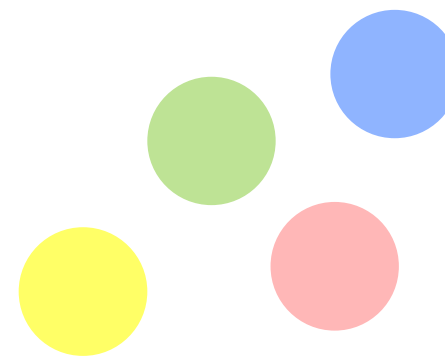


Fiscal Period Ended April, 2023

17th Financial Results Briefing



SEKISUI HOUSE REIT, INC.

June 16, 2023

Contents

Operational Highlights

- 003 Operational Highlights and Future Initiatives
- 004 Disposition of Gotenyama SH Building
- 005 Distribution Policy & Replacement Strategy
- 006 Analysis of Change Factors of DPU (Results)
- 007 Profit and Loss Comparison (Results)
- 008 Analysis of Change Factors of DPU (Forecast)
- 009 Profit and Loss Comparison (Forecast)

Internal Growth

- 011 Office Building
- 020 Residential
- 025 Hotel

External Growth

- 027 Asset Acquisition/Disposition Policy
- 028 Sekisui House Group Sponsor Support/Strengths
- 029 Trends of Appraisal Value
- 030 DPU and NAV per Unit

Finance

- 032 Financial Situation

ESG

- 035 Decarbonization Initiatives
- 036 Acquisition Status of Green Certification
- 037 External Certifications, etc.

Appendix

- 039 Trends of Major Management Indexes
- 040 SHR's Portfolio
- 041 Portfolio Structures by Asset Type
- 042 Occupancy Rate by Asset Type/Residential: Occupancy Rate by Area
- 043 Residential: Rent Trends in New Contract by Area and Room Type
- 044 Office Building: Tenant Profile
- 045 ESG: Materiality, KPI
- 046 Portfolio Development Policy
- 047 Portfolio List
- 050 Unitholders Composition
- 051 Overview of Asset Management Company
- 052 About the Terminology Used in this Presentation

- This English version is a translation of the Japanese Financial Results Briefing dated June 16, 2023 and was prepared solely for the convenience of, and reference by, overseas investors. Neither Sekisui House Reit, Inc. (SHR) nor Sekisui House Asset Management, Ltd. (SHAM) makes any warranties as to its accuracy or completeness.
- The purpose of this document is to provide information and is not intended to solicit investments in or recommend trading in marketable securities or products.
- Please consult your brokerage firm when purchasing investment units or investment corporation bonds of SHR. When making an investment, please do so based on your own discretion and responsibility. Unless stated otherwise, the information provided in this document does not constitute a disclosure document or asset management report under the Financial Instruments and Exchange Act, the Act on Investment Trusts and Investment Corporations, public listing regulations of the Tokyo Stock Exchange or other related laws and regulations.
- While SHR and SHAM have taken due care in the preparation of this document, there is no guarantee as to the accuracy, adequacy or completeness of the information, regardless of whether that information was prepared by SHR or SHAM, or received from a third party.
- With the exception of past or current facts, information provided within this document may contain forward-looking statements based on assumptions or judgments made by SHR and SHAM based on information available as of the date this document was prepared (or as of another date if so stipulated within this document). Forward-looking statements are based on the investment policies of SHR, applicable laws and ordinances, the market environment, interest rate conditions, market practice and other related facts and do not take into account or reflect any changes that may occur following the date this document was prepared. Forward-looking statements, whether explicit or not, inherently contain uncertainties involving known or unknown risks, as well as other factors that substantially impact the actual performance results, management results, financial conditions or the like of SHR.
- The content of this document is subject to change or elimination without advance notice. SHR and SHAM are not obliged to renew or announce the content of this document (including forward-looking statements). Real estate investment securities are instruments intended primarily to return to investors the benefits of investments in real estate. The price of real estate investment securities may fall, causing a loss, depending on circumstances including the price or earning potential of the real estate underlying the real estate investment securities, the real estate market, the transaction market and fluctuations in interest rate levels. Furthermore, bankruptcy or deterioration in the financial standing of the issuer may also lead to losses. For details, please see Investment Risks in the marketable securities report of SHR (available only in Japanese).
- Duplication and reproduction of the contents of this document without prior consent from SHR and SHAM are prohibited.
- The material containing the information required under Article 23(1) and (2) of the AIFMD is available at <https://sekisuihouse-reit.co.jp/en/ir/library.html>

Operational Highlights and Future Initiatives

DPU (Long-term EPU)		FP 17 Results	FP 18 Forecast	FP 19 Forecast
		1,781 JPY (1,573 JPY) vs FP 16 +67 JPY, vs FP 17 Guidance +67 JPY	1,895 JPY (1,479 JPY)	1,794 JPY (1,412 JPY)
	Results	Environment Recognition	Policy & Strategy	
Internal Growth	Office Building	Office Building	Office Building	
	<ul style="list-style-type: none">Occupancy rate at the end of FP: 93.6%<ul style="list-style-type: none">Garden City Shinagawa Gotenyama: 84.5%Akasaka Garden City: 87.4%Number of viewings at Tokyo office buildings have increased from the previous period	<ul style="list-style-type: none">COVID-19 downgraded to class 5, resulting in a gradual increase in returning to the office in TokyoConcerns about the impact of the large supply in Tokyo in 2023 and 2025 continues	<ul style="list-style-type: none">Continue to promote leasing measures for Tokyo office buildingsPolicy to continue working on initiatives to improve well-being and tenant satisfaction	
	Residential	Residential	Residential	
	<ul style="list-style-type: none">Occupancy rate at the end of FP: 97.2%<ul style="list-style-type: none">Single-type occupancy rate in Tokyo 23 wards: 96.0%Change in rent rate (new contract) improved to +1.8%Acquisition rate of non-refundable deposit increased to 53.8%	<ul style="list-style-type: none">Excess population inflows to Tokyo 23 Wards has recovered to pre COVID-19 levelsActive job openings-to-applicants ratio on the rise; the difference between Tokyo and the whole country is widening, suggesting a population influx to Tokyo	<ul style="list-style-type: none">The leasing market is expected to be bullish for the time being; plan to increase rents upon tenant replacement while maintaining high occupancy ratesWill implement efforts to improve earnings through value-enhancing construction and cost reduction measures	
External Growth	Hotel	Hotel	Hotel	
	<ul style="list-style-type: none">Occupancy rate at the end of FP: 100.0%<ul style="list-style-type: none">Fixed-rent master lease contractContract expiration date: May 18, 2024	<ul style="list-style-type: none">Inbound travel demand is recovering due to the drastic relaxation of border measures along with the depreciation of the Japanese Yen	<ul style="list-style-type: none">Continue to closely monitor operating conditions and secure stable earnings through fixed-rents	
	<ul style="list-style-type: none">Disposition of Gotenyama SH Building (office building)<ul style="list-style-type: none">Agreed to the installment disposition over a period of five years and 10 fiscal periodsPlanned disposition price: 70.0 billion JPYAcquisition of silent partnership equity interests<ul style="list-style-type: none">Securing preferential negotiation rights for a medium-sized office building	<p>In the real estate transaction market,</p> <ul style="list-style-type: none">Office building: Some buyers are cautious as vacancy rates remain high for large officesResidential: Although conditions continue to be overheated and the acquisition environment is arduous, opportunistic environment for property saleHotel: Property prices on the rise due to recovery in inbound travel demand	<ul style="list-style-type: none">In place of the installment disposition of Gotenyama SH Building, plan to acquire mainly “Prime Maison” series rental condominiums from the sponsor pipeline in order to maintain/strengthen profitabilityIn addition, will actively implement external acquisitions	
	Finance	<ul style="list-style-type: none">Formulated the Green Finance Framework to strengthen the financial baseLTV of total assets at the end of FP: 45.4%Remaining acquisition capacity of about 18.0 million JPY with regards to total asset LTV of 47%	<ul style="list-style-type: none">Assuming a gradual increase in interest rates going forwardThere are no concerns regarding financing for SHR	<ul style="list-style-type: none">Appropriate control of maturity period while striking an optimal balance between fixed-rate and floating-rateRisk reduction by diversifying repayment deadlinesContinue consideration of appealing to new lenders
ESG		<ul style="list-style-type: none">Set new GHG emission reduction targets and obtained SBTi validationAchieved green certification acquisition rate of over 70%MSCI ESG rating upgraded to AA	<ul style="list-style-type: none">Growing demand for mid to long term environmental considerations, such as efforts to combat climate changeIncreased importance in ESG-related disclosure	<ul style="list-style-type: none">Working to resolve social issues through ESG conscious asset managementPromote initiatives to achieve net zero by 2050

* "Long-term EPU (net income per unit)" is calculated by deducting gain on disposition and asset management fees related to disposition from net income and adding allowance for temporary difference adjustments (ATA) divided by the number of investment units issued and outstanding. The same applies hereinafter.

* "DPU" refers to "Distribution per Unit". The same applies hereinafter.



SEKISUI HOUSE REIT, INC.

Fiscal Period Ended April, 2023 17th Financial Results Briefing

Disposition of Gotenyama SH Building

Securing the means to elevate distributions through an installment disposition over a period of five years and 10 fiscal periods

O-002

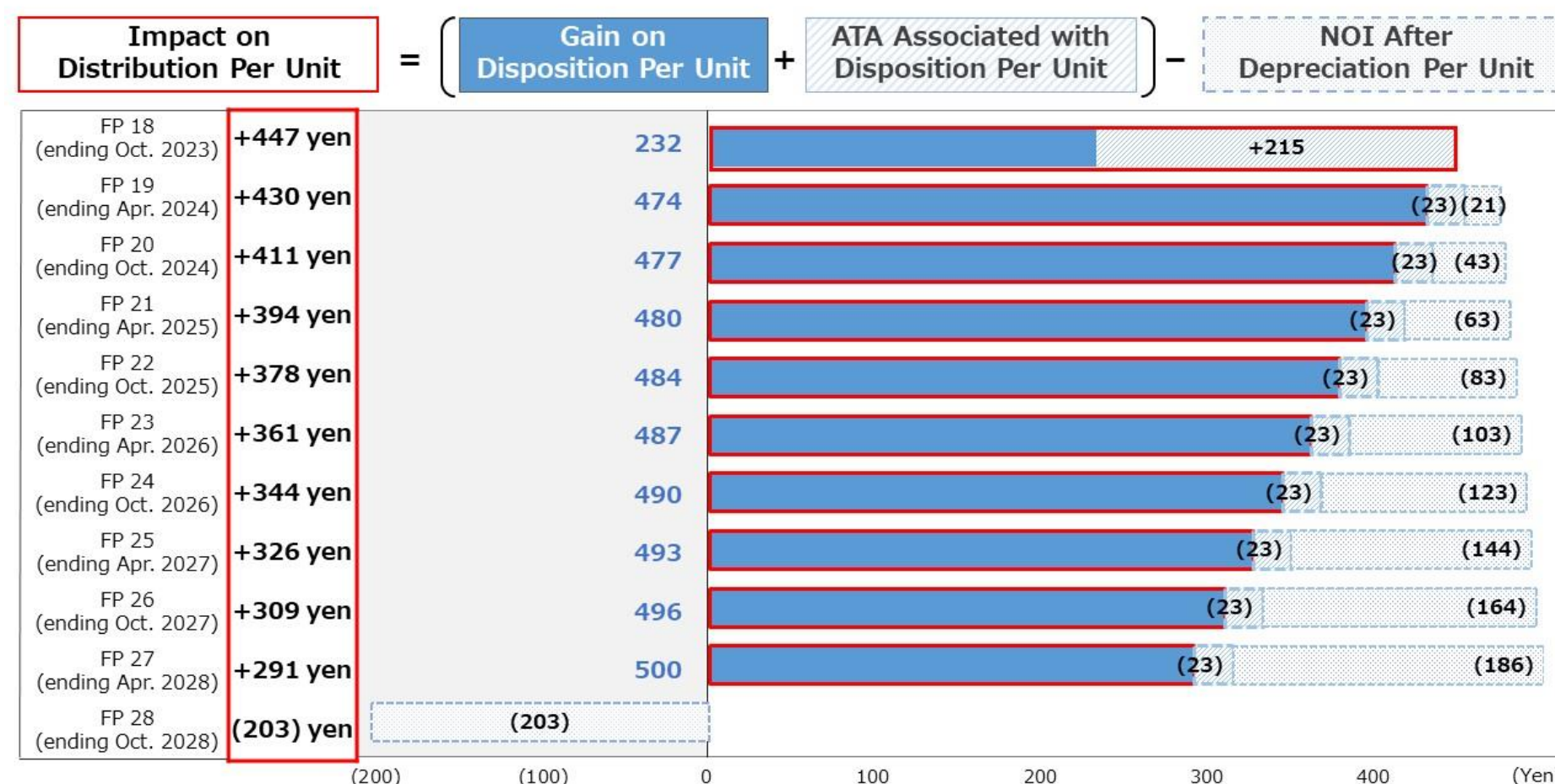
Gotenyama SH Building



Reason for the disposition

- Although the entire building is leased to one tenant under a long-term lease (20-year) contract, there is a risk of vacancy eight years from now when the current lease agreement expires.
- Under such circumstances, SHR was approached by the current tenant regarding an acquisition, and after careful negotiations, came to an agreement of disposition at a price exceeding appraisal value.
- Considering the challenge regarding office leasing, the uncertainty of the office rental market due to the expansion of remote work, and the rise in prices in the real estate trading market, the policy is to improve the portfolio profitability while enjoying the effect of elevated distributions by disposing of 10% of the quasi co-ownership interest every 6 months starting Oct. 31, 2023 in equal installments over a period of five years and 10 fiscal periods.

