non-current assets	<p>(1)Property, plant and equipment (including assets in trust)</p> <p>Depreciation is calculated using the straight-line method. The useful lives of principal property, plant and equipment are as follows:</p> <table> <tr> <td>Buildings</td><td>3-69 years</td></tr> <tr> <td>Structures</td><td>6-52 years</td></tr> <tr> <td>Machinery and equipment</td><td>8-61 years</td></tr> <tr> <td>Vehicles in trust</td><td>2 years</td></tr> <tr> <td>Tools, furniture and fixtures</td><td>2-15 years</td></tr> </table> <p>(2)Intangible assets</p> <p>Intangible assets are amortized utilizing the straight-line method. Leasehold rights in trust are amortized on a straight-line basis over the remaining life of each fixed-term land lease contract.</p> <p>(3)Long-term prepaid expenses</p> <p>Long-term prepaid expenses are amortized utilizing the straight-line method.</p>	Buildings	3-69 years	Structures	6-52 years	Machinery and equipment	8-61 years	Vehicles in trust	2 years	Tools, furniture and fixtures	2-15 years
Buildings	3-69 years										
Structures	6-52 years										
Machinery and equipment	8-61 years										
Vehicles in trust	2 years										
Tools, furniture and fixtures	2-15 years										
2. Accounting for deferred assets	<p>(1) Investment corporation bond issuance costs</p> <p>Investment corporation bond issuance costs are amortized utilizing the straight-line method over the redemption periods.</p> <p>(2) Investment unit issuance costs</p> <p>Investment unit issuance costs are amortized utilizing the straight-line method (over 3 years).</p>										

3. Standards for recording allowance	Allowance for doubtful accounts To prepare for possible losses arising from default on receivables, the estimated uncollectable amount is recorded by examining collectability on a case-by-case basis for doubtful and other specific receivables.
4. Standards for revenue and expense recognition	<p>(1)Revenue recognition</p> <p>Rent revenue                      SHR generally recognizes rent revenue, including fixed rent revenues, variable rent revenues and common area charges, on an accrual basis over the term of each lease agreement.</p> <p>Other lease business revenue      Other lease business revenue is recognized in accordance with Japanese GAAP, typically as amounts under the relevant agreements become due.</p> <p>(2)Accounting for property taxes</p> <p>In accounting for property tax, city planning tax, depreciable asset tax, etc. on real estate, etc., of the tax amount assessed and determined, the amount corresponding to the applicable calculation period is expensed as expenses related to rent business.</p> <p>Reimbursement of property tax, paid to the seller upon the acquisition of real estate or trust beneficiary interests of real estate as assets in trust, is not recognized as expenses related to rent business in the corresponding fiscal period but included in the acquisition cost of the property.</p> <p>Property taxes capitalized as a part of the acquisition cost amounted to 14,444 thousand yen for the 13th fiscal period, and there were no property taxes capitalized for the 12th fiscal period.</p>
5. Method of hedge accounting	<p>(1)Method of hedge accounting</p> <p>Deferral hedge accounting is applied. However, the special accounting treatment is applied to interest rate swaps that meet the criteria for the special accounting treatment.</p> <p>(2)Hedging instruments and hedged items</p> <p>Hedging instruments: Interest rate swap transactions</p> <p>Hedged items: Interest on loans</p> <p>(3)Hedging policy</p> <p>SHR conducts derivative transactions for the purpose of hedging the risks set forth in its Articles of Incorporation based on its basic risk management policy.</p> <p>(4)Method for assessing the effectiveness of hedging</p> <p>Interest rate swaps meet the criteria for the special accounting treatment and an assessment of the effectiveness is thus omitted.</p> <p>(5)Special accounting treatment</p> <p>Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received under the swap agreements is recognized and included in or deducted from interest expense. Any amounts received under interest rate swaps subject to such accounting treatment are not recognized as income on the accompanying statements of income and retained earnings but rather have the effect of decreasing interest expenses.</p>
6. Scope of funds in the statement of cash flows	The funds (cash and cash equivalents) in the statement of cash flows consist of cash on hand and cash in trust; deposits that can be withdrawn at any time and deposits in trust; and short-term investments with a maturity of three months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.

7. Other significant matters serving as basis for preparation of financial statements	<p>(1)Accounting for trust beneficiary interests of real estate, etc. as assets in trust</p> <p>Concerning trust beneficiary interests of real estate, etc. as assets in trust, all accounts of assets and liabilities within assets in trust as well as all accounts of revenue and expenses from the assets in trust are recognized in the relevant account items on the balance sheet and the statement of income and retained earnings.</p> <p>The following material items of the assets in trust recognized in the relevant account items are separately listed on the balance sheet.</p> <p>1) Cash and deposits in trust</p> <p>2) Buildings in trust; Structures in trust; Machinery and equipment in trust; Tools, furniture and fixtures in trust; Land in trust; Construction in progress in trust; Leasehold rights in trust</p> <p>3) Tenant leasehold and security deposits in trust</p> <p>(2)Accounting for consumption tax, etc.</p> <p>Consumption tax and local consumption tax are excluded from the corresponding transaction amounts.</p>
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#### 4. Accounting Standards Issued but Not Yet Effective

New accounting standards and implementation guidance issued but not yet effective are as follows:

- “Accounting Standard for Revenue Recognition” (Accounting Standards Board of Japan (ASBJ) Statement No. 29 issued on March 31, 2020)
- “Implementation Guidance on Accounting Standard for Revenue Recognition” (ASBJ Guidance No. 30 issued on March 31, 2020)

##### (1) Overview

The International Accounting Standards Board (IASB) and the Financial Accounting Standards Board (FASB) in the United States have jointly developed comprehensive accounting standards for revenue recognition and issued “Revenue from Contracts with Customers” (IFRS 15 (IASB) and Topic 606 (FASB)) in May 2014. Given the situation where IFRS 15 will be applied from fiscal years beginning on or after January 1, 2018 and that Topic 606 will be applied from fiscal years beginning after December 15, 2017, the ASBJ has developed comprehensive accounting standards for revenue recognition and issued them together with the implementation guidance.

The basic policy of the ASBJ when it developed the accounting standards for revenue recognition was to specify the accounting standards, incorporating the basic principles of IFRS 15 as a starting point, from the perspective of comparability between financial statements, which is one of the benefits of maintaining compatibility with IFRS 15. The basic policy also stipulates that if there is an item to which consideration should be given, such as practices that have been conducted thus far in Japan, alternative treatments will be added to the extent to which comparability is not impaired.

##### (2) Scheduled date of application

The accounting standards will be applied from the beginning of the fiscal period ending October 31, 2021.

##### (3) Impact of applying the accounting standards

The impact of applying “Accounting Standard for Revenue Recognition” and its guidance on SHR’s financial statements is currently under evaluation.

#### 5. Notes to Balance Sheet

\*1. Minimum net assets designated in Article 67-4 of the Investment Trust Act

(Thousands of yen)

12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
50,000	50,000



**\*2. Commitment line agreement**

SHR has entered into a commitment line agreement with three financial institutions in order to secure flexible and stable financing.

	(Thousands of yen)	
	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Total amount of commitment line	15,000,000	15,000,000
Balance executed as loans	—	—
Unused line of credit	15,000,000	15,000,000

**\*3. Matters concerning accounting for reserve and reversal of reserve for temporary difference adjustments**

	(Thousands of yen)	
	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Gain on negative goodwill (*)		
Initial amount	1,556,827	1,556,827
Balance at beginning of period	1,089,341	969,369
Reserve amount during period	—	—
Reversal amount during period	119,972	136,661
Balance at end of period	969,369	832,707
Reason for reserve and reversal	Appropriated for distributions	Appropriated for distributions

(\*) Reserve of a part of gain on negative goodwill that arose in the previous fiscal period; SHR plans to drawdown at least 1% of the reserve for each fiscal period (corresponding to the amount of the reserve expensed equally over 50 years) and appropriate the amount for cash distributions, starting from the fiscal period following the fiscal period in which the reserve was made.

**6. Notes to Statement of Income and Retained Earnings****\*1. Breakdown of property-related operating revenue and expenses**

	(Thousands of yen)			
	12th Fiscal Period (From May 1, 2020 to October 31, 2020)		13th Fiscal Period (From November 1, 2020 to April 30, 2021)	
A. Property-related operating revenue				
Rent revenue – real estate				
Rental income	14,071,985		14,195,706	
Other	338,215	14,410,200	341,881	14,537,588
Other lease business revenue				
Utilities revenue	186,652		146,360	
Other	229,835	416,488	241,058	387,419
Total property-related operating revenue		14,826,689		14,925,007
B. Property-related operating expenses				
Expenses related to rent business				
Subcontract expenses	561,647		559,551	
Property management fees	435,613		449,580	
Trust fees	44,233		41,941	
Utilities expenses	277,654		249,684	
Property and other taxes	1,027,230		1,032,034	
Insurance expenses	17,006		17,220	
Repair expenses	291,016		302,077	
Depreciation	2,444,851		2,468,170	
Other expenses related to rent business	561,672	5,660,925	585,792	5,706,053
Total property-related operating expenses		5,660,925		5,706,053
C. Property-related operating income [A – B]		9,165,763		9,218,954

**\*2. Breakdown of gain on sale of real estate properties**

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

Not applicable.