Impact of Asset Disposition on DPU for Each Fiscal Period (Estimate)



Summary

Planned disposition price	70,000 million JPY
Book value (as of Apr. 30, 2023)	49,187 million JPY
Gain on disposition (expected)	20,235 million JPY
Buyer	TIS Inc.


* "Gain on disposition (expected)", "Impact on distribution per unit", "Gain on disposition per unit", "ATA associated with disposition per unit", and "NOI after depreciation per unit" are estimates as of the date of this document and may change in the future.

* In calculating the "Impact on distribution per unit", only the recording of gain on disposition, increase/decrease in ATA associated with the disposition, and decrease in NOI after depreciation are taken into consideration. SHR does not take into account changes in other expenses such as asset management fees due to a decrease in asset size, recording of gain on disposition, and a decrease in NOI after depreciation.

Distribution Policy & Replacement Strategy

Aiming for a stable distribution level of DPU of 1,800 JPY and long-term EPU of 1,500 JPY in the medium to long term

Following the installment disposition of Gotenyama SH Building, will primarily acquire the “Prime Maison” series rental condominiums from the sponsor pipeline to maintain/strengthen profitability. In addition, will actively implement external acquisitions



Prime Maison Asakusa EAST



Prime Maison Morishita WEST



Prime Maison Nishiwaseda

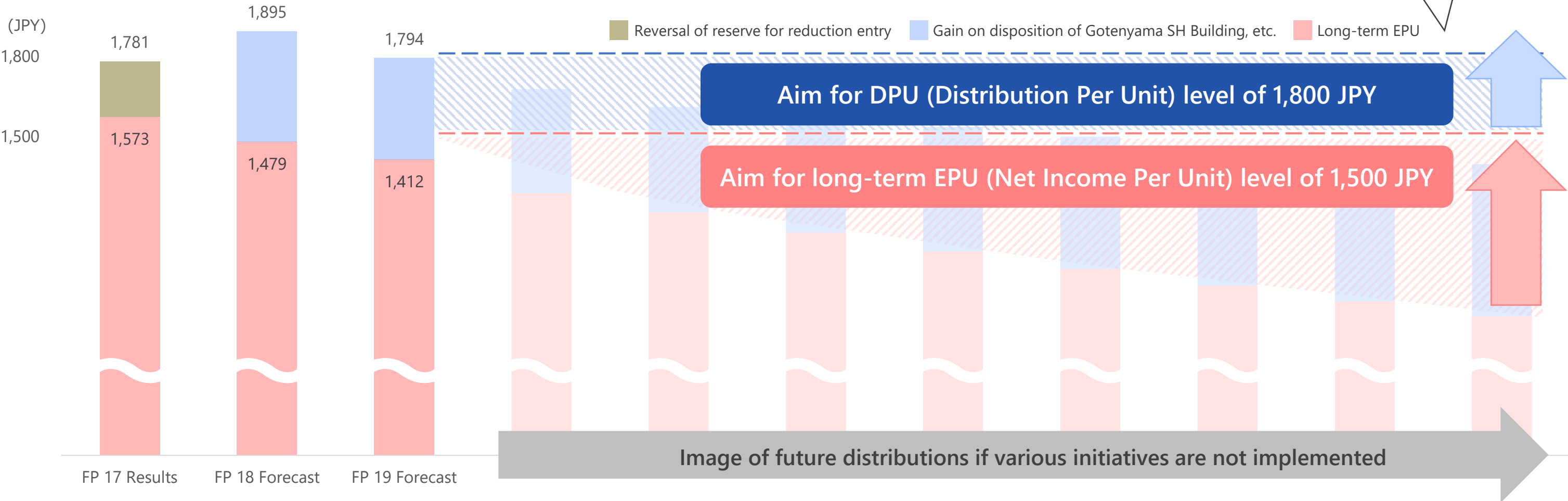
Residential Pipeline Total

Approx. 90.0 billion JPY


Other ways to utilize disposition price:

- Through internal growth such as early leasing of vacant office building lots and rent increases for residentials
- Consider buybacks based on financial market trends

Assumed change in DPU due to installment disposition of Gotenyama SH Building
Due to the 10 installment dispositions of Gotenyama SH Building, profitability and asset size is expected to decline



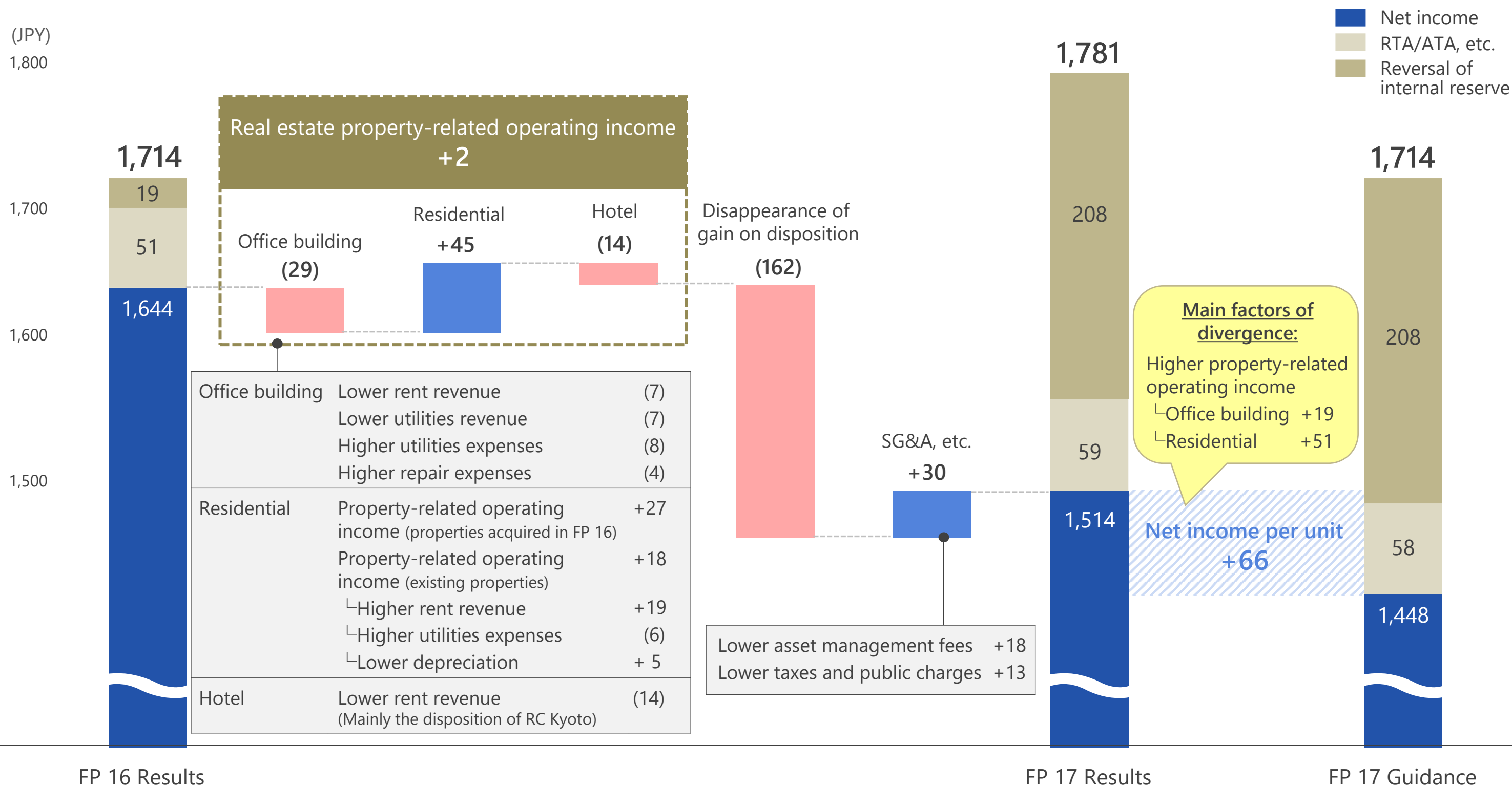
* As of the date of this document, SHR has no specific plans to acquire the unacquired assets described on this page. In addition, acquisition by SHR is not obligated nor guaranteed.
* The above “image of future distributions” shows the image of the distributions that SHR aims for as of the date of this document and does not guarantee the maintenance or increase of distributions. Additionally, it may change due to future circumstances.

 **SEKISUI HOUSE REIT, INC.** Fiscal Period Ended April, 2023 17th Financial Results Briefing

5

Analysis of Change Factors of DPU (Results)

DPU increased by +67 JPY compared to the previous period due to favorable residential operations and the reversal of internal reserves, despite the disappearance of gain on disposition



* "Properties acquired in FP 16" refers to "Prime Maison EGOTANOMORI" and "Prime Maison Waseda dori" and "existing properties" refers to properties that exclude "properties acquired in FP 16" from residential properties that had been held as of the end of FP 16. The same applies on page 7.

* "RTA" refers to reserve for temporary difference adjustments. The same applies hereinafter.

Profit and Loss Comparison (Results)

	FP 16 Results (A)	FP 17 Results (B)	vs. FP 16 Results (B-A)	FP 17 Guidance (C)	vs. FP 17 Guidance (B-C)
Operating revenue	15,797	15,365	(431)	15,224	+141
Property-related operating revenue	15,082	15,358	+275	15,216	+141
Rent revenue – real estate	14,623	14,908	+285	14,822	+86
Other lease business revenue	459	449	(9)	394	+54
Utilities revenue	241	216	(25)	186	+30
Non-refundable deposits received	67	68	+1	59	+9
Renewal fees income	122	133	+10	130	+3
Other miscellaneous income	27	30	+3	18	+11
Gain on disposition of real estate properties	710	–	(710)	–	–
Gain on investments in silent partnership	3	7	+4	7	(0)
Operating expenses	7,718	7,857	+139	7,991	(133)
Property-related operating expenses	6,275	6,543	+267	6,711	(167)
Subcontract expenses	597	621	+23	622	(1)
Property management fees	470	475	+4	479	(4)
Trust fees	43	49	+6	50	(0)
Utilities expenses	391	468	+76	486	(18)
Property and other taxes	1,065	1,066	+0	1,066	(0)
Property tax	1,040	1,041	+1	1,041	+0
Insurance expenses	18	17	(1)	17	(0)
Repair expenses	390	392	+2	456	(63)
Other expenses related to rent business	724	825	+100	903	(78)
Depreciation	2,573	2,627	+54	2,628	(0)
Selling, general and administrative expenses	1,442	1,314	(127)	1,279	+34
Asset management fees	1,021	943	(78)	898	+45
Property-related operating income and loss	8,806	8,814	+7	8,505	+309
NOI (excluding depreciation)	11,380	11,442	+61	11,134	+308
NOI yield	4.0%	4.1%	+0.1%	4.0%	+0.1%
Operating income	8,078	7,508	(570)	7,233	+274
Non-operating income	1	1	+0	0	+1
Non-operating expenses	874	872	(2)	886	(14)
Interest expenses	716	720	+4	721	(1)
Ordinary income	7,205	6,637	(567)	6,346	+291
Net income	7,204	6,637	(567)	6,345	+291
Distribution adjustment	–	9	+9	0	+9
RTA/ATA	222	264	+41	252	+11
Reversal of reserve for reduction entry	82	911	+828	911	–
Total distributions	7,509	7,803	+293	7,509	+293
DPU (JPY)	1,714	1,781	+67	1,714	+67
Total number of investment units issued and outstanding	4,381,482	4,381,482	–	4,381,482	–

(unit: million JPY)

	FP 16 Results (A)	FP 17 Results (B)	vs. FP 16 Results (B-A)	FP 17 Guidance (C)	vs. FP 17 Guidance (B-C)
Property-related operating revenue					
(Office building)	6,374	6,313	(61)	6,279	+33
(Residential)	8,197	8,642	+445	8,534	+107
(Hotel)	511	402	(109)	402	–
Property-related operating income and loss					
(Office building)	4,243	4,117	(126)	4,035	+81
(Residential)	4,241	4,438	+197	4,212	+225
(Hotel)	321	258	(62)	256	+1
NOI (excluding depreciation)					
(Office building)	5,101	4,978	(122)	4,897	+81
(Residential)	5,847	6,130	+282	5,905	+225
(Hotel)	431	333	(98)	331	+1
NOI yield					
(Office building)	3.8%	3.7%	(0.1)%	3.7%	±0.0%
(Residential)	4.4%	4.5%	+0.1%	4.4%	(0.1)%
(Hotel)	2.7%	3.9%	+1.2%	3.9%	±0.0%

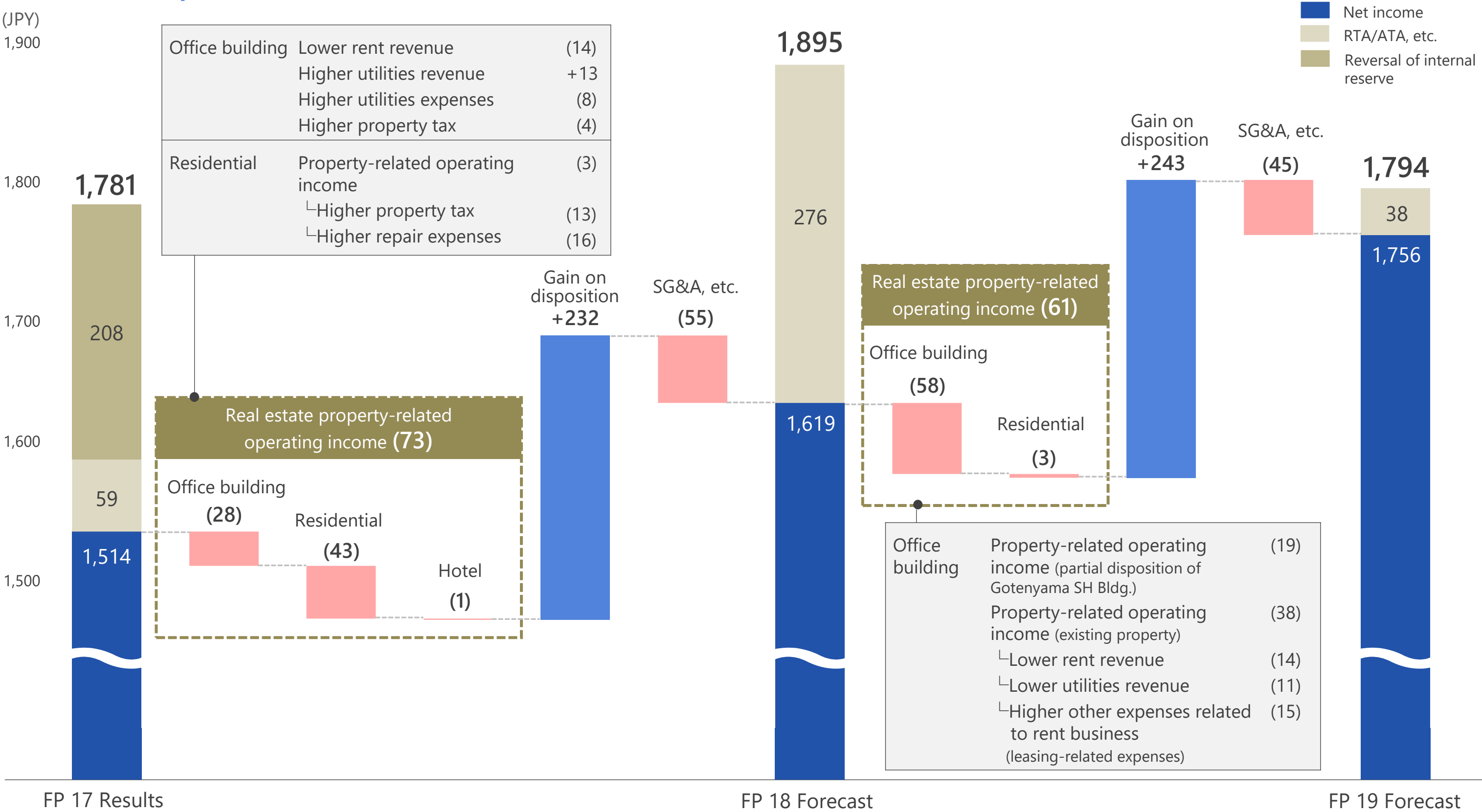
Analysis of change factors

(unit: million JPY)

	(vs. FP 16 Results)	(vs. FP 17 Guidance)
Office building		
Lower rent revenue	(29)	Higher rent revenue +8
Lower utilities revenue	(31)	Higher utilities revenue (higher electricity revenues) +24
Higher utilities expenses (higher electricity expenses)	(34)	Higher utilities expenses (higher electricity expenses) (8)
Higher repair expenses	(17)	Lower repair expenses +13
Residential		
Higher property-related operating income (full-year operation of acquisition properties in FP 16)	+117	Higher property-related operating income (acquisition properties in FP 16) +28
Higher rent revenue (existing property)	+84	Higher rent revenue (existing property) +61
Higher utilities expenses (higher electricity expenses)	(24)	Higher non-refundable deposits received (existing property) +9
Higher depreciation (existing property)	(24)	Lower utilities expenses (existing property) +29
		Lower repair expenses (existing property) +42
Hotel		
Lower property-related operating income (disposition of The Ritz-Carlton, Kyoto)	(58)	
Disappearance of gain on sale of real estate properties (disposition of The Ritz-Carlton, Kyoto)	(710)	
Selling, general and administrative expenses and non-operating profit and loss		
Lower asset management fees	+78	Higher asset management fees (45)
Lower taxes and public charges (fluctuation of taxable sales percentage)	+56	

Analysis of Change Factors of DPU (Forecast)

Due to the contribution of gain on disposition of partial disposition of the Gotenyama SH Building, DPU is expected to remain at around 1,800 JPY



• "Partial disposition of Gotenyama SH Bldg." refers to the disposition of 10% of the quasi co-ownership interest in trust beneficiary interest related to "Gotenyama SH Building" and "existing property" refers to properties that exclude "partial disposition of Gotenyama SH Bldg." from office building properties that had been held as of the end of FP 17. The same applies on page 9.

Profit and Loss Comparison (Forecast)

	FP 17 Results (A)	FP 18 Forecast (B)	vs. FP 17 Results (B-A)	FP 19 Forecast (C)	vs. FP 18 Forecast (C-B)
Operating revenue	15,365	16,331	+965	17,218	+887
Property-related operating revenue	15,358	15,313	(44)	15,132	(180)
Rent revenue – real estate	14,908	14,833	(75)	14,680	(152)
Other lease business revenue	449	480	+31	452	(28)
Utilities revenue	216	274	+57	229	(44)
Non-refundable deposits received	68	61	(7)	60	(0)
Renewal fees income	133	125	(8)	141	+16
Other miscellaneous income	30	19	(10)	19	+0
Gain on disposition of real estate properties	–	1,017	+1,017	2,080	+1,062
Gain on investments in silent partnership	7	0	(7)	6	+5
Operating expenses	7,857	8,271	+413	8,492	+220
Property-related operating expenses	6,543	6,819	+275	6,905	+85
Subcontract expenses	621	624	+2	621	(2)
Property management fees	475	492	+17	495	+3
Trust fees	49	38	(10)	40	+1
Utilities expenses	468	509	+41	532	+22
Property and other taxes	1,066	1,140	+74	1,148	+8
Property tax	1,041	1,107	+66	1,116	+9
Insurance expenses	17	17	+0	17	(0)
Repair expenses	392	471	+79	419	(52)
Other expenses related to rent business	825	879	+54	949	+70
Depreciation	2,627	2,644	+16	2,678	+34
Selling, general and administrative expenses	1,314	1,452	+138	1,587	+134
Asset management fees	943	1,018	+74	1,132	+114
Property-related operating income and loss	8,814	8,494	(320)	8,227	(266)
NOI (excluding depreciation)	11,442	11,138	(303)	10,905	(232)
NOI yield	4.1%	4.0%	(0.1)%	4.0%	±0.0%
Operating income	7,508	8,059	+551	8,726	+666
Non-operating income	1	0	(1)	0	–
Non-operating expenses	872	964	+92	1,029	+64
Interest expenses	720	795	+75	853	+58
Ordinary income	6,637	7,094	+456	7,696	+602
Net income	6,637	7,093	+456	7,694	+601
Distribution adjustment	9	(0)	(9)	0	+0
RTA/ATA	264	1,209	+945	166	(1,042)
Reversal of reserve for reduction entry	911	–	(911)	–	–
Total distributions	7,803	8,302	+499	7,860	(442)
DPU (JPY)	1,781	1,895	+114	1,794	(101)
Total number of investment units issued and outstanding	4,381,482	4,381,482	–	4,381,482	–

(unit: million JPY)

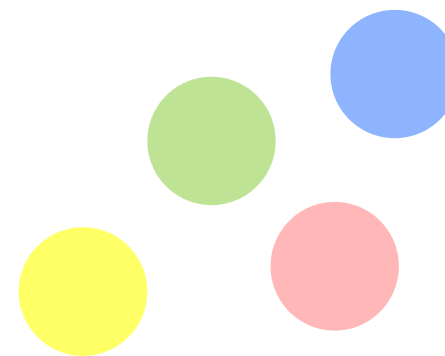
	FP 17 Results (A)	FP 18 Forecast (B)	vs. FP 17 Results (B-A)	FP 19 Forecast (C)	vs. FP 18 Forecast (C-B)
Property-related operating revenue					
(Office building)	6,313	6,310	(2)	6,092	(218)
(Residential)	8,642	8,600	(42)	8,637	+37
(Hotel)	402	402	–	402	–
Property-related operating income and loss					
(Office building)	4,117	3,996	(120)	3,744	(251)
(Residential)	4,438	4,243	(194)	4,228	(14)
(Hotel)	258	253	(4)	253	(0)
NOI (excluding depreciation)					
(Office building)	4,978	4,861	(117)	4,603	(257)
(Residential)	6,130	5,947	(183)	5,972	+24
(Hotel)	333	329	(3)	330	+0
NOI yield					
(Office building)	3.7%	3.6%	(0.1)%	3.5%	(0.1)%
(Residential)	4.5%	4.4%	(0.1)%	4.4%	±0.0%
(Hotel)	3.9%	3.8%	(0.1)%	3.8%	±0.0%

Analysis of change factors

(unit: million JPY)

	FP 18 (vs. FP 17 Results)	FP 19 (vs. FP 18 Forecast)
Office building		
Gain on sale of real estate properties (partial disposition of Gotenyama SH Bldg.)	+1,017	Gain on sale of real estate properties (partial disposition of Gotenyama SH Bldg.) +1,062
Lower rent revenue	(60)	Lower property-related operating income (partial disposition of Gotenyama SH Bldg.) (85)
Higher utilities revenue	+58	Lower rent revenue (existing property) (63)
Higher utilities expenses	(36)	Higher utilities revenue (existing property) (46)
		Higher other expenses related to rent business (higher leasing expenses) (67)
Residential		
Lower rent revenue	(15)	Higher rent revenue +19
Lower renewal fees	(8)	Higher renewal fees +16
Higher property tax	(57)	Higher utilities expenses (higher electricity expenses) (28)
Higher repair expenses	(70)	Lower repair expenses +27
Higher depreciation	(11)	Higher depreciation (39)
Hotel		
Higher repair expenses	(1)	
Selling, general and administrative expenses and non-operating profit and loss		
Higher asset management fees	(74)	Higher asset management fees (114)
Higher taxes and public charges (fluctuation of taxable sales percentage)	(48)	Higher taxes and public charges (fluctuation of taxable sales percentage) (12)
Higher financing costs	(84)	Higher financing costs (65)

Internal Growth



Office Building: Portfolio Status

Portfolio list

(As of the end of Apr. 2023)

	Location	Acquisition Price		Leasable Area		End Tenant Average Rent (JPY/Tsubo)		End Tenant Occupancy Rate	
		(million JPY)	%	(m ²)	%	End of FP 16	End of FP 17	End of FP 16	End of FP 17
Garden City Shinagawa Gotenyama	Shinagawa-ku, Tokyo	71,950	13.0%	38,577.99	6.7%	26,027	26,035	84.5 %	84.5 %
Akasaka Garden City	Minato-ku, Tokyo	50,000	9.0%	21,735.43	3.8%	28,664	28,173	89.4 %	87.4 %
Hommachi Minami Garden City	Osaka-shi, Osaka	44,000	7.9%	29,657.53	5.1%	22,853	22,853	100.0 %	100.0 %
Hommachi Garden City (office portion)	Osaka-shi, Osaka	38,600	7.0%	17,006.94	2.9%	31,885	31,956	100.0 %	100.0 %
HK Yodoyabashi Garden Avenue	Osaka-shi, Osaka	4,400	0.8%	4,554.52	0.8%	17,950	17,950	100.0 %	100.0 %
Hirokoji Garden Avenue	Nagoya-shi, Aichi	6,350	1.1%	4,442.75	0.8%	23,435	23,583	100.0 %	100.0 %
Gotenyama SH Building	Shinagawa-ku, Tokyo	51,500	9.3%	19,999.97	3.5%	30,000	30,000	100.0 %	100.0 %
Office Building Portfolio Total		266,800	48.1%	135,975.13	23.6%	26,715	26,652	93.9 %	93.6 %
The Office Portion of Hommachi Garden City on a Fixed-Rent Master Lease						29,280	29,280	100.0 %	100.0 %
Office Building Portfolio Total (Fixed-Rent Master Lease Taken Into Consideration)						26,368	26,294	93.9 %	93.6 %