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

	(Thousands of yen)
Esty Maison Sangenjaya	
Proceeds from sale of real estate property	965,000
Cost of real estate property	800,488
Other sales expenses	34,430
Gain on sale of real estate property	130,080

**7. Notes to Statement of Changes in Net Assets****\*1. Total number of authorized investment units and total number of investment units issued**

	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
Total number of authorized investment units	20,000,000units	20,000,000units
Total number of investment units issued	4,288,666units	4,288,666units

**8. Notes to Statement of Cash Distributions**Reserve for temporary difference adjustments

12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
With regard to the reserve for temporary difference adjustments, SHR plans to drawdown at least 1% of the reserve for each fiscal period (corresponding to the amount of the reserve expensed equally over 50 years) and appropriate the amount for cash distributions, starting from the fiscal period following the fiscal period in which the reserve was made. SHR decided to drawdown 136,661,969 yen for the 12th fiscal period.	With regard to the reserve for temporary difference adjustments, SHR plans to drawdown at least 1% of the reserve for each fiscal period (corresponding to the amount of the reserve expensed equally over 50 years) and appropriate the amount for cash distributions, starting from the fiscal period following the fiscal period in which the reserve was made. SHR decided to drawdown 157,569,331 yen for the 13th fiscal period.

**9. Notes to Statement of Cash Flows****\*1. Reconciliation of cash and cash equivalents at end of period to the corresponding balance sheet items**

(Thousands of yen)

	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
Cash and deposits	9,424,900	10,572,674
Cash and deposits in trust	19,008,771	19,136,112
Cash and cash equivalents	28,433,672	29,708,786

**10. Lease Transactions**

## Operating lease transactions as lessee

## Future minimum lease payments

(Thousands of yen)

	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Due within 1 year	412,524	418,128
Due after 1 year	19,923,341	19,985,268
Total	20,335,865	20,403,396

## Operating lease transactions as lessor

## Future minimum lease income

(Thousands of yen)

	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Due within 1 year	11,959,455	11,422,799
Due after 1 year	38,228,936	35,137,850
Total	50,188,391	46,560,650

**11. Financial Instruments**

## 1. Status of financial instruments

## (1) Policy for financial instruments

Making it a policy to conduct stable and sound financial operations that would contribute to steady growth of its investment assets as well as efficient management and stability of management, SHR shall procure funds through borrowings or the issuance of investment corporation bonds for the purposes of utilizing such funds for the acquisition of assets, payments of repair expenses or distributions, operations of SHR, repayment of obligations or other.

For derivative transactions, the policy is that derivative transactions shall be limited to those for the purpose of hedging the risk of fluctuations in interest rates on liabilities and foreign currency risk in the case of overseas real estate investments, and that no speculative transactions shall be conducted.

## (2) Description of financial instruments and associated risks, and risk management structure

The funds procured through borrowings shall be used mainly for the acquisition of investment assets and for repayment of loans.

The availability and terms and conditions of borrowings and the issuance of investment corporation bonds may be affected by SHR's financial creditworthiness, the interest rate situation and other factors, and there is thus no guarantee that funds can be procured at SHR's desired timing and terms and conditions.

Furthermore, loans with floating interest rates are susceptible to subsequent market trends.

SHR manages and limits the liquidity risk and the risk of fluctuations in interest rates associated with such fund procurement by diversifying fund procurement sources and means and by maintaining the ratio of interest-bearing liabilities to total assets and the ratio of floating-rate loans to total loans at appropriate levels. Furthermore, for certain loans with floating interest rates, derivative transactions (interest rate swap transactions) are used as a hedging instrument for hedging the risk of fluctuations in interest rates based on rules that set forth the basic policy for handling derivative transactions and risk management.

## (3) Supplementary explanation of matters concerning fair value of financial instruments

The fair value of financial instruments, aside from values based on market price, includes values based on reasonable calculations when there is no market price. As the calculations involve variable factors, there may be cases where the corresponding values will vary when different assumptions are adopted. In addition, the contract amounts of derivative transactions in "2. Matters concerning fair value of financial instruments" do not represent the market risk involved in the derivative transactions.

## 2. Matters concerning fair value of financial instruments

The following is the carrying amount and fair value of financial instruments as of October 31, 2020 and of April 30, 2021, and the difference between them.

The following table does not include those for which fair value is recognized to be extremely difficult to determine (please refer to (Note 2)).

## 12th Fiscal Period (As of October 31, 2020)

(Thousands of yen)

	Book value recorded on the balance sheet	Fair value	Difference
(1) Cash and deposits	9,424,900	9,424,900	—
(2) Cash and deposits in trust	19,008,771	19,008,771	—
Total assets	28,433,672	28,433,672	—
(3) Short-term loans payable	—	—	—
(4) Current portion of investment corporation bonds	—	—	—
(5) Current portion of long-term loans payable	29,710,000	29,712,514	2,514
(6) Investment corporation bonds	32,500,000	32,482,848	(17,151)
(7) Long-term loans payable	187,732,000	189,983,406	2,251,406
Total liabilities	249,942,000	252,178,769	2,236,769
(8) Derivative transactions (*)	(257,812)	(257,812)	—
Total derivative transactions (*)	(257,812)	(257,812)	—

(\*) Amounts arising from derivative transactions are shown on a net basis with any amounts inside square parentheses ( ) indicating a net liability position.

## 13th Fiscal Period (As of April 30, 2021)

(Thousands of yen)

	Book value recorded on the balance sheet	Fair value	Difference
(1) Cash and deposits	10,572,674	10,572,674	—
(2) Cash and deposits in trust	19,136,112	19,136,112	—
Total assets	29,708,786	29,708,786	—
(3) Short-term loans payable	3,000,000	3,000,000	—
(4) Current portion of investment corporation bonds	—	—	—
(5) Current portion of long-term loans payable	35,590,000	35,666,077	76,077
(6) Investment corporation bonds	32,500,000	32,505,523	5,523
(7) Long-term loans payable	181,852,000	183,710,480	1,858,480
Total liabilities	252,942,000	254,882,081	1,940,081
(8) Derivative transactions (*)	(173,239)	(173,239)	—
Total derivative transactions (*)	(173,239)	(173,239)	—

(\*) Amounts arising from derivative transactions are shown on a net basis with any amounts inside square parentheses ( ) indicating a net liability position.

(Note 1) Method of calculating the fair value of financial instruments

(1) Cash and deposits and (2) Cash and deposits in trust

As these are settled within a short period of time, the fair value is approximately the same as the book value and is thus stated at that book value.

(3) Short-term loans payable

As these are settled within a short period of time and have floating interest rates, the fair value is approximately the same as the book value and is thus stated at that book value.

(4) Current portion of investment corporation bonds (6) Investment corporation bonds

The fair value of investment corporation bonds is based on the quoted market price.

Of the investment corporation bonds issued by SHR, the fair value of those with a market price is based on the quoted market price. For those where it is difficult to obtain the fair value based on the quoted market price, the fair value is based on the method of calculating by discounting the combined total of principal and interest by a reasonably estimated interest rate applicable when conducting similar fund procurement for the remaining period of the bonds.

(5) Current portion of long-term loans payable (7) Long-term loans payable

As the long-term loans payable with floating interest rates reflect interest rate changes within a short period of time, the fair value is approximately the same as the book value and is thus stated at that book value (provided, however, that for long-term loans payable with floating interest rates that qualify for the special accounting treatment of interest rate swaps (please refer to “13. Derivative Transactions”), the fair value is based on the method of calculation in which the sum total amount of principal and interest accounted for with the interest rate swap is discounted by the rate assumed in the event of a similar new drawdown). In addition, for those with fixed interest rates, the fair value is based on the method of calculation in which the sum total amount of principal and interest is discounted by the rate assumed in the event of a similar new drawdown corresponding to the remaining period.

(8) Derivative transactions

Please refer to “13. Derivative Transactions”.

(Note 2) Financial instruments for which fair value is recognized to be extremely difficult to determine

Tenant leasehold and security deposits in trust are not subject to valuation of fair value because a reasonable estimation of cash flows is recognized to be extremely difficult because there is no market price and the difficulty of calculating the actual deposit period from when lessees move in to when they move out.