Renewal result and trends in leases (including existing tenants returning or adding spaces)

(As of the date of this document)
(cases)

	FP 15 (2022/4)	FP 16 (2022/10)	FP 17 (2023/4)	FP 18 (Forecast) (2023/10)	FP 19 (Forecast) (2024/4)	FP 20 (Forecast) (2024/10)
Sections Due for Renewal	23,050.01m ² (11)	6,847.83m ² (7)	4,854.75m ² (6)	17,303.50m ² (8)	20,544.29m ² (15)	46,047.67m ² (13)
Renewed	22,230.43m ² (9)	4,754.34m ² (6)	3,640.13m ² (4)	17,108.83m ² (7)	— (—)	— (—)
Vacated	(819.58)m ² (2)	(2,093.49)m ² (1)	(14,341.34)m ² (4)	(194.67)m ² (1)	(187.18)m ² (1)	(13,126.72)m ² (1)
Space Returned	— (—)	(3,345.81)m ² (1)	(1,253.90)m ² (1)	— (—)	— (—)	— (—)
New/Additional Lease	2,009.52m ² (3)	— (—)	13,903.72m ² (2)	2,162.14m ² (4)	— (—)	— (—)
Change in Lease Area	+1,189.94m ²	(5,439.30)m ²	(1,691.52)m ²	+1,967.47m ²	(187.18)m ²	(13,126.72)m ²
Rate of Rent Change	(5.4) %	(1.3) %	(1.1) %	—	—	—

* The existing fixed-rent master lease for the office portion of Hommachi Garden City expires May 18, 2024 (however the lease may be terminated before that date).

* "Acquisition price" and percentages for the "leasable area" are provided as percentages of the total portfolio.

* Figures for "Renewal result and trends in leases (including existing tenants returning or adding spaces)" excludes retail tenants of each office building and end tenants in the office portion of Hommachi Garden City, which is on a fixed-rent master lease.

* "FP 18 (forecast)", "FP 19 (forecast)" and "FP 20 (forecast)" is based on available information as of the date of this document and includes new or renewed lease agreements that have not yet been concluded along with figures for which notice to vacate have not yet been received and may change in the future.

Office Building: Operation Status (1) (GC Shinagawa Gotenyama)

The number of viewings increased from FP 16; new contract expected to be concluded in FP 18

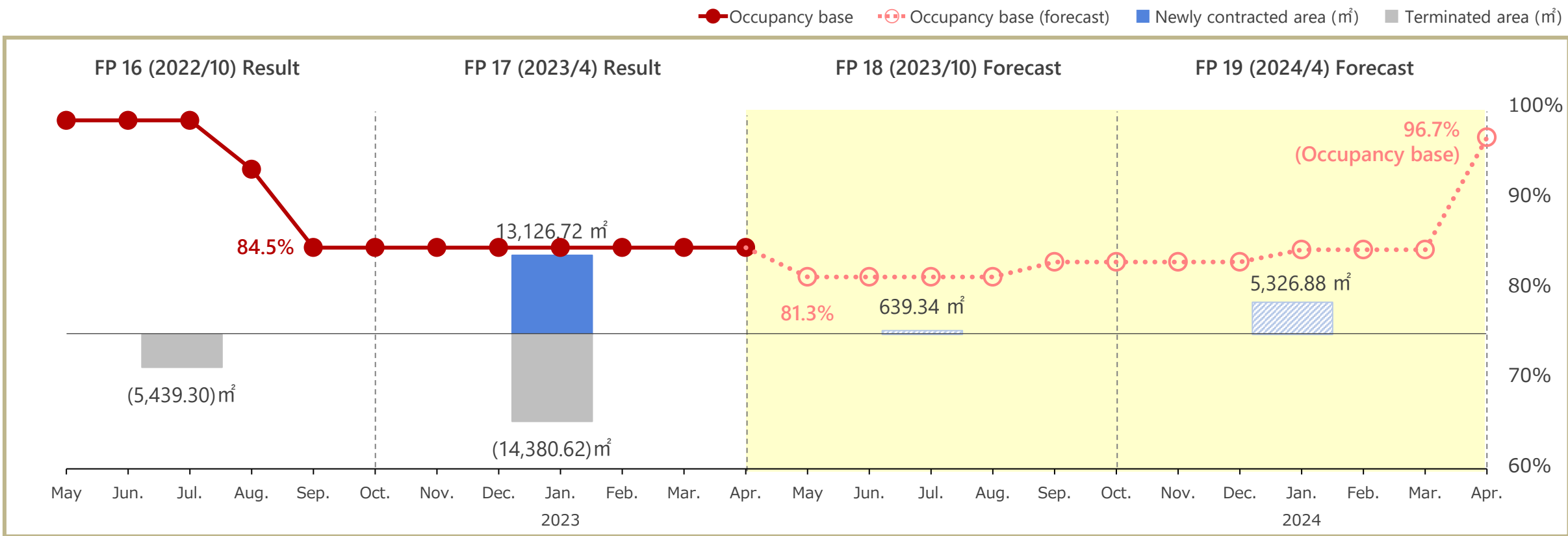


Shinagawa-ku, Tokyo



2022 S rank
CO2 Emissions Intensity:
0.0533 t-CO2/m²
(FY 2021 Results)

Trends in occupancy rates and changes in leasable area



Details of change in leasable area

FP 17 (Ended Apr. 2023)	Presumption of FP 18 (Ending Oct. 2023) and onwards
<p>As a result of continued promotion and strengthening of leasing activities the number of viewings increased, but no contract reached</p> <ul style="list-style-type: none">■ Number of vacancies/reduction of floor space: 2<ul style="list-style-type: none">(1) End of Apr. 2023: reduction by 1 tenant └(1,253.90)m²(2) End of Feb. 2023: vacancy by 1 tenant └(13,126.72)m²■ Occupancy/expansion: 1 └13,126.72m²■ Number of viewings of potential new tenants: 16 (+11 compared to FP 16) └Tenant industries include IT and manufacturing; desired floor space of 1,000 tsubo or more also present■ Status of vacancy as of the end of FP 17 └5,966.22m²	<p>In light of the recent increase in inquiries, new contract is expected to be conclude in the FP 18</p> <ul style="list-style-type: none">■ FP 18 (Ending Oct. 2023) └New occupancies: 639.34m², Vacancies/reduction: None■ FP 19 (Ending Apr. 2024) └New occupancies: 5,326.88m², Vacancies/reduction: None <p>Concluded a new lease contract until July 2024 with a successor tenant of a large tenant who was scheduled to vacate in January 2024</p> <ul style="list-style-type: none">■ FP 20 (Ending Oct. 2024) └Vacancies: (13,126.72)m² (Jul. 2024 (extended from Jan. 2024))

Office Building: Operation Status (2) (Akasaka GC)

Concluded 3 new contracts of 1,522.80㎡ for FP 18; occupancy expected to increase thereafter

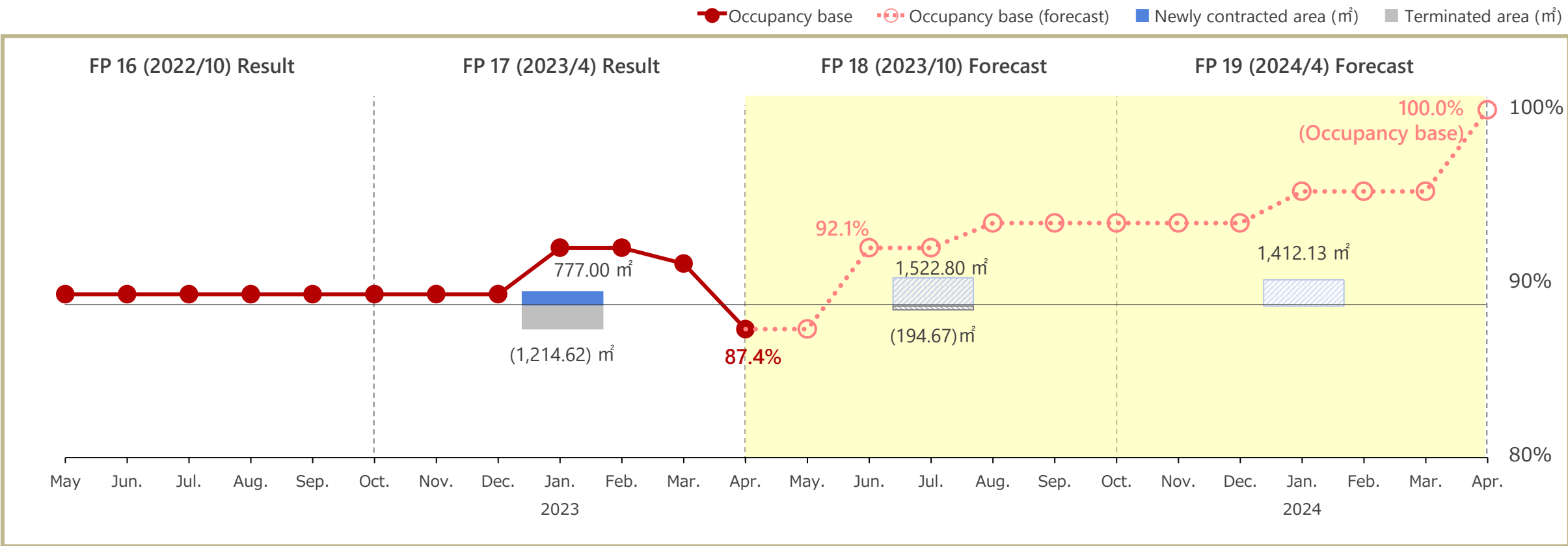
▶ Trends in occupancy rates and changes in leasable area



Minato-ku, Tokyo



2020 S Rank, 2022 S Rank
CO2 Emission Intensity:
0.0579 t-CO2/㎡
(FY 2021 Results)








▶ Details of change in leasable area

FP 17 (Ended Apr. 2023)	Presumption of FP 18 (Ending Oct. 2023) and onwards
<p>Potential new tenant viewings increased compared to FP 16, acquired applications for new contract for FP 18</p> <ul style="list-style-type: none"> Number of vacancies/reduction of floor space: 3 ↳(1,214.62)㎡ Occupancy/expansion: 1 ↳777.00㎡ Number of viewings of potential new tenants: 13 (+6 compared to FP 16) ↳Mainly manufacturers, IT and service industry; desired tsubo about 100-300 Status of vacancy as of the end of FP 17 ↳2,740.26㎡ 	<p>Backfill expected in FP 18 due to new contract with one tenant along with expansion of floor space by existing tenant. Occupancy rate expected to continue increasing thereafter</p> <ul style="list-style-type: none"> FP 18 (Ending Oct. 2023) <ul style="list-style-type: none"> New occupancies: 1,522.80㎡ <ul style="list-style-type: none"> 1 tenant (194.67㎡) expansion of floor space in the building 1 tenant (1,017.10㎡) expansion of floor space in the building 1 tenant (311.03㎡) new contract Vacancies : 194.67㎡ (1 tenant) FP 19 (Ending Apr. 2024) <ul style="list-style-type: none"> New occupancies: 1,412.13㎡, Vacancies: None

Office Building: Operation Status (3)

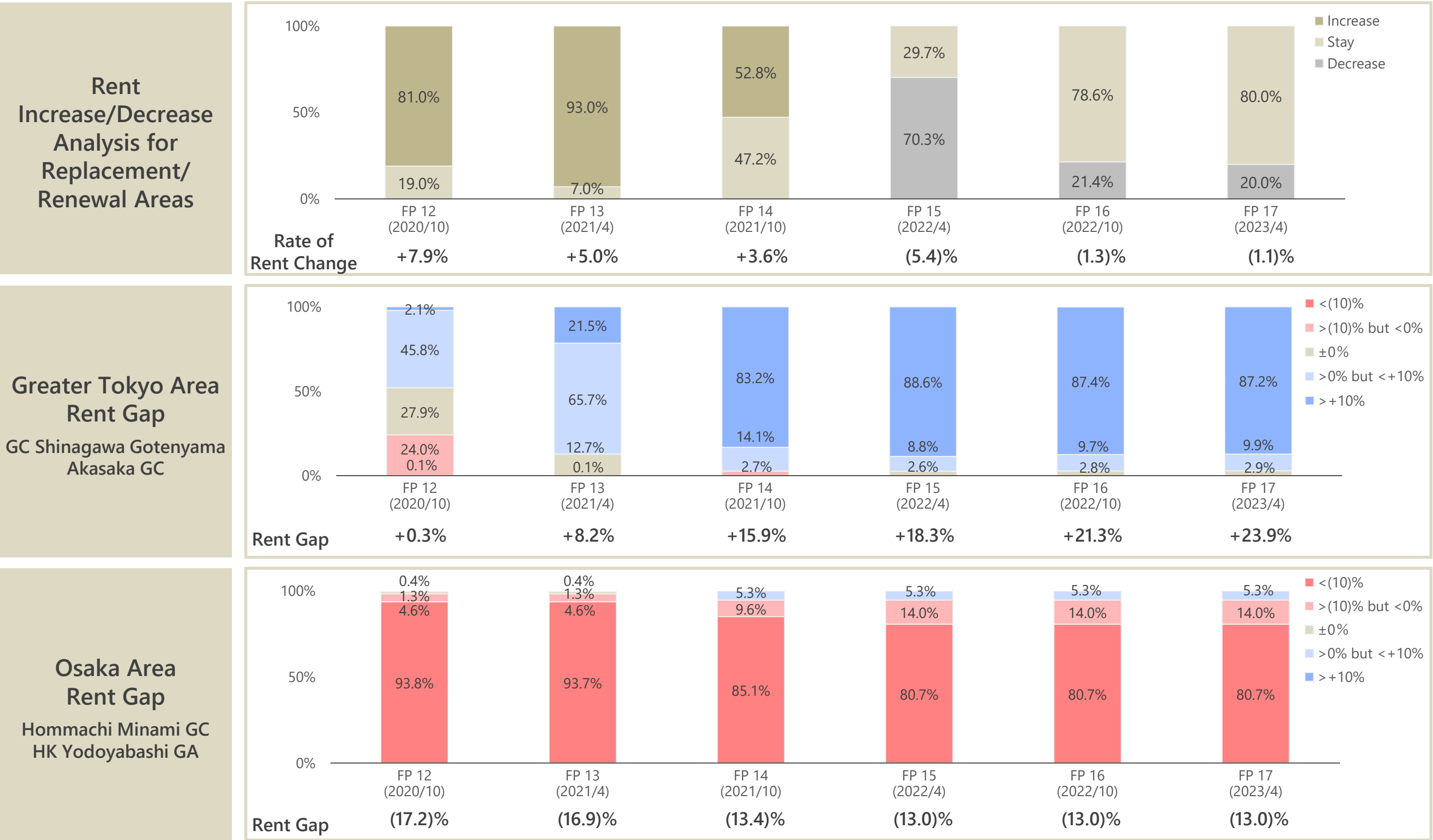
The occupancy rate of office buildings located in Osaka and Nagoya areas and Gotenyama SH Building remains at 100%

					
	Homomachi Minami Garden City	Homomachi Garden City (Office Building Portion)	HK Yodoyabashi Garden Avenue	Hirokoji Garden Avenue	Gotenyama SH Building
Location	Osaka-shi, Osaka	Osaka-shi, Osaka	Osaka-shi, Osaka	Nagoya-shi, Aichi	Shinagawa-ku, Tokyo
Occupancy Rate (End of FP 17)	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
Average Rent (End of FP 17)	22,853 JPY/tsubo	29,280 JPY/tsubo	17,950 JPY/tsubo	23,583 JPY/tsubo	30,000 JPY/tsubo
Current Status	<ul style="list-style-type: none"> ■ Maintaining occupancy rate at over 99% since June 2019 when an additional acquisition was made 	<ul style="list-style-type: none"> ■ Renewed a fixed-rent master lease agreement with Sekisui House under the same conditions (to expire on May 18, 2024) 	<ul style="list-style-type: none"> ■ Maintaining occupancy rate of 100% since February 2017 ■ No fixed-term lease deadline until the end of October 2025 (mainly five-year leases) 	<ul style="list-style-type: none"> ■ Maintaining occupancy rate of 100% since May 2016 ■ Sekisui House Real Estate Chubu occupying approximately 70% of the total leasable area 	<ul style="list-style-type: none"> ■ Decided to dispose to the current tenant over a period of five years and 10 fiscal periods (disposition of 10% ownership share every six months from October 31, 2023)

• "Average Rent" of the Homomachi Garden City (Office Building Portion) is based on a fixed-rent master lease agreement, thus the average rent is based on this agreement. In addition, there is revenue-linked rent when the revenue earned by the master lessee exceeds a certain amount

Office Building: Rent Status

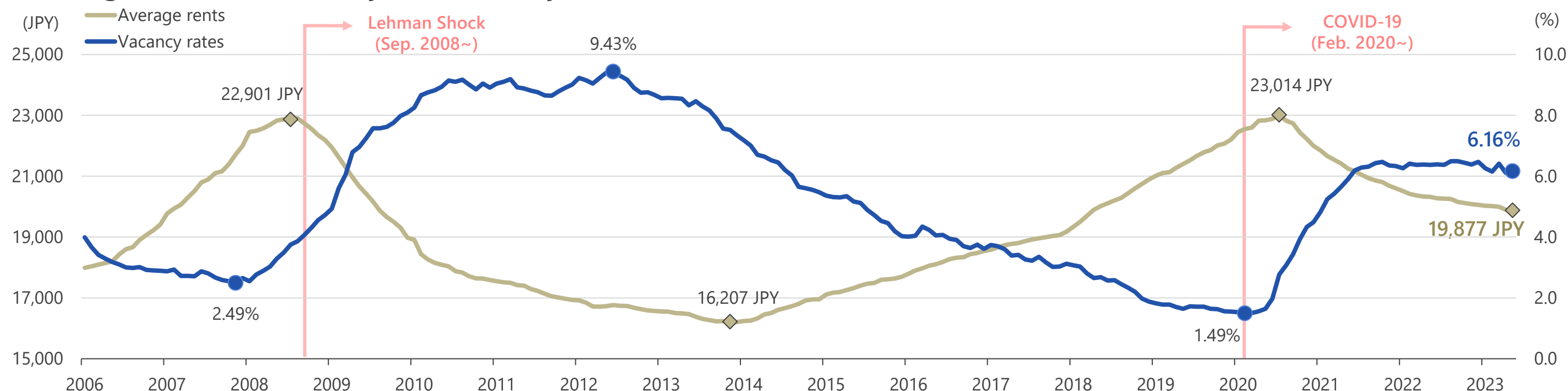
Continued emphasis on occupancy for Greater Tokyo area; focus on increasing rents while considering occupancy in Osaka area



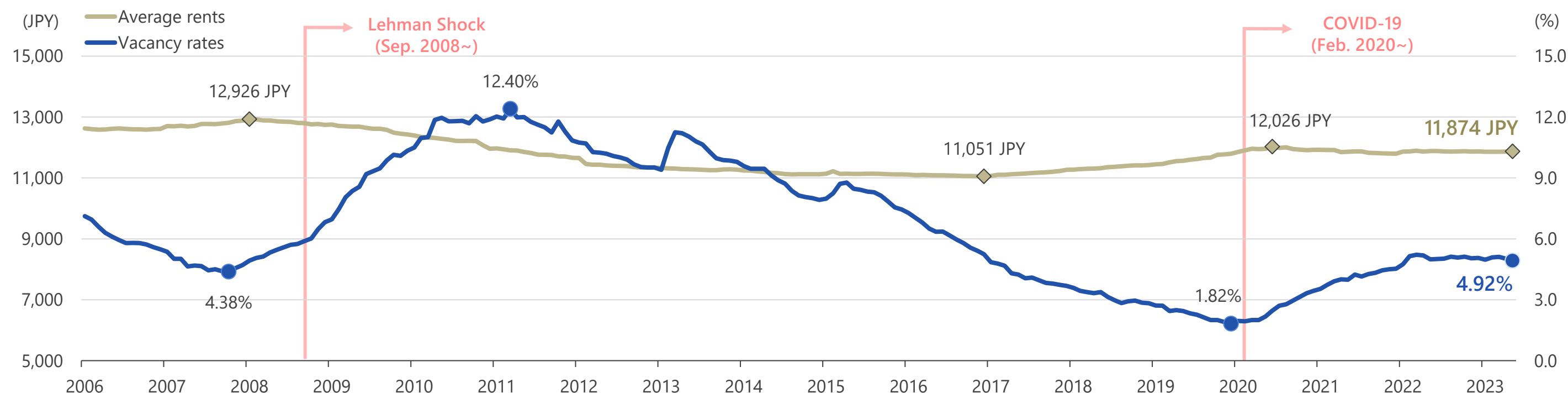
Office Building: Market Trends

Although vacancy rate remains at 6% level for Tokyo's business district, will need to continue to monitor the impact of large office supply

Average rents and vacancy rates in Tokyo's business districts



Average rents and vacancy rates in Osaka's business districts



* Information on "Average rents and vacancy rates in Tokyo's business districts" "Average rents and vacancy rates in Osaka's business districts" are prepared by SHAM based on Office Market Data by Miki Shoji Co., Ltd.

* Tokyo's business districts: 5 wards of central Tokyo (Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, Shibuya-ku)

* Osaka's business districts: major 6 districts (Umeda district, Minamimorimachi district, Yodoyabashi・Hommachi district, Funaba district, Shinsaibashi/Namba district, Shin-Osaka district)

Office Building: Looking Back on FP 17

Taking into consideration the improvement of well-being, implemented various initiatives to enhance the attractiveness of office buildings

Challenges	<p>■ Distance/Convenience from Nearest Station (For Tokyo Office Buildings)</p> <p>GC Shinagawa Gotenyama: 12-min walk from "Shinagawa" & "Gotanda" station; 10-min walk from "Osaki" station</p> <p>Akasaka GC: 8-min walk from "Akasaka-mitsuke", "Nagatacho" & "Aoyama-itchome" station</p>	<p>■ Change in Office Needs Accompanying New Work Styles</p> <p>Although the move to vacate and reduce floor space due to COVID-19 has somewhat subsided, the recovery in office demand continues to be slow with the infiltration of hybrid work</p>	<p>■ The Impact of Large Office Supply in 2023 and 2025</p> <p>The supply and demand for offices is expected to relax with the large supply anticipated in central Tokyo in 2023 and 2025</p>
------------	--	---	---

Initiatives of FP 17	<p>Conducted the following initiatives at GC Shinagawa Gotenyama:</p> <p>➔Acquired "S rank" in the Certification for CASBEE Wellness Office, which was a target set in the previous period</p> <p>Assessed mainly for the following points as initiatives to improve the well-being of office workers:</p> <ul style="list-style-type: none"> • Many efforts are taken to improve convenience, such as an accessible lounge and a rooftop garden, etc. • Many security measures have been implemented, including high earthquake resistance, seismic isolation structures, and emergency power supply facilities that exceed legal standards • Many award-winning designs are used in terms of flexibility and design for both layout and facilities • Tenant meetings are held every month to inform and provide feedback on opinions <p>➔Established a free working space in the common area</p> <ul style="list-style-type: none"> • Utilized part of the common area to be used as a free working space • Improve convenience by implementing measures in line with needs <p>➔Opening up part of the conference room as eat-in space</p> <ul style="list-style-type: none"> • Opening up part of the conference room in the common area, and provided as an eat-in space for tenants 	 
----------------------	---	---

Office Building: Thoughts Regarding GC Shinagawa Gotenyama

Will continue to promote/strengthen leasing activities while also considering possible disposition