(Thousands of yen)

Item	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Tenant leasehold and security deposits in trust	14,127,690	14,118,413

(Note 3) Redemption schedule of monetary claims after the closing date

12th Fiscal Period (As of October 31, 2020)

(Thousands of yen)

	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Due after 5 years
Cash and deposits	9,424,900	—	—	—	—	—
Cash and deposits in trust	19,008,771	—	—	—	—	—
Total	28,433,672	—	—	—	—	—

13th Fiscal Period (As of April 30, 2021)

(Thousands of yen)

	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Due after 5 years
Cash and deposits	10,572,674	—	—	—	—	—
Cash and deposits in trust	19,136,112	—	—	—	—	—
Total	29,708,786	—	—	—	—	—

(Note 4) Repayment schedule of investment corporation bonds and loans after the closing date

12th Fiscal Period (As of October 31, 2020)

(Thousands of yen)

	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Due after 5 years
Short-term loans payable	—	—	—	—	—	—
Investment corporation bonds	—	3,000,000	—	10,000,000	9,000,000	10,500,000
Long-term loans payable	29,710,000	39,230,000	31,310,000	25,735,000	26,833,000	64,624,000



13th Fiscal Period (As of April 30, 2021)

(Thousands of yen)

	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Due after 5 years
Short-term loans payable	3,000,000	—	—	—	—	—
Investment corporation bonds	—	3,000,000	3,000,000	12,000,000	4,000,000	10,500,000
Long-term loans payable	35,590,000	25,500,000	36,050,000	26,695,000	32,543,000	61,064,000

**12. Securities**

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

Not applicable.

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

Not applicable.

**13. Derivative Transactions**

1. Derivatives to which hedge accounting is not applied

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

Not applicable.

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

Not applicable.

2. Derivatives to which hedge accounting is applied

The following is the contract amount or the amount equivalent to the principal provided in the contract as of the closing date for each method of hedge accounting.

12th Fiscal Period (As of October 31, 2020)

(Thousands of yen)

Method of hedge accounting	Type of derivative transactions	Main hedged item	Contract amount		Fair value	Calculation method of fair value
				Of which, over 1 year		
Principal method	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	Long-term loans payable	43,280,000	28,980,000	(257,812)	*1
Special accounting treatment for interest rate swaps	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	Long-term loans payable	110,661,000	105,311,000	*2	—

\*1 Fair value is quoted by counterparties based on the prevailing market interest rates.

\*2 As derivative transactions qualifying for the special accounting treatment for interest rate swaps are accounted for with the hedged long-term loans payable, the fair value is included in the fair value of the underlying long-term loans payable (please refer to “11. Financial Instruments; 2. Matters concerning fair value of financial instruments (Note 1)”).

13th Fiscal Period (As of April 30, 2021)

(Thousands of yen)

Method of hedge accounting	Type of derivative transactions	Main hedged item	Contract amount		Fair value	Calculation method of fair value
				Of which, over 1 year		
Principal method	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	Long-term loans payable	33,380,000	19,150,000	(173,239)	*1
Special accounting treatment for interest rate swaps	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	Long-term loans payable	123,391,000	106,391,000	*2	—

\*1 Fair value is quoted by counterparties based on the prevailing market interest rates.

\*2 As derivative transactions qualifying for the special accounting treatment for interest rate swaps are accounted for with the hedged long-term loans payable, the fair value is included in the fair value of the underlying long-term loans payable (please refer to “11. Financial Instruments; 2. Matters concerning fair value of financial instruments (Note 1)”).

**14. Retirement Benefits**

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

Not applicable.

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

Not applicable.

**15. Income Taxes**

1. Breakdown of deferred tax assets and deferred tax liabilities by major cause

(Thousands of yen)

	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Deferred tax assets		
Valuation difference on assets acquired due to merger	2,179,669	2,131,089
Amortization of leasehold rights in trust	34,037	40,844
Deferred gains or losses on hedges	81,107	54,501
Deferred tax assets (subtotal)	2,294,814	2,226,435
Valuation allowance for total deductible temporary difference	(2,294,814)	(2,226,435)
Total deferred tax assets	—	—
Net deferred tax assets	—	—

2. Breakdown of major items that caused significant differences between the statutory tax rate and the effective income tax rate after application of tax-effect accounting

	(%)	
	12th Fiscal Period (As of October 31, 2020)	13th Fiscal Period (As of April 30, 2021)
Statutory tax rate	31.46	31.46
[Adjustments]		
Deductible cash distribution	(32.51)	(31.80)
Changes in valuation allowance	0.61	0.68
Reversal of reserve for reduction entry	0.44	0.12
Provision of reserve for reduction entry	—	(0.46)
Other	0.01	0.01
Effective income tax rate after application of tax-effect accounting	0.01	0.01

16. Profit or Loss of Affiliates Accounted for Under the Equity Method

- 12th Fiscal Period (From May 1, 2020 to October 31, 2020)  
Not applicable.
- 13th Fiscal Period (From November 1, 2020 to April 30, 2021)  
Not applicable.

17. Transactions with Related Parties

1. Parent company and major corporate unitholders.  
12th Fiscal Period (From May 1, 2020 to October 31, 2020)  
Not applicable.
- 13th Fiscal Period (From November 1, 2020 to April 30, 2021)  
Not applicable.
2. Subsidiaries and affiliates.  
12th Fiscal Period (From May 1, 2020 to October 31, 2020)  
Not applicable.
- 13th Fiscal Period (From November 1, 2020 to April 30, 2021)  
Not applicable.
3. Sister companies.  
12th Fiscal Period (From May 1, 2020 to October 31, 2020)  
Not applicable.
- 13th Fiscal Period (From November 1, 2020 to April 30, 2021)  
Not applicable.
4. Directors and major individual unitholders.

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

Type	Name	Description of business or occupation	Percentage of voting rights held by (in) SHR	Description of transaction	Transaction amount (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
Director or close relative	Junichi Inoue	Executive Director of SHR and Representative Director of Sekisui House Asset Management, Ltd.	—	Payment of asset management fees to Sekisui House Asset Management, Ltd. (Note 1)	984,709	Accounts payable – other	1,083,179

- (Note 1) A transaction conducted by Junichi Inoue as a representative of a third party (Sekisui House Asset Management, Ltd.) and the fee amount is based on terms and conditions set forth in the Articles of Incorporation of SHR.
- (Note 2) Consumption taxes are not included in the transaction amount but are included in the balance at end of period.

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

Type	Name	Description of business or occupation	Percentage of voting rights held by (in) SHR	Description of transaction	Transaction amount (Thousands of yen)	Account item	Balance at end of period (Thousands of yen)
Director or close relative	Junichi Inoue	Executive Director of SHR and Representative Director of Sekisui House Asset Management, Ltd.	—	Payment of asset management fees to Sekisui House Asset Management, Ltd. (Note 1)	1,032,565	Accounts payable – other	1,132,637

- (Note 1) A transaction conducted by Junichi Inoue as a representative of a third party (Sekisui House Asset Management, Ltd.) and the fee amount is based on terms and conditions set forth in the Articles of Incorporation of SHR.
- (Note 2) The amount includes 2,895 thousand yen of asset management fees pertaining to real estate sales.
- (Note 3) Consumption taxes are not included in the transaction amount but are included in the balance at end of period.
- (Note 4) Junichi Inoue resigned from the position of Executive Director on January 31, 2021, and Atsuhiko Kida, Substitute Executive Director, was appointed as the Executive Director on February 1, 2021. The transaction amount includes the transaction amount for the current term, including the period of Atsuhiko Kida’s tenure. Junichi Inoue resigned as the President & Representative Director of Sekisui House Asset Management, Ltd. on February 1, 2021, and Toru Abe was appointed President & Representative Director of the company on the same day.

18. Asset Retirement Obligations

- 12th Fiscal Period (From May 1, 2020 to October 31, 2020)  
Not applicable.
- 13th Fiscal Period (From November 1, 2020 to April 30, 2021)  
Not applicable.

19. Investment and Rental Properties

SHR owns rental office buildings, etc. in Tokyo and other areas for the purpose of earning revenue from leasing. The following is the carrying amount, amount of increase (decrease) during the period and fair value of these investment and rental properties.

(Thousands of yen)		
	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
Carrying amount		
Balance at beginning of period	524,929,023	523,075,672
Amount of increase (decrease) during period	(1,853,351)	1,299,890
Balance at end of period	523,075,672	524,375,562
Fair value at end of period	600,728,000	610,153,000

(Note 1) Carrying amount is the book value less accumulated depreciation.

(Note 2) Net decrease during the 12th fiscal period is mainly attributable to depreciation (2,444,851 thousand yen). Net increase during the 13th fiscal period is mainly attributable to the acquisition of 3 new properties (3,914,120 thousand yen), offset by a decrease during the period mainly attributable to the disposition of one property (800,488 thousand yen) that SHR had owned and depreciation (2,468,170 thousand yen).

(Note 3) Fair value at the end of the period is the appraisal value by outside real estate appraisers.

The property-related operating income in the 12th and 13th fiscal periods for investment and rental properties is presented in “6. Notes to Statement of Income and Retained Earnings”.

## 20. Segment Information

### 1. Segment information

Segment information is omitted because SHR operates a single segment, which is the real estate leasing business.

### 2. Related information

12th Fiscal Period (From May 1, 2020 to October 31, 2020)

#### (1) Information about products and services

Information about products and services is omitted because net sales to external customers for a single products and services category are in excess of 90% of operating revenue on the statement of income and retained earnings.

#### (2) Information about geographic areas

##### 1) Operating revenue

Information about net sales is omitted because net sales to external customers in Japan are in excess of 90% of operating revenue on the statement of income and retained earnings.