▶ **Environment recognition**

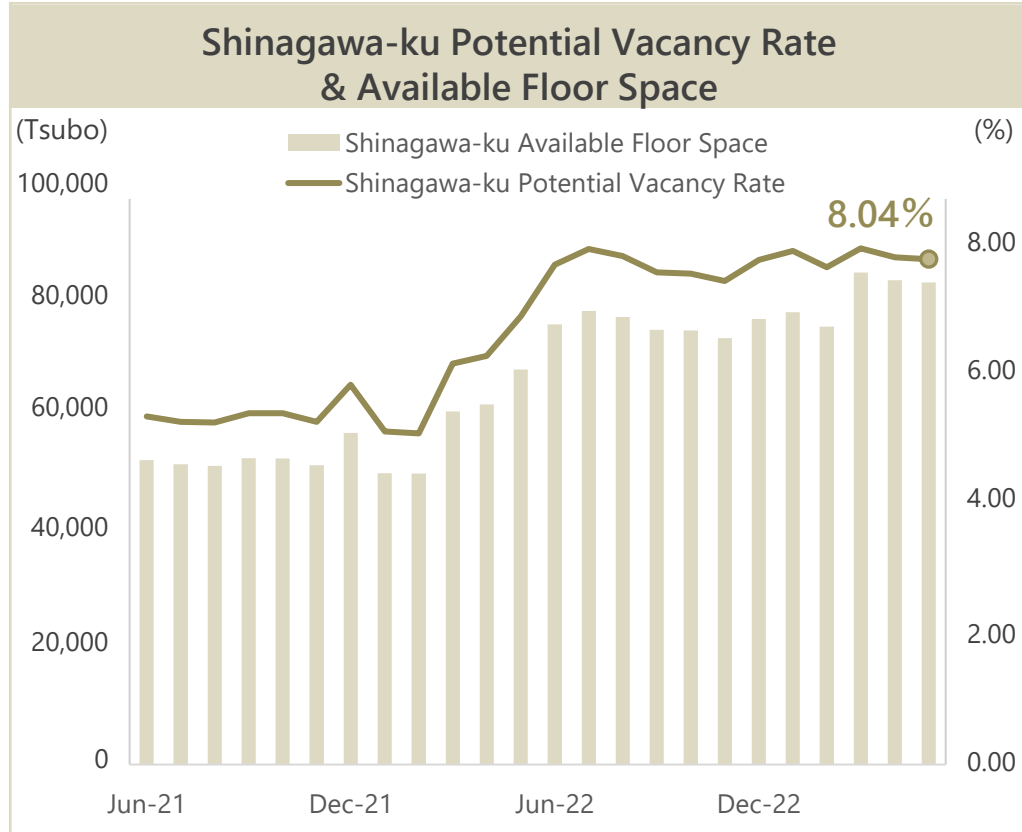
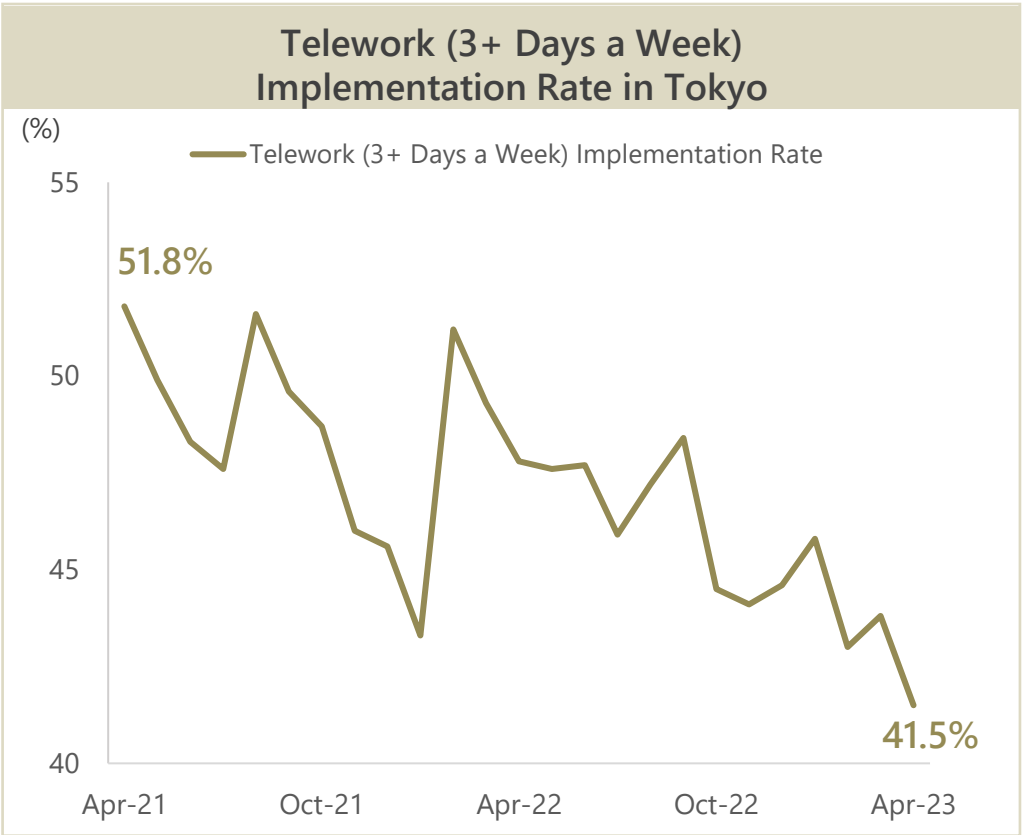
- With the transition of COVID-19 to class 5, frequency of attending work in Tokyo is gradually increasing
 - The telework implementation rate for 3 or more days a week in Tokyo has decreased by 10.3% compared to 2021 during COVID-19, and **the frequency of going into the office is increasing**
 - On the other hand, **vacancy rate** in Shinagawa-ku **continues to hover around 8.0%**, and the overall available floor space is also on the rise

▶ **Current status**

- The number of viewings of potential new tenants has increased
 - **Viewings in FP 17 was 16**, an increase of 11 compared to the previous period. Of which, **13 were viewed from February to April** showing a **surge in viewing frequency**
 - Potential new tenants looking for large floor space of 1,000 tsubo or more also present
 - Lower rent levels and provision of free rent for new contracts are expected to continue for the time being

▶ **Future outlook, future strategy and policy**

- Continue to engage in leasing activities while considering the possibility of a disposition
 - Although new contracts are expected to be concluded in FP 18 in light of the recent increase in inquiries, **occupancy is expected to decline by about 34% due to the vacancy of a large tenant in July 2024**
 - Will continue efforts to promote and strengthen leasing activities and appeal property specifications (high quality) to lead to contracts
 - Depending on the progress of leasing, will continue considering the possibility of a disposition while determining appropriate strategies that will contribute to maximizing unitholder value



• "Telework (3+ days a week) implementation rate" is created by SHAM based on the "Telework Implementation Rate Survey" published monthly by the Labor Environment Section, Employment Division of the Bureau of Industrial and Labor Affairs, Tokyo Metropolitan Government.

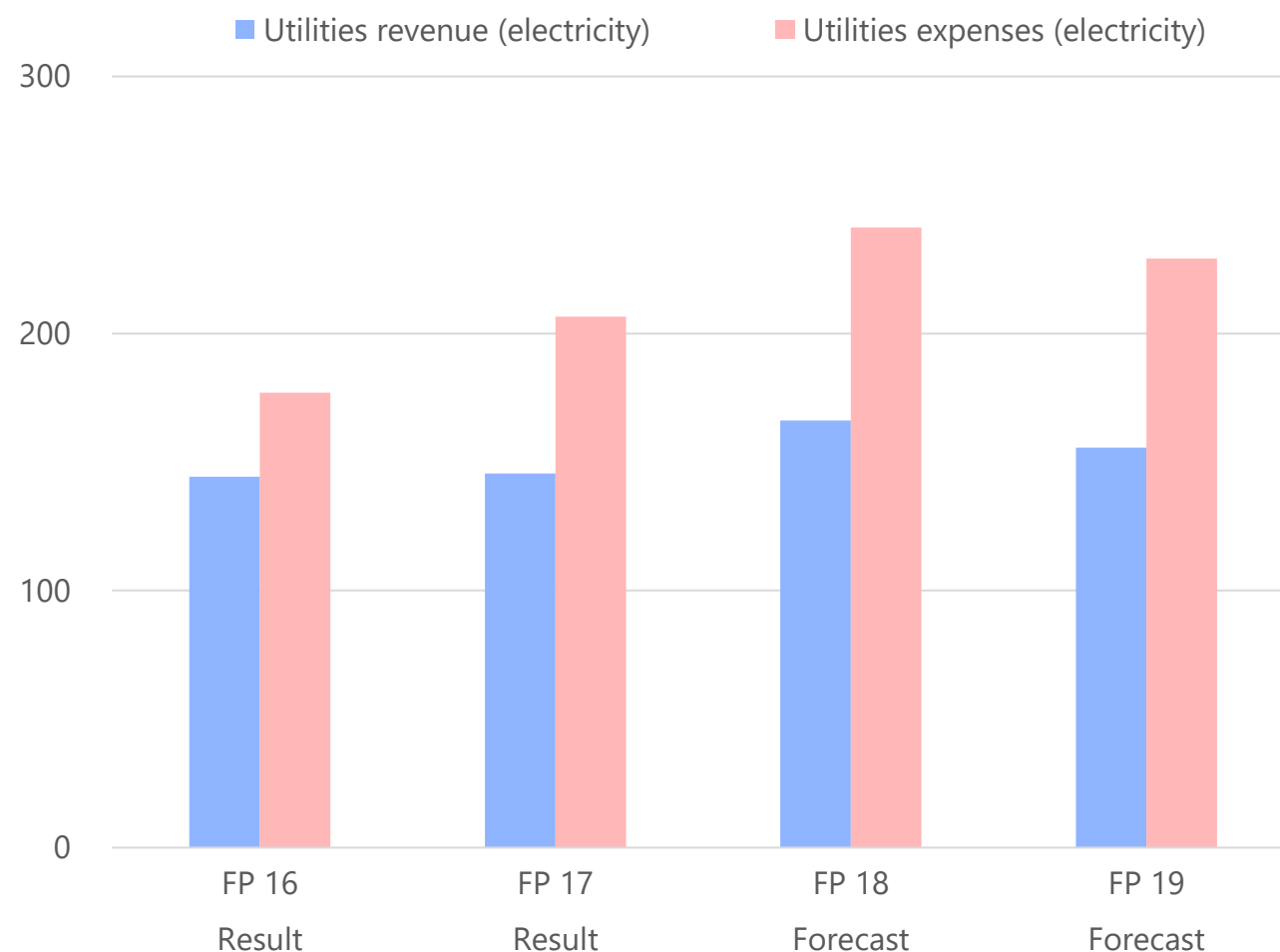
• "Shinagawa-ku Potential Vacancy Rate & Available Floor Space" is created by SHAM based on data from the real estate data analysis platform "estie Market Survey" provided by estie, inc. Data is aggregated for properties with floor space of 50 tsubo or more and those completed before 2022.

Office Building: Countermeasures for Elevated Electricity Prices

Ratio of fixed-price billing method has declined; going forward, will cautiously implement negotiations to improve fixed unit price

► Changes in electricity prices

(million JPY)



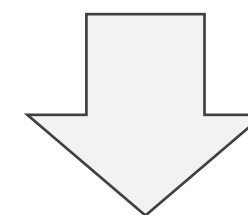
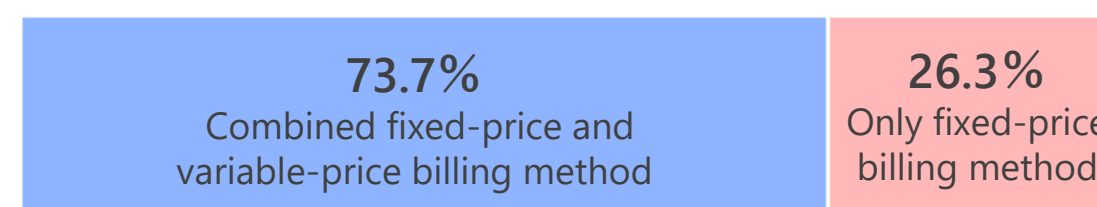
► Impact of electricity price on DPU

	FP 16 Result	FP 17 Result	FP 18 Forecast	FP 19 Forecast
Impact from the previous period (JPY)	(12)	(7)	(8)	+3

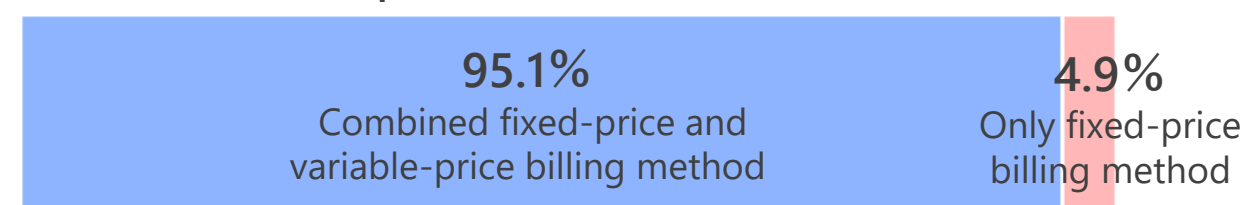
► Review of billing method towards tenants

- Modified billing method for tenants that were originally billed with the fixed-price billing method to a combined fixed-price and variable-price billing method that includes fluctuations in fuel adjustment costs, etc.
- Compared to FP 16, the ratio of tenants billed with the fixed-price method alone decreased to 4.9%
- Going forward, the policy is to carefully negotiate fixed-price revisions to improve unit price, while emphasizing occupancy

As of the end of Oct. 2022 (FP 16)