##### 2) Property, plant and equipment

Information about property, plant and equipment is omitted because the property, plant and equipment located in Japan is in excess of 90% of property, plant and equipment on the balance sheet.

#### (3) Information about major customers

(Thousands of yen)

Name of customer	Operating revenue	Name of related segment
Sekisui House, Ltd.	1,384,376	Real estate leasing business

13th Fiscal Period (From November 1, 2020 to April 30, 2021)

#### (1) Information about products and services

Information about products and services is omitted because net sales to external customers for a single products and services category are in excess of 90% of operating revenue on the statement of income and retained earnings.

#### (2) Information about geographic areas

##### 1) Operating revenue

Information about net sales is omitted because net sales to external customers in Japan are in excess of 90% of operating revenue on the statement of income and retained earnings.

##### 2) Property, plant and equipment

Information about property, plant and equipment is omitted because the property, plant and equipment located in Japan is in excess of 90% of property, plant and equipment on the balance sheet.

#### (3) Information about major customers

(Thousands of yen)

Name of customer	Operating revenue	Name of related segment
Sekisui House, Ltd.	1,364,382	Real estate leasing business

## 21. Per Unit Information

	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
Net assets per unit	66,747yen	66,738yen
Net income per unit	1,630yen	1,656yen

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units.

In addition, diluted net income per unit is not stated because there are no dilutive investment units.

The following is the basis for calculating net income per unit.

	12th Fiscal Period (From May 1, 2020 to October 31, 2020)	13th Fiscal Period (From November 1, 2020 to April 30, 2021)
Net income (Thousands of yen)	6,992,995	7,103,009
Amount not attributable to common unitholders (Thousands of yen)	—	—
Net income attributable to common investment units (Thousands of yen)	6,992,995	7,103,009
Average number of investment units during period (Units)	4,288,666	4,288,666

## 22. Significant Subsequent Events

Not applicable.

(7) Supplementary Schedules  
13th Fiscal Period (From November 1, 2020 to April 30, 2021)

1. Schedule of securities  
(1) Shares  
Not applicable.

(2) Securities other than shares  
Not applicable.

2. Contract amount and fair value of derivative transactions

(Thousands of yen)				
Category	Type	Contract amount (Note 1)		Fair value (Note 2)
			Of which, over 1 year	
Transaction other than market transaction	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	33,380,000	19,150,000	(173,239)
Transaction other than market transaction	Interest rate swap transaction Floating interest rate receivable and fixed interest rate payable	123,391,000	106,391,000	(Note 3)
Total		156,771,000	125,541,000	(173,239)

(Note 1) The contract amount of interest rate swap transactions is based on the notional principal amount.  
(Note 2) Fair value is quoted by counterparties based on the prevailing market interest rates.  
(Note 3) The fair value is omitted because the transaction meets the criteria for the special accounting treatment under the Accounting Standards for Financial Instruments.

3. Schedule of property, plant and equipment and intangible assets

(Thousands of yen)									
Type of assets		Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Accumulated depreciation		Net balance at end of period	Notes
						or accumulated amortization	For the period		
Property, plant and equipment	Buildings in trust	174,776,368	1,967,276	315,709	176,427,935	17,338,960	2,319,106	159,088,974	(Note1) (Note2)
	Structures in trust	1,571,922	27,367	1,037	1,598,252	247,163	31,679	1,351,088	
	Machinery and equipment in trust	2,236,271	12,950	—	2,249,222	284,113	50,961	1,965,109	
	Vehicles in trust	153	—	—	153	134	38	19	
	Tools, furniture and fixtures in trust	439,351	107,824	1,233	545,942	118,298	40,928	427,644	
	Land in trust	357,199,586	2,452,709	509,640	359,142,655	—	—	359,142,655	(Note1) (Note2)
	Construction in progress in trust	61,142	—	61,142	—	—	—	—	
	Subtotal	536,284,796	4,568,129	888,763	539,964,162	17,988,670	2,442,715	521,975,492	
Intangible assets	Leasehold rights in trust	2,552,025	—	—	2,552,025	152,554	25,425	2,399,470	
	Other	14,729	682	—	15,411	11,470	751	3,941	
	Subtotal	2,566,754	682	—	2,567,437	164,025	26,177	2,403,411	
Total		538,851,551	4,568,811	888,763	542,531,599	18,152,695	2,468,892	524,378,904	

(Note1) The increase during the fiscal period under review is mainly attributable to the acquisition of MAST STYLE HIGASHIBETSUIN, Granmast Kayaba, and MAST STYLE SHIRAKABEMINAMI.  
(Note2) The decrease during the fiscal period under review is attributable to the disposition of Esty Maison Sangenjaya

4. Schedule of other specified assets  
Real estate trust beneficiary interests are included above in “3. Schedule of property, plant and equipment and intangible assets”.



5. Schedule of investment corporation bonds

Name	Issue date	Balance at beginning of period (Thousands of yen )	Amount of decrease during period (Thousands of yen )	Balance at end of period (Thousands of yen )	Coupon rate (%)	Redemption date	Use of proceeds	Security
SHI Fourth Series Unsecured Investment Corporation Bond	February 28, 2014	3,000,000	—	3,000,000	1.069	February 28, 2024	(Note 2)	Unsecured
SHI Fifth Series Unsecured Investment Corporation Bond	August 29, 2014	3,000,000	—	3,000,000	0.871	August 30, 2024	(Note 2)	Unsecured
SHR First Series Unsecured Investment Corporation Bond	September 8, 2016	2,000,000	—	2,000,000	0.340	September 8, 2026	(Note 2)	Unsecured
SHR Second Series Unsecured Investment Corporation Bond	July 13, 2017	3,000,000	—	3,000,000	0.240	July 13, 2022	(Note 2)	Unsecured
SHR Third Series Unsecured Investment Corporation Bond (Green Bonds)	July 11, 2019	4,000,000	—	4,000,000	0.220	July 11, 2024	(Note 2)	Unsecured
SHR Fourth Series Unsecured Investment Corporation Bond (Green Bonds)	July 11, 2019	2,500,000	—	2,500,000	0.570	July 11, 2029	(Note 2)	Unsecured
SHR Fifth Series Unsecured Investment Corporation Bond (Green Bonds)	November 1, 2019	5,000,000	—	5,000,000	0.220	November 1, 2024	(Note 2)	Unsecured
SHR Sixth Series Unsecured Investment Corporation Bond (Green Bonds)	February 28, 2020	2,000,000	—	2,000,000	0.500	February 28, 2030	(Note 3)	Unsecured
SHR Seventh Series Unsecured Investment Corporation Bond (Green Bonds)	September 9, 2020	4,000,000	—	4,000,000	0.250	September 9, 2025	(Note 2)	Unsecured
SHR Eighth Series Unsecured Investment Corporation Bond (Green Bonds)	September 9, 2020	4,000,000	—	4,000,000	0.510	September 9, 2030	(Note 2)	Unsecured
Total	—	32,500,000	—	32,500,000	—	—	—	—

(Note 1) The funds are used to repay borrowings and acquire trust beneficiary interests in real estate, etc.  
(Note 2) The proceeds are used as funds for repayment of loans payable.  
(Note 3) The proceeds are used as funds for redemption of existing investment corporation bonds.  
(Note 4) These investment corporation bonds are equipped with pari passu clause among specified investment corporation bonds.  
(Note 5) The following is the maturity schedule of investment corporation bonds within five years of the balance sheet date.

(Thousands of yen)					
	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years
Investment Corporation Bonds	—	3,000,000	3,000,000	12,000,000	4,000,000

6. Schedule of loans payable

(Thousands of yen)										
category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repayment method	Use of proceeds	Security
Short-term loans payable	MUFG Bank, Ltd.	—	1,160,000	—	1,160,000	0.24727	Mar. 31, 2022		Purchase of assets and related expenses	
	Mizuho Bank, Ltd.	—	960,000	—	960,000					
	Sumitomo Mitsui Banking Corporation	—	880,000	—	880,000					
Long-term loans payable	MUFG Bank, Ltd.	800,000	—	—	800,000	1.17350	Feb. 28, 2022 (Note2)			
	Mizuho Bank, Ltd.	300,000	—	—	300,000					
	Sumitomo Mitsui Banking Corporation	300,000	—	—	300,000					
	Sumitomo Mitsui Trust Bank, Limited	400,000	—	—	400,000	0.95225	Feb. 26, 2021	Lump-sum payment at maturity	Repayment of loans payable	Unsecured Un-guaranteed
	MUFG Bank, Ltd.	500,000	—	500,000	—					
	Mizuho Bank, Ltd.	400,000	—	400,000	—					
	Sumitomo Mitsui Banking Corporation	500,000	—	500,000	—					
	Sumitomo Mitsui Trust Bank, Limited	500,000	—	500,000	—					
	Mizuho Trust & Banking Co., Ltd.	500,000	—	500,000	—					
	Resona Bank, Limited	500,000	—	500,000	—					
	The Senshu Ikeda Bank, Ltd.	500,000	—	500,000	—					
	The Yamaguchi Bank, Ltd.	500,000	—	500,000	—					
	MUFG Bank, Ltd.	500,000	—	—	500,000	1.11000	Feb. 28, 2022 (Note2)			
	Mizuho Bank, Ltd.	400,000	—	—	400,000					
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000					
	Sumitomo Mitsui Trust Bank, Limited	1,500,000	—	—	1,500,000					
	Mizuho Trust & Banking Co., Ltd.	980,000	—	—	980,000					
	Resona Bank, Limited	800,000	—	—	800,000	0.97300	Feb. 26, 2021		Purchase of assets and related expenses	
	Mizuho Bank, Ltd.	300,000	—	300,000	—					
	Sumitomo Mitsui Banking Corporation	300,000	—	300,000	—					
	THE BANK OF FUKUOKA, LTD.	500,000	—	500,000	—	0.83600	Aug. 31, 2021 (Note2)		Repayment of loans payable	
	Shinkin Central Bank	500,000	—	500,000	—					
	The Shizuoka Bank, Ltd.	500,000	—	500,000	—					
	Mizuho Bank, Ltd.	2,450,000	—	—	2,450,000	0.96475	Aug. 31, 2022			
	Sumitomo Mitsui Banking Corporation	1,950,000	—	—	1,950,000					
	MUFG Bank, Ltd.	900,000	—	—	900,000					
	Mizuho Bank, Ltd.	2,500,000	—	—	2,500,000	0.94060	Nov. 30, 2021 (Note2)		Purchase of assets and related expenses	
	Sumitomo Mitsui Banking Corporation	2,000,000	—	—	2,000,000					
	MUFG Bank, Ltd.	5,100,000	—	—	5,100,000					
	Mizuho Bank, Ltd.	2,400,000	—	—	2,400,000					
	Sumitomo Mitsui Banking Corporation	3,700,000	—	—	3,700,000					
	Sumitomo Mitsui Trust Bank, Limited	2,000,000	—	—	2,000,000					
	Mizuho Trust & Banking Co., Ltd.	900,000	—	—	900,000					
	Resona Bank, Limited	1,400,000	—	—	1,400,000					
	Development Bank of Japan Inc.	800,000	—	—	800,000					
	The Norinchukin Bank	700,000	—	—	700,000	1.47450	Nov. 30, 2024			
	MUFG Bank, Ltd.	4,600,000	—	—	4,600,000					
	Mizuho Bank, Ltd.	700,000	—	—	700,000					
	Sumitomo Mitsui Banking Corporation	3,700,000	—	—	3,700,000					
	Sumitomo Mitsui Trust Bank, Limited	700,000	—	—	700,000					
	Development Bank of Japan Inc.	300,000	—	—	300,000					

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repaym ent method	Use of proceeds	Security
Long-term loans payable	Mizuho Bank, Ltd.	600,000	—	600,000	—	0.62800	Feb. 26, 2021	Lump-sum payment at maturity	Repayme nt of loans payable	Un- secured Un- guaran- teed
	Sumitomo Mitsui Banking Corporation	300,000	—	300,000	—					
	The Norinchukin Bank	500,000	—	500,000	—					
	Shinkin Central Bank	500,000	—	500,000	—					
	The Senshu Ikeda Bank, Ltd.	500,000	—	500,000	—					
	The Shizuoka Bank, Ltd.	500,000	—	500,000	—					
	The 77 Bank, Ltd.	500,000	—	500,000	—					
	The Hiroshima Bank, Ltd.	500,000	—	500,000	—					
	MUFG Bank, Ltd.	300,000	—	—	300,000	0.73975	Feb. 28, 2022 (Note2)			
	Mizuho Bank, Ltd.	500,000	—	—	500,000					
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000					
	Resona Bank, Limited	750,000	—	—	750,000					
	The Norinchukin Bank	800,000	—	—	800,000					
	THE BANK OF FUKUOKA, LTD.	500,000	—	—	500,000	0.85250	Feb. 28, 2023			
	Development Bank of Japan Inc.	1,000,000	—	—	1,000,000					
	MUFG Bank, Ltd.	1,300,000	—	—	1,300,000					
	Mizuho Bank, Ltd.	1,000,000	—	—	1,000,000					
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000					
	Sumitomo Mitsui Trust Bank, Limited	300,000	—	—	300,000					
	Mizuho Trust & Banking Co., Ltd.	800,000	—	—	800,000					
	Resona Bank, Limited	500,000	—	—	500,000					
	The Norinchukin Bank	500,000	—	—	500,000					
	THE BANK OF FUKUOKA, LTD.	700,000	—	—	700,000					
	Aozora Bank, Ltd.	200,000	—	—	200,000					
	Shinkin Central Bank	200,000	—	—	200,000					
	The Senshu Ikeda Bank, Ltd.	200,000	—	—	200,000					
	The Shizuoka Bank, Ltd.	200,000	—	—	200,000					
	The 77 Bank, Ltd.	200,000	—	—	200,000					
	The Hiroshima Bank, Ltd.	200,000	—	—	200,000					
	The Yamaguchi Bank, Ltd.	200,000	—	—	200,000					
	MUFG Bank, Ltd.	1,650,000	—	1,650,000	—					
	MUFG Bank, Ltd.	200,000	—	200,000	—	0.62760				
	Mizuho Bank, Ltd.	950,000	—	950,000	—					
	Sumitomo Mitsui Banking Corporation	1,650,000	—	1,650,000	—					
	Sumitomo Mitsui Trust Bank, Limited	850,000	—	850,000	—					
	Mizuho Trust & Banking Co., Ltd.	500,000	—	500,000	—					
Resona Bank, Limited	550,000	—	550,000	—						
The Norinchukin Bank	650,000	—	650,000	—						
MUFG Bank, Ltd.	700,000	—	—	700,000	0.88470	Nov. 30, 2022				
Development Bank of Japan Inc.	650,000	—	—	650,000	0.88500					
Mizuho Bank, Ltd.	350,000	—	—	350,000	0.89470					
Sumitomo Mitsui Banking Corporation	650,000	—	—	650,000						
Sumitomo Mitsui Trust Bank, Limited	350,000	—	—	350,000						
Resona Bank, Limited	300,000	—	—	300,000						
MUFG Bank, Ltd.	750,000	—	—	750,000	1.00850		Nov. 30, 2023			
MUFG Bank, Ltd.	500,000	—	—	500,000						
Mizuho Bank, Ltd.	400,000	—	—	400,000						
Sumitomo Mitsui Banking Corporation	700,000	—	—	700,000						
Sumitomo Mitsui Trust Bank, Limited	350,000	—	—	350,000						
Mizuho Trust & Banking Co., Ltd.	300,000	—	—	300,000						
Resona Bank, Limited	100,000	—	—	100,000						

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repay- ment method	Use of proceeds	Security	
Long-term loans payable	Mizuho Bank, Ltd.	100,000	—	—	100,000	0.67400	Aug. 31, 2023	Lump- sum payment at maturit- y	Purchase of assets and related expenses	Un- secured Un- guaran- teed	
	Development Bank of Japan Inc.	2,100,000	—	—	2,100,000						
	Mizuho Bank, Ltd.	450,000	—	—	450,000	0.68030					
	Sumitomo Mitsui Banking Corporation	450,000	—	—	450,000						
	Mizuho Trust & Banking Co., Ltd.	1,000,000	—	—	1,000,000	0.63800	Feb. 29, 2024				
	MUFG Bank, Ltd.	700,000	—	—	700,000						
	Mizuho Bank, Ltd.	1,100,000	—	—	1,100,000						
	Sumitomo Mitsui Banking Corporation	1,100,000	—	—	1,100,000						
	Sumitomo Mitsui Trust Bank, Limited	450,000	—	—	450,000						
	Mizuho Trust & Banking Co., Ltd.	500,000	—	—	500,000						
	Resona Bank, Limited	300,000	—	—	300,000						
	The Norinchukin Bank	300,000	—	—	300,000						
	Aozora Bank, Ltd.	200,000	—	—	200,000						
	The Yamaguchi Bank, Ltd.	100,000	—	—	100,000						
	MUFG Bank, Ltd.	450,000	—	—	450,000	0.50500					
	Development Bank of Japan Inc.	600,000	—	—	600,000						
	THE BANK OF FUKUOKA, LTD.	200,000	—	—	200,000						
	Shinkin Central Bank	100,000	—	—	100,000						
	The Senshu Ikeda Bank, Ltd.	100,000	—	—	100,000						
	The Shizuoka Bank, Ltd.	100,000	—	—	100,000						
	The 77 Bank, Ltd.	100,000	—	—	100,000						
	The Hiroshima Bank, Ltd.	100,000	—	—	100,000						
	Mizuho Bank, Ltd.	200,000	—	—	200,000	0.49500					Aug. 30, 2024
	Sumitomo Mitsui Banking Corporation	200,000	—	—	200,000						
	Sumitomo Mitsui Trust Bank, Limited	400,000	—	—	400,000						
	Mizuho Trust & Banking Co., Ltd.	500,000	—	—	500,000						
	Resona Bank, Limited	300,000	—	—	300,000						
	The Norinchukin Bank	300,000	—	—	300,000						
	MUFG Bank, Ltd.	600,000	—	—	600,000	0.57000	Aug. 29, 2025				
	MUFG Bank, Ltd.	1,000,000	—	—	1,000,000	0.59750					
	Mizuho Bank, Ltd.	800,000	—	—	800,000						
	Sumitomo Mitsui Banking Corporation	800,000	—	—	800,000						
	Development Bank of Japan Inc.	400,000	—	—	400,000						
	Sumitomo Mitsui Banking Corporation	1,560,000	—	1,560,000	—	0.28318	Nov. 30, 2020		Repayme- nt of loans payable		
	Sumitomo Mitsui Trust Bank, Limited	830,000	—	830,000	—						
	Mizuho Trust & Banking Co., Ltd.	370,000	—	370,000	—						
	Resona Bank, Limited	550,000	—	550,000	—						
	Development Bank of Japan Inc.	370,000	—	370,000	—						
	The Norinchukin Bank	370,000	—	370,000	—						
	MUFG Bank, Ltd.	1,810,000	—	—	1,810,000	0.60500	Sep. 8, 2026				
	MUFG Bank, Ltd.	440,000	—	—	440,000	0.67000					
	Mizuho Bank, Ltd.	900,000	—	—	900,000	0.61000					
	MUFG Bank, Ltd.	600,000	—	—	600,000						
	Mizuho Bank, Ltd.	200,000	—	—	200,000	0.67000	Feb. 28, 2025				
	Sumitomo Mitsui Trust Bank, Limited	300,000	—	—	300,000						
	Mizuho Trust & Banking Co., Ltd.	600,000	—	—	600,000						
	Resona Bank, Limited	400,000	—	—	400,000						
	Shinkin Central Bank	300,000	—	—	300,000						