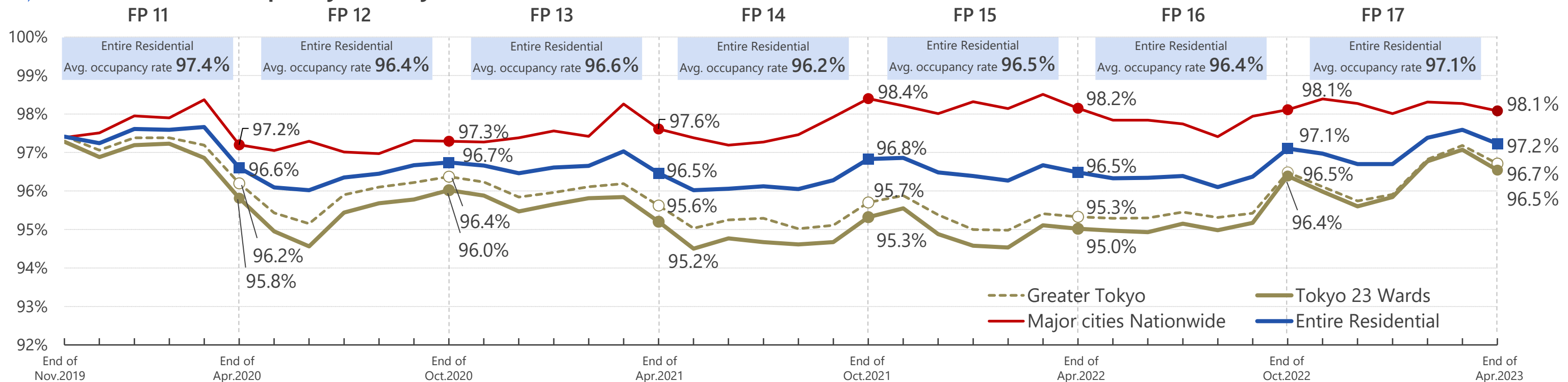
As of the end of Apr. 2023 (FP 17)



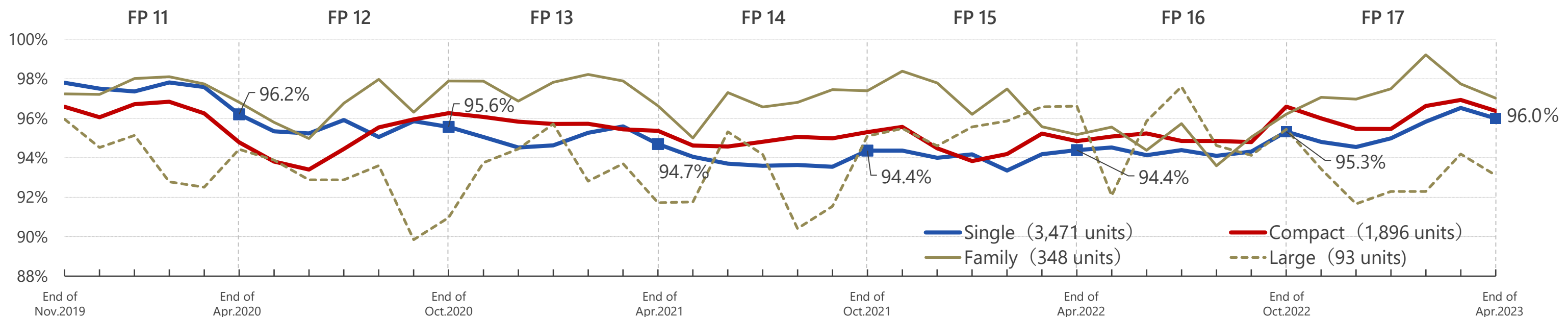
Residential: Portfolio Status

The occupancy rate recovered to pre COVID-19 levels as people return to central Tokyo.
Major cities nationwide maintain high occupancy rates in the 98% range, and the occupancy rate of single type in the Tokyo 23 wards increased to 96.0%

Residential occupancy rate by area



Residential occupancy rate by room type in Tokyo 23 wards



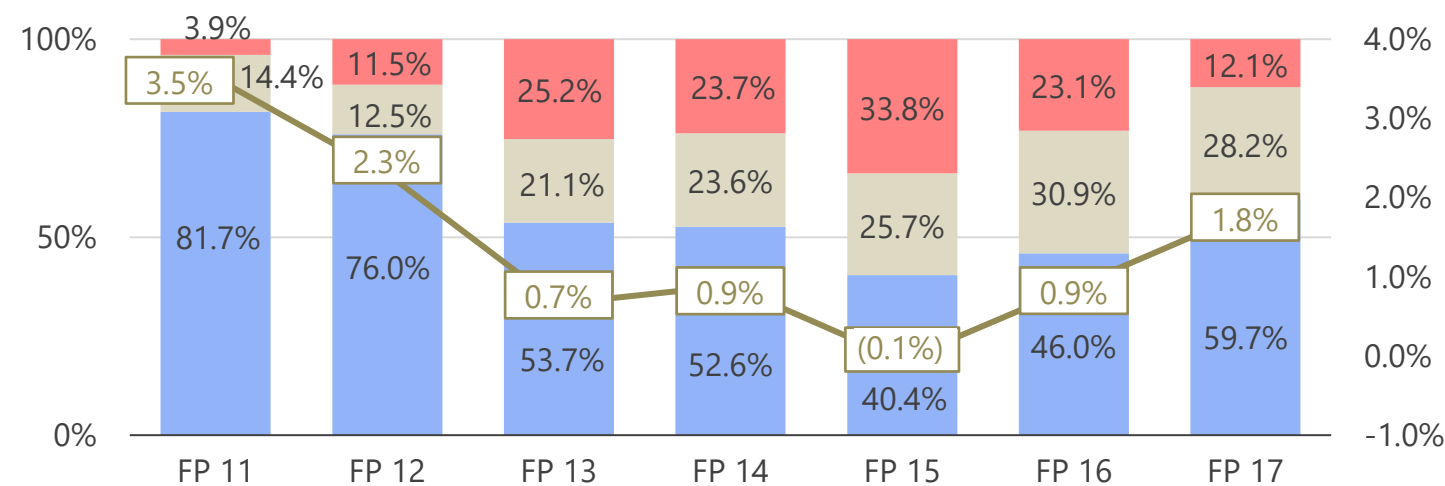
* For the definitions of "Single type", "Compact type", "Family type", and "Large type", please refer to P.52.
* The number of units in Residential occupancy rate by room type in Tokyo 23 wards is as of the end of April 2023.

Residential: Rent Trends

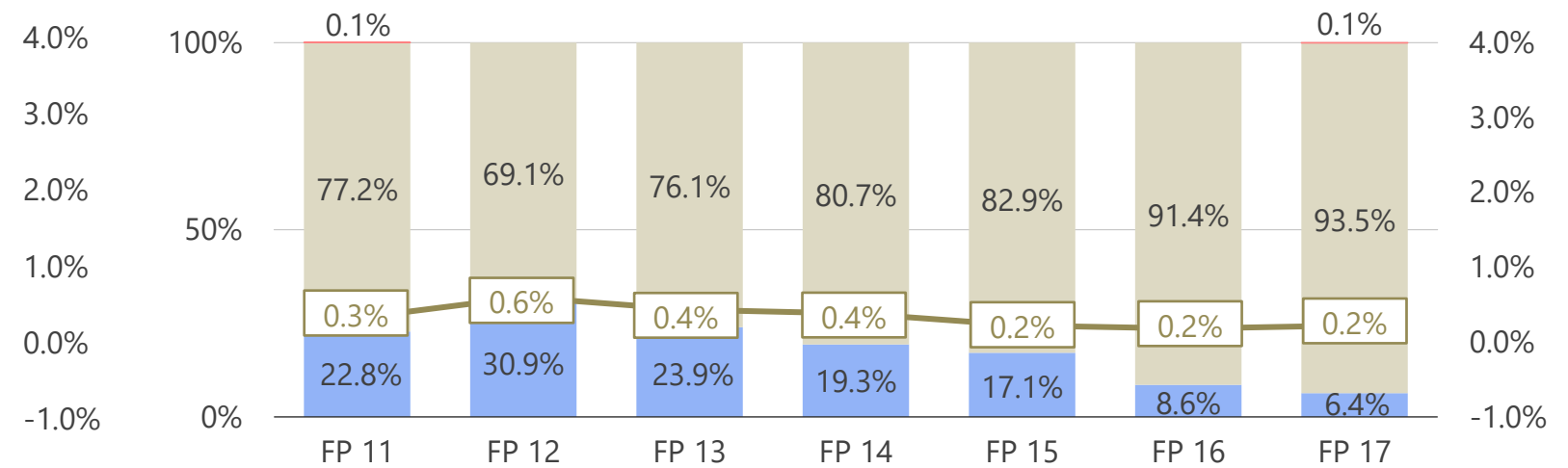
Rent volatility for new contracts increased to +1.8%, and rent ratio increased to 59.7%, entering a phase of initiating rent increase; single-type in Tokyo 23 wards also show positive new rent volatility; non-refundable deposit received recovered to 53.8%

Decreased rent ratio No change in rent ratio Increased rent ratio Change in rent (net) rate

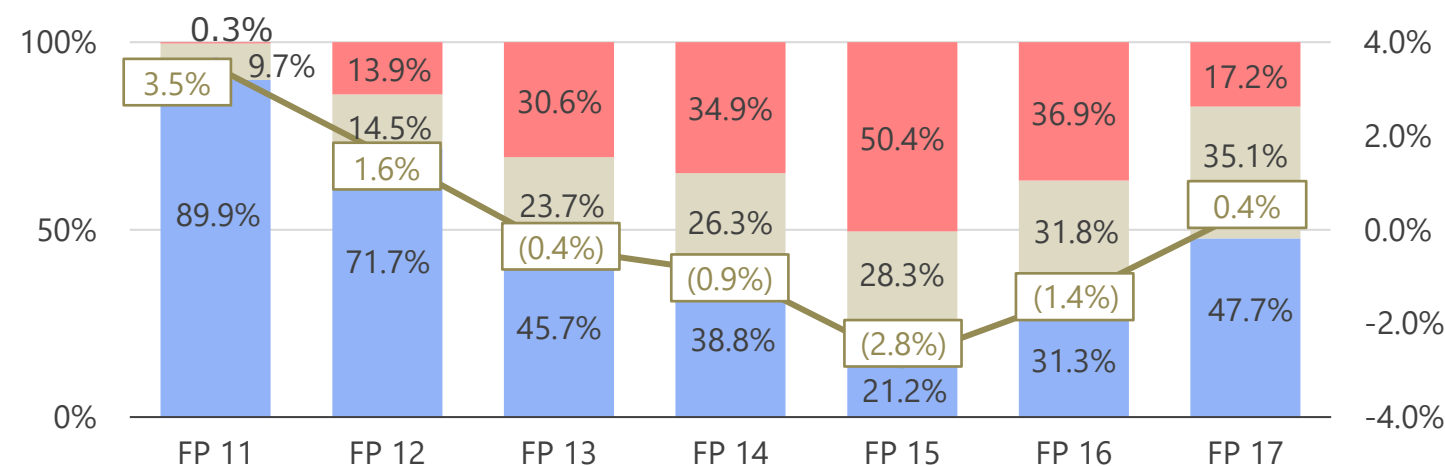
Rent trend in new contract



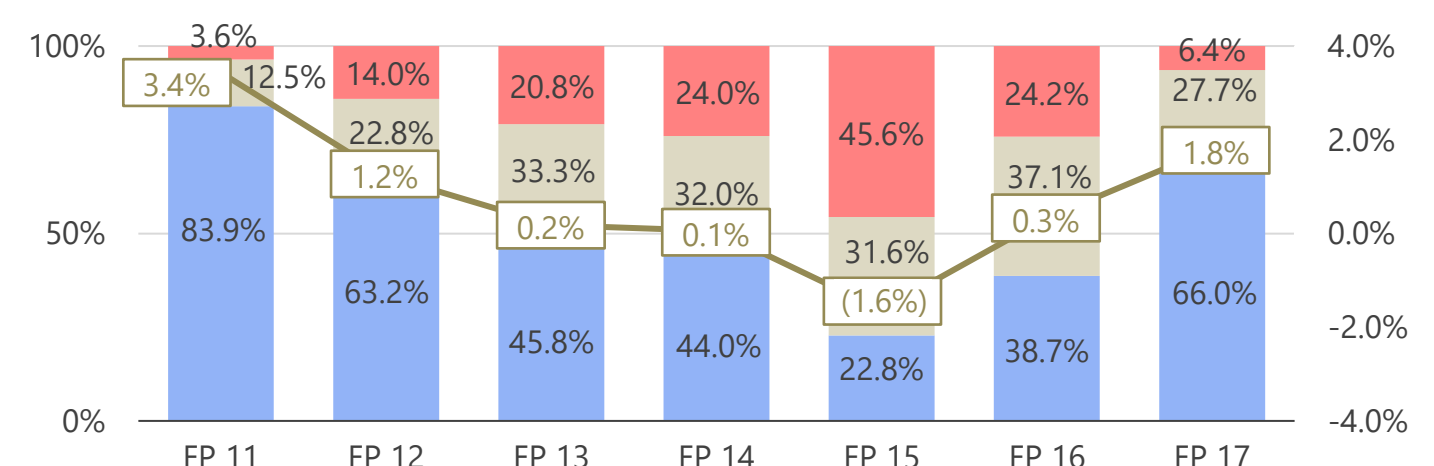
Rent trend in renewal contract



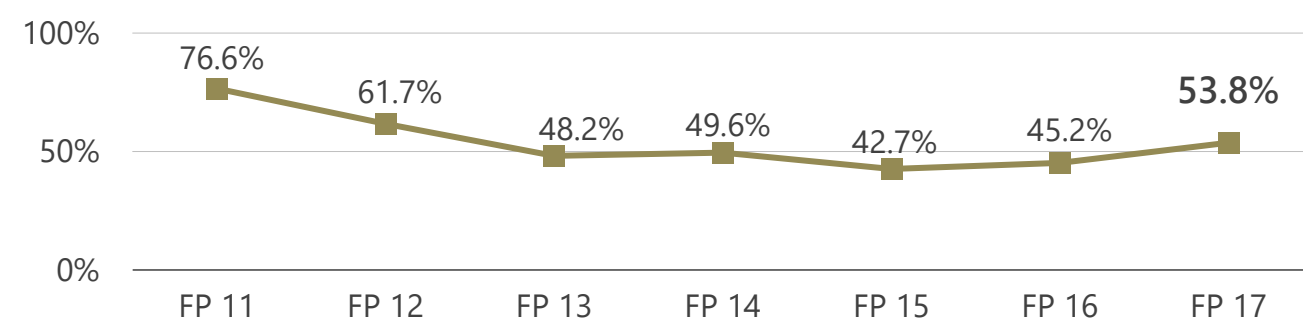
Rent trend in new contract (Tokyo 23 wards/single-type)