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repaym ent method	Use of proceeds	Security
Long-term loans payable	MUFG Bank, Ltd.	1,500,000	—	—	1,500,000	0.72500	Feb. 27, 2026	Lump-sum payment at maturity	Repayme nt of loans payable	Un- secured Un- guaran- teed
	MUFG Bank, Ltd.	800,000	—	—	800,000	0.77880				
	Mizuho Bank, Ltd.	700,000	—	—	700,000					
	Development Bank of Japan Inc.	1,200,000	—	—	1,200,000					
	THE BANK OF FUKUOKA, LTD.	500,000	—	—	500,000					
	Aozora Bank, Ltd.	300,000	—	—	300,000					
	The Yamaguchi Bank, Ltd.	500,000	—	—	500,000	0.27306	Aug. 31, 2021 (Note2)			
	Sumitomo Mitsui Banking Corporation	870,000	—	—	870,000					
	Sumitomo Mitsui Trust Bank, Limited	480,000	—	—	480,000					
	Resona Bank, Limited	300,000	—	—	300,000					
	The Norinchukin Bank	210,000	—	—	210,000	0.37000	Nov. 30, 2023			
	MUFG Bank, Ltd.	990,000	—	—	990,000					
	MUFG Bank, Ltd.	260,000	—	—	260,000					
	Mizuho Bank, Ltd.	550,000	—	—	550,000	0.45254				
	Mizuho Trust & Banking Co., Ltd.	220,000	—	—	220,000					
	Development Bank of Japan Inc.	220,000	—	—	220,000					
	Mizuho Bank, Ltd.	176,000	—	—	176,000	0.61380	Aug. 29, 2025			
	The Norinchukin Bank	2,352,000	—	—	2,352,000					
	MUFG Bank, Ltd.	750,000	—	—	750,000					
	Mizuho Bank, Ltd.	1,050,000	—	—	1,050,000	0.34800	Jul. 13, 2022			
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000					
	Sumitomo Mitsui Trust Bank, Limited	1,050,000	—	—	1,050,000					
	Mizuho Trust & Banking Co., Ltd.	650,000	—	—	650,000					
	Resona Bank, Limited	950,000	—	—	950,000					
	The Norinchukin Bank	750,000	—	—	750,000					
	MUFG Bank, Ltd.	650,000	—	—	650,000	0.35341				
	Development Bank of Japan Inc.	550,000	—	—	550,000					
	MUFG Bank, Ltd.	750,000	—	—	750,000	0.34000	May. 31, 2023			
	Mizuho Bank, Ltd.	1,050,000	—	—	1,050,000	0.41800				
	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000					
	Sumitomo Mitsui Trust Bank, Limited	1,050,000	—	—	1,050,000					
	Mizuho Trust & Banking Co., Ltd.	650,000	—	—	650,000					
	Resona Bank, Limited	950,000	—	—	950,000					
	The Norinchukin Bank	750,000	—	—	750,000	0.42622				
	MUFG Bank, Ltd.	650,000	—	—	650,000					
	Development Bank of Japan Inc.	550,000	—	—	550,000					
	MUFG Bank, Ltd.	500,000	—	—	500,000	0.56500				
	MUFG Bank, Ltd.	500,000	—	—	500,000	0.63500				
	Mizuho Bank, Ltd.	100,000	—	—	100,000					
	The 77 Bank, Ltd.	500,000	—	—	500,000					
The Hiroshima Bank, Ltd.	500,000	—	—	500,000						
MUFG Bank, Ltd.	1,900,000	—	—	1,900,000	0.70000	Aug. 31, 2027				
Mizuho Bank, Ltd.	4,200,000	—	—	4,200,000	0.78300					
Sumitomo Mitsui Banking Corporation	1,900,000	—	—	1,900,000						
Mizuho Bank, Ltd.	1,480,000	—	—	1,480,000	0.24306	Aug. 31, 2021 (Note2)				
Sumitomo Mitsui Banking Corporation	320,000	—	—	320,000						
Sumitomo Mitsui Trust Bank, Limited	500,000	—	—	500,000						
Mizuho Trust & Banking Co., Ltd.	200,000	—	—	200,000						
Development Bank of Japan Inc.	376,000	—	—	376,000	0.28568	Aug. 30, 2024				
MUFG Bank, Ltd.	300,000	—	—	300,000	0.34900					

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repaym ent method	Use of proceeds	Security							
Long-term loans payable	Mizuho Bank, Ltd.	2,459,000	—	—	2,459,000	0.35900	Aug. 30, 2024	Lump-sum payment at maturity	Repayme nt of loans payable	Un- secured Un- guaran- teed							
	Sumitomo Mitsui Banking Corporation	260,000	—	—	260,000												
	Mizuho Trust & Banking Co., Ltd.	900,000	—	—	900,000												
	Development Bank of Japan Inc.	565,000	—	—	565,000	0.48000	Feb. 26, 2027										
	MUFG Bank, Ltd.	450,000	—	—	450,000	0.56500											
	Mizuho Bank, Ltd.	1,332,000	—	—	1,332,000	0.57500											
	Sumitomo Mitsui Banking Corporation	390,000	—	—	390,000												
	Mizuho Trust & Banking Co., Ltd.	1,350,000	—	—	1,350,000												
	MUFG Bank, Ltd.	500,000	—	—	500,000	0.29900	May. 31, 2023										
	Mizuho Bank, Ltd.	500,000	—	—	500,000	0.30900											
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000												
	Sumitomo Mitsui Trust Bank, Limited	700,000	—	—	700,000												
	Mizuho Trust & Banking Co., Ltd.	200,000	—	—	200,000												
	Resona Bank, Limited	200,000	—	—	200,000												
	The Norinchukin Bank	100,000	—	—	100,000	0.39580					Aug. 30, 2024						
	MUFG Bank, Ltd.	1,000,000	—	—	1,000,000												
	Mizuho Bank, Ltd.	800,000	—	—	800,000												
	Sumitomo Mitsui Banking Corporation	700,000	—	—	700,000	0.40580											
	Sumitomo Mitsui Trust Bank, Limited	400,000	—	—	400,000												
	Mizuho Trust & Banking Co., Ltd.	400,000	—	—	400,000												
	Resona Bank, Limited	200,000	—	—	200,000	Aug. 31, 2026											
	The Norinchukin Bank	200,000	—	—	200,000												
	Shinkin Central Bank	200,000	—	—	200,000						0.41388	Aug. 31, 2026					
	MUFG Bank, Ltd.	1,000,000	—	—	1,000,000	0.55600											
	Mizuho Bank, Ltd.	800,000	—	—	800,000	Aug. 31, 2026											
	Sumitomo Mitsui Banking Corporation	700,000	—	—	700,000						0.56600						
	Sumitomo Mitsui Trust Bank, Limited	200,000	—	—	200,000												
	Mizuho Trust & Banking Co., Ltd.	400,000	—	—	400,000												
	Resona Bank, Limited	200,000	—	—	200,000												
	The Norinchukin Bank	500,000	—	—	500,000						0.68500						
	MUFG Bank, Ltd.	1,400,000	—	—	1,400,000												
	Mizuho Bank, Ltd.	2,400,000	—	—	2,400,000	Feb. 29, 2028											
	Sumitomo Mitsui Banking Corporation	1,000,000	—	—	1,000,000						0.69500						
	Sumitomo Mitsui Trust Bank, Limited	200,000	—	—	200,000												
	Mizuho Trust & Banking Co., Ltd.	400,000	—	—	400,000												
	Resona Bank, Limited	300,000	—	—	300,000												
	THE BANK OF FUKUOKA, LTD.	300,000	—	—	300,000												
	The Sensnu Ikeda Bank, Ltd.	200,000	—	—	200,000						0.28100						
	The 77 Bank, Ltd.	200,000	—	—	200,000												
	The Yamaguchi Bank, Ltd.	200,000	—	—	200,000												
	Mizuho Bank, Ltd.	1,410,000	—	—	1,410,000												
	Sumitomo Mitsui Banking Corporation	1,200,000	—	—	1,200,000												
	Sumitomo Mitsui Trust Bank, Limited	1,300,000	—	—	1,300,000	Aug. 31, 2023											
	Mizuho Trust & Banking Co., Ltd.	600,000	—	—	600,000												
	Resona Bank, Limited	700,000	—	—	700,000												
	Shinkin Central Bank	200,000	—	—	200,000						0.27100						
	MUFG Bank, Ltd.	1,000,000	—	—	1,000,000												

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repaym ent method	Use of proceeds	Security
Long-term loans payable	Mizuho Bank, Ltd.	1,500,000	—	—	1,500,000	0.42000	Feb. 27, 2026			
	Sumitomo Mitsui Banking Corporation	1,230,000	—	—	1,230,000					
	Sumitomo Mitsui Trust Bank, Limited	200,000	—	—	200,000					
	Mizuho Trust & Banking Co., Ltd.	600,000	—	—	600,000					
	Resona Bank, Limited	800,000	—	—	800,000					
	The Norinchukin Bank	900,000	—	—	900,000					
	THE BANK OF FUKUOKA, LTD.	400,000	—	—	400,000					
	Shinkin Central Bank	300,000	—	—	300,000					
	The 77 Bank, Ltd.	300,000	—	—	300,000					
	The Yamaguchi Bank, Ltd.	300,000	—	—	300,000					
	MUFG Bank, Ltd.	1,000,000	—	—	1,000,000	0.41000	Feb. 28, 2029			
	MUFG Bank, Ltd.	1,170,000	—	—	1,170,000	0.46000				
	Development Bank of Japan Inc.	900,000	—	—	900,000	0.44000				
	The Senshu Ikeda Bank, Ltd.	300,000	—	—	300,000					
	MUFG Bank, Ltd.	1,200,000	—	—	1,200,000	0.27300	Nov. 30, 2023			
	Mizuho Bank, Ltd.	200,000	—	—	200,000					
	Sumitomo Mitsui Banking Corporation	800,000	—	—	800,000					
	Sumitomo Mitsui Trust Bank, Limited	1,800,000	—	—	1,800,000	0.44100	May. 29, 2026			
	MUFG Bank, Ltd.	1,400,000	—	—	1,400,000					
	Mizuho Bank, Ltd.	300,000	—	—	300,000					
	Sumitomo Mitsui Banking Corporation	1,000,000	—	—	1,000,000					
	The Norinchukin Bank	800,000	—	—	800,000	0.59900	May. 31, 2028			
	MUFG Bank, Ltd.	1,700,000	—	—	1,700,000					
	Mizuho Bank, Ltd.	1,300,000	—	—	1,300,000					
	Sumitomo Mitsui Banking Corporation	1,200,000	—	—	1,200,000					
	Mizuho Trust & Banking Co., Ltd.	600,000	—	—	600,000					
	Resona Bank, Limited	900,000	—	—	900,000	0.50000	Aug. 29, 2025			
	Development Bank of Japan Inc.	800,000	—	—	800,000					
	Mizuho Bank, Ltd.	605,000	—	—	605,000					
	Sumitomo Mitsui Banking Corporation	800,000	—	—	800,000	0.29150				
	MUFG Bank, Ltd.	2,500,000	—	—	2,500,000	0.28000				
	Mizuho Bank, Ltd.	400,000	—	—	400,000	0.49500	Aug. 31, 2028			
	Sumitomo Mitsui Banking Corporation	545,000	—	—	545,000					
	Mizuho Trust & Banking Co., Ltd.	500,000	—	—	500,000					
	Resona Bank, Limited	500,000	—	—	500,000					
	MUFG Bank, Ltd.	1,542,000	—	—	1,542,000	0.47500	Feb. 28, 2025			
	Mizuho Bank, Ltd.	300,000	—	—	300,000	0.29700				
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000					
	Sumitomo Mitsui Trust Bank, Limited	2,500,000	—	—	2,500,000					
	Resona Bank, Limited	500,000	—	—	500,000					
THE BANK OF FUKUOKA, LTD.	200,000	—	—	200,000	0.28700					
MUFG Bank, Ltd.	400,000	—	—	400,000						
Mizuho Bank, Ltd.	990,000	—	—	990,000	0.46600	Aug. 31, 2027				
Sumitomo Mitsui Banking Corporation	1,840,000	—	—	1,840,000						
Sumitomo Mitsui Trust Bank, Limited	600,000	—	—	600,000						
Mizuho Trust & Banking Co., Ltd.	700,000	—	—	700,000						
Resona Bank, Limited	500,000	—	—	500,000						
The Norinchukin Bank	400,000	—	—	400,000						
Shinkin Central Bank	200,000	—	—	200,000						
The Senshu Ikeda Bank, Ltd.	200,000	—	—	200,000						
The 77 Bank, Ltd.	400,000	—	—	400,000						
The Yamaguchi Bank, Ltd.	200,000	—	—	200,000						

category	Lender	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (%) (Note 1)	Repayment due date	Repaym ent method	Use of proceeds	Security
Long-term loans payable	MUFG Bank, Ltd.	1,370,000	—	—	1,370,000	0.45000	Aug. 31, 2027	Lump-sum payment at maturity	Repayme nt of loans payable	Un- secured Un- guaran- teed
	Development Bank of Japan Inc.	400,000	—	—	400,000	0.36000				
	MUFG Bank, Ltd.	—	750,000	—	750,000	0.2660100	Nov. 30, 2022			
	Mizuho Bank, Ltd.	—	640,000	—	640,000					
	Sumitomo Mitsui Banking Corporation	—	610,000	—	610,000	0.2860000	May. 30, 2025			
	MUFG Bank, Ltd.	—	300,000	—	300,000					
	Mizuho Bank, Ltd.	—	100,000	—	100,000					
	Sumitomo Mitsui Banking Corporation	—	800,000	—	800,000					
	Sumitomo Mitsui Trust Bank, Limited	—	1,380,000	—	1,380,000					
	MUFG Bank, Ltd.	—	800,000	—	800,000	0.5070000	Nov. 30, 2028			
	Mizuho Bank, Ltd.	—	210,000	—	210,000					
	Sumitomo Mitsui Banking Corporation	—	1,800,000	—	1,800,000					
	Sumitomo Mitsui Trust Bank, Limited	—	300,000	—	300,000					
	Mizuho Trust & Banking Co., Ltd.	—	870,000	—	870,000					
	Resona Bank, Limited	—	1,100,000	—	1,100,000	0.4350000				
	The Norinchukin Bank	—	1,020,000	—	1,020,000					
	Development Bank of Japan Inc.	—	370,000	—	370,000					
	MUFG Bank, Ltd.	—	200,000	—	200,000	0.2840000	Aug. 29, 2025			
	Mizuho Bank, Ltd.	—	600,000	—	600,000					
	Sumitomo Mitsui Banking Corporation	—	500,000	—	500,000					
	Sumitomo Mitsui Trust Bank, Limited	—	500,000	—	500,000					
	THE BANK OF FUKUOKA, LTD.	—	500,000	—	500,000					
	Shinkin Central Bank	—	1,000,000	—	1,000,000					
	The 77 Bank, Ltd.	—	500,000	—	500,000					
	The Shizuoka Bank, Ltd.	—	1,000,000	—	1,000,000					
	MUFG Bank, Ltd.	—	300,000	—	300,000	0.5585000	Feb. 28, 2029			
	Mizuho Bank, Ltd.	—	700,000	—	700,000					
	Sumitomo Mitsui Banking Corporation	—	600,000	—	600,000					
	Mizuho Trust & Banking Co., Ltd.	—	500,000	—	500,000					
	Resona Bank, Limited	—	500,000	—	500,000					
	The Norinchukin Bank	—	500,000	—	500,000					
	The Senshu Ikeda Bank, Ltd.	—	1,000,000	—	1,000,000					
	The Yamaguchi Bank, Ltd.	—	500,000	—	500,000					
	The Hiroshima Bank, Ltd.	—	500,000	—	500,000					
		Total	217,442,000	23,950,000	20,950,000	220,442,000				

(Note 1) Average interest rate is the weighted average interest rate during the period. Interest rates are rounded to six decimal places. The interest rates for loans hedged by interest rate swap transactions used to hedge the risk of interest rate fluctuations are the interest rates reflecting the effect of the interest rate swaps.

(Note 2) As of the end of the fiscal period under review, these loans are recorded as “Current portion of long-term loans payable” in “Current liabilities” on the balance sheet.

(Note 3) The following is the maturity schedule of long-term loans within five years of the balance sheet date.

(Thousands of yen)					
	Due in 1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years
Long-term loans payable	35,590,000	25,500,000	36,050,000	26,695,000	32,543,000





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## Independent Auditor's Report

The Board of Directors  
Sekisui House Reit, Inc.

### Opinion

We have audited the accompanying financial statements of Sekisui House Reit, Inc., (the Company), which comprise the balance sheet as at April 30, 2021, and the statement of income and retained earnings, changes in net assets, cash distributions, cash flows and supplementary schedules for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at April 30, 2021, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Supervisory Director for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.

We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

### Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.



Ernst & Young ShinNihon LLC  
Tokyo, Japan

July 26, 2021

金子秀嗣

Shuji Kaneko  
Designated Engagement Partner  
Certified Public Accountant

小島 亘司 

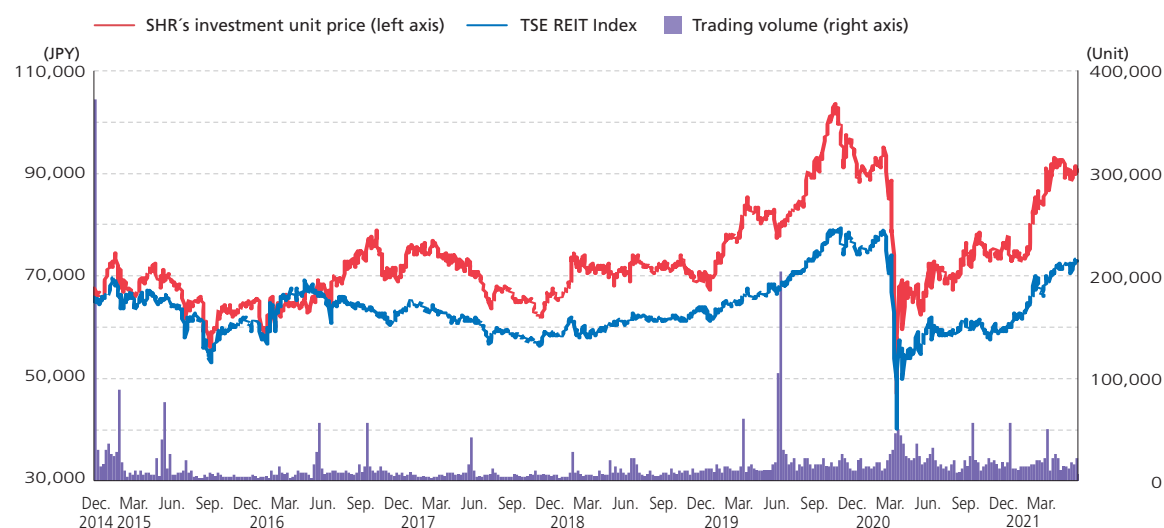
Koji Ojima  
Designated Engagement Partner  
Certified Public Accountant

<MEMO>



# Unitholder Information

## Change in Investment Unit Price and Trading Volume (From December 3, 2014 to May 31, 2021)



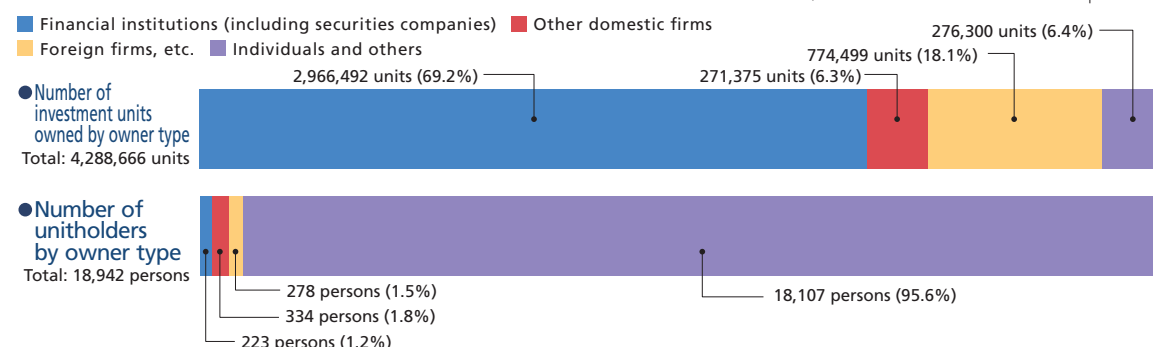
(Note 1) Closing price and trading volume of the investment unit of SHR in a regular trading session at Tokyo Stock Exchange, Inc. are indicated.

(Note 2) As a two-for-one split of investment units was implemented on May 1, 2018, investment units have been traded at halved (the ex-rights) unit price on and after April 25, 2018. In consideration of the impact of the split, the above graph is based on actual figures of "Investment Unit Price" for April 24, 2018 and earlier being divided by two and actual figures of "Trading Volume" being multiplied by two.

(Note 3) Change in TSE REIT Index is indicated after converting the closing price of TSE REIT Index on the listing date of SHR (December 3, 2014) to JPY 66,000, the amount gained after adjusting the two-for-one split to the closing price of the investment unit of SHR in a regular trading session. Furthermore, TSE REIT Index refers to the weighted average-type index of market capitalization of all REIT counters listed on the Tokyo Stock Exchange.

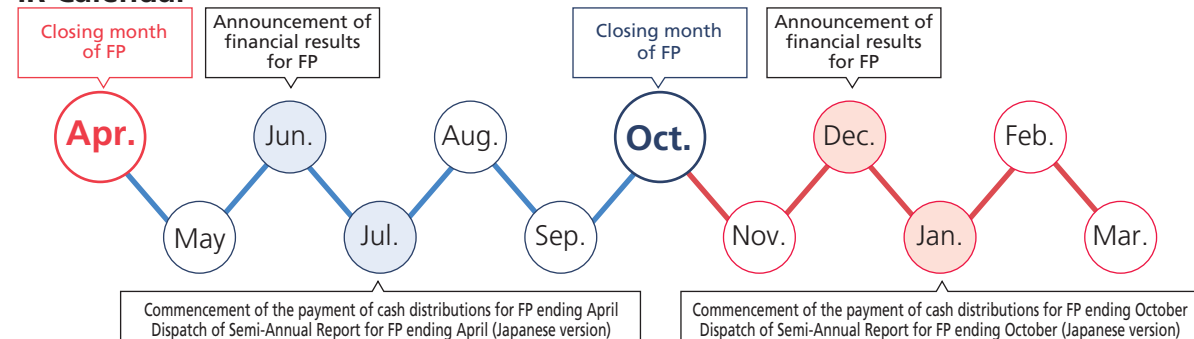
## Unitholder Composition

(As of the end of 13th FP ended Apr. 2021)



(Note) Total of ratios may not add up to 100.0% as ratios are indicated as rounded to the first decimal place.

## IR Calendar



# Unitholder Memo

## Unitholder Memo

Account Closing Date	End of April and October of each year
Record Date for Determining Distribution Payment	End of April and October of each year (Cash distribution will be paid out within 3 months from the record date.)
General Meeting of Unitholders	General meeting of unitholders shall be convened on January 1, 2022 and onwards without delay, and subsequently be convened on January 1 every 2 years and onwards without delay. In addition, the general meetings of unitholders may be held from time to time when it is necessary.
Date to Determine Exercising of Voting Rights by Unitholders	Date stipulated in Article 12 of the Articles of Incorporation
Listed Stock Exchange	Tokyo Stock Exchange, Inc. (Securities Code: 3309)
Newspaper Posting Public Notice	Nikkei Inc.
Transfer Agent	Mizuho Trust & Banking Co., Ltd.
Contact	Stock Transfer Agency Department, Mizuho Trust & Banking Co., Ltd. 2-8-4 Izumi, Suginami-ku, Tokyo Phone: 0120-288-324 (Toll Free only in Japan)

## Concerning Procedures to Change Registered Address, etc.

Please contact your securities company to change registered address, name, etc.

## Concerning Receiving Cash Distribution

You can receive your "cash distribution" by bringing your "distributions receipt" to a nearby Japan Post Bank or post office. In cases where the reception period has elapsed, please specify how you wish to receive dividends on the back of the "distributions receipt" and then mail it to the place of contact mentioned above, or receive cash distribution directly at the service counter of the head office/branch of Mizuho Trust & Banking Co., Ltd. In addition, with respect to future cash distribution, if you wish to receive them through transfer to a bank account you specify or other measures, please contact your securities company, etc.

Please receive your "cash distribution" on an early date as we will be unable to pay them if they are not received within 3 years from the commencement date of payments of cash distribution.

## Website of Sekisui House Reit, Inc.

### Guide to website

<https://sekisuihouse-reit.co.jp/en/>

SHR strives for timely and accurate information disclosure via the website.

The latest cash distribution, finance, investment property and other information useful to investors are made available for viewing on the website.