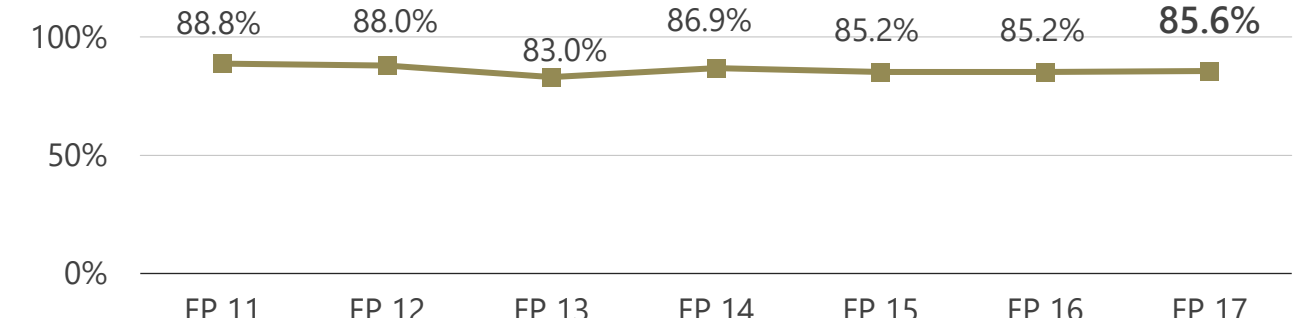
Rent trend in new contract (Major cities nationwide/single-type)



Non-refundable deposit received



Rate of renewal

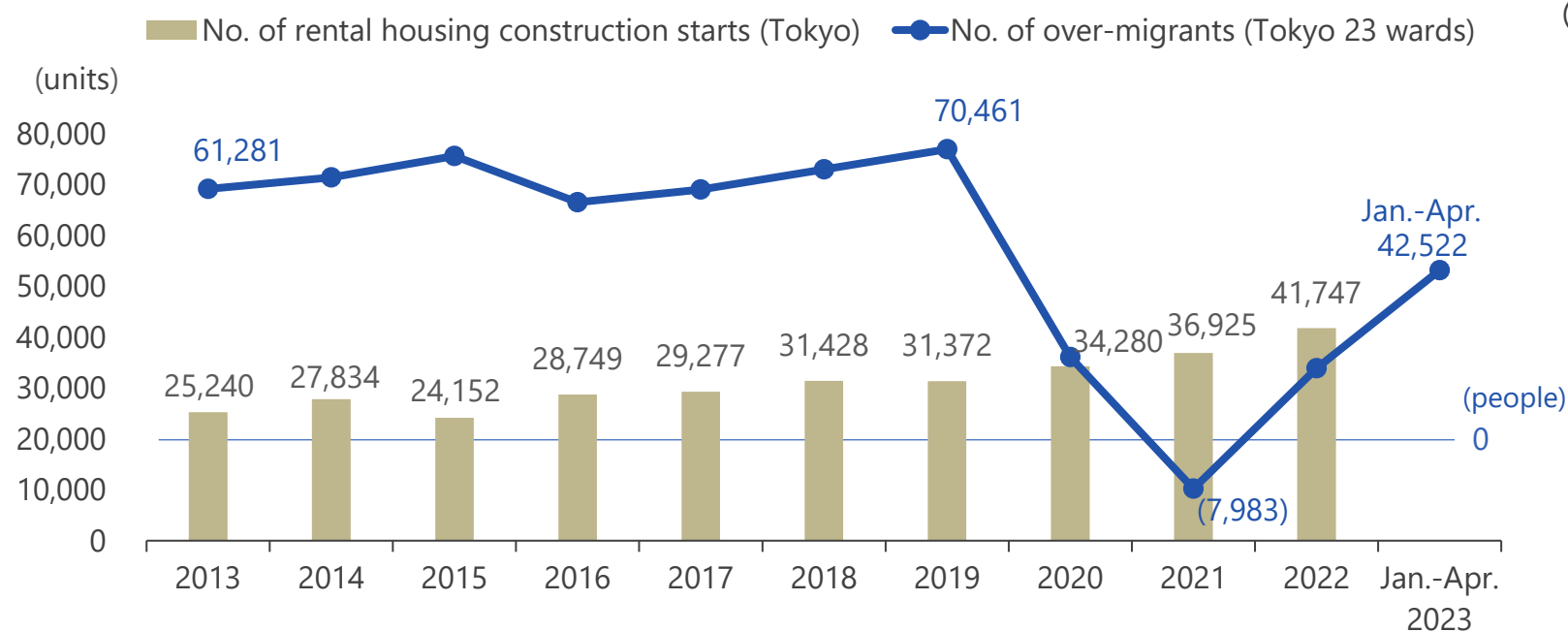


* Monthly rent comparison of new contract and renewal contract is calculated including utilities.

Residential: Market Trends

Market enters full-fledged recovery due to excess population influx into Tokyo 23 wards and returning to the city center continues; Job-to-applicants ratio widened between Tokyo and other regional cities, suggesting an increase in population inflows to Tokyo

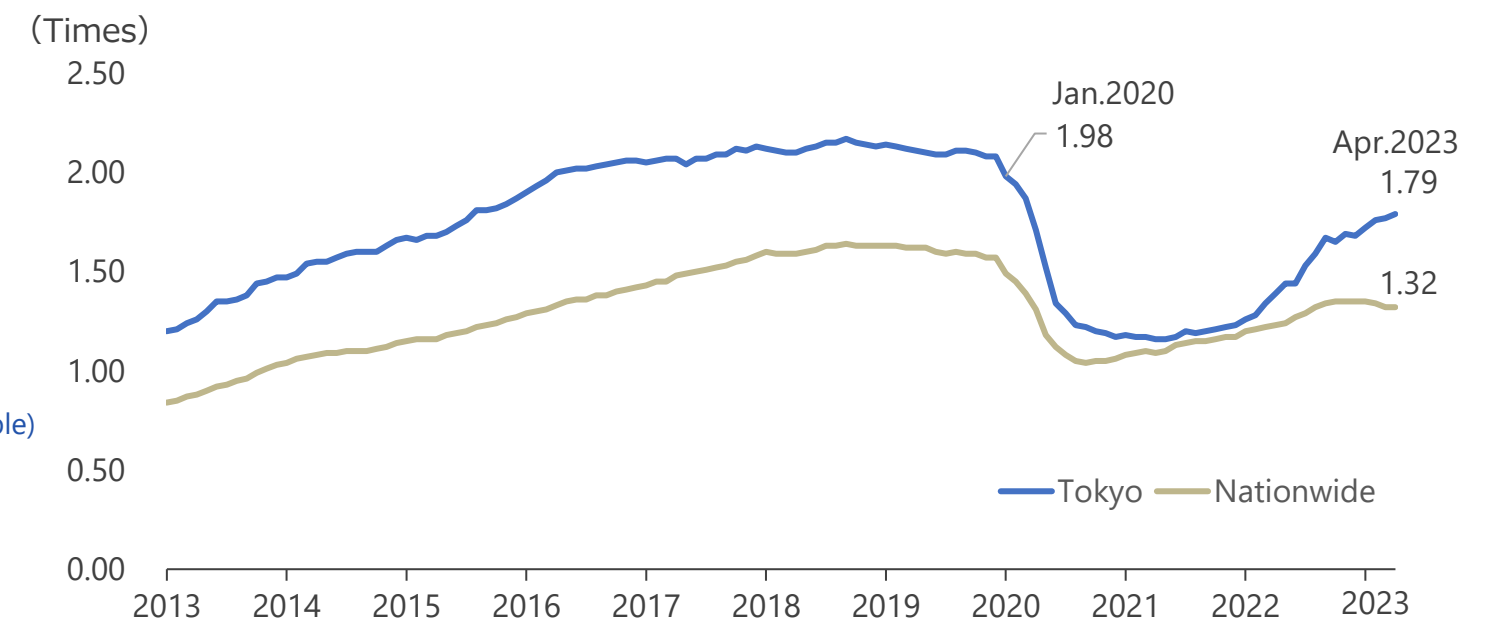
Population change (Tokyo 23 wards/Japanese/yearly) & rental housing construction starts (Tokyo/yearly)



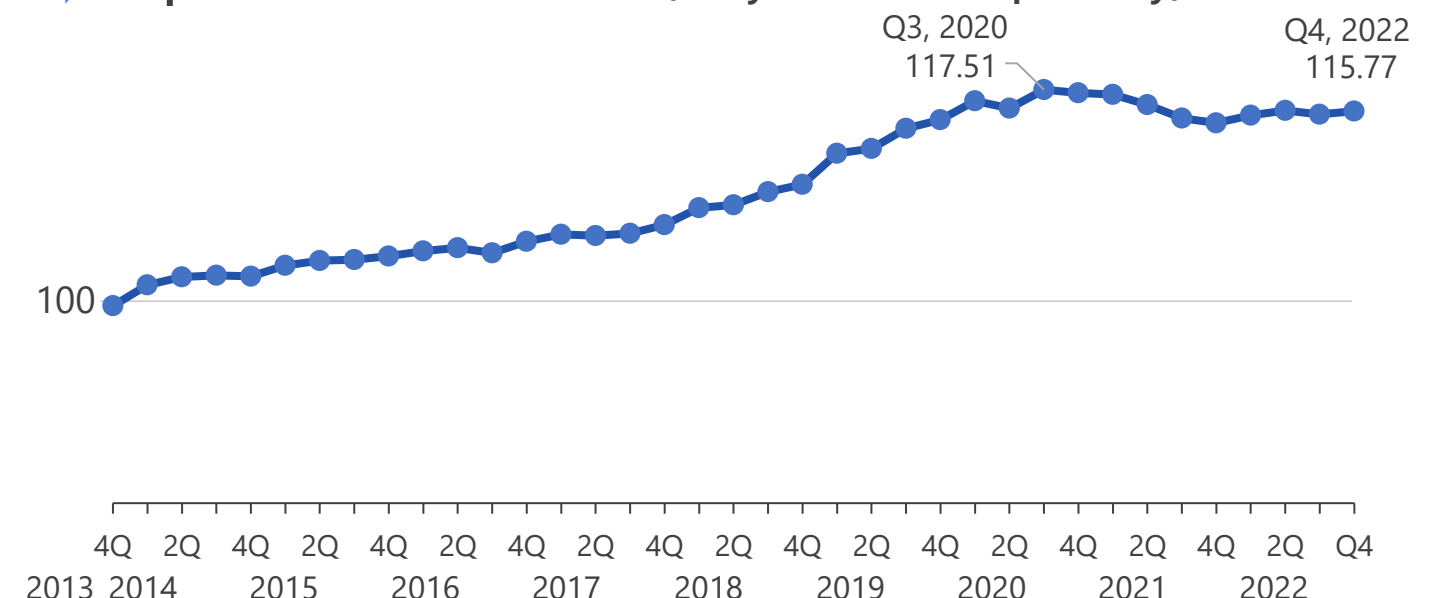
Population change (Tokyo 23 wards/Japanese/monthly)



Jobs-to-applicants ratio (seasonally adjusted/monthly)



Apartment rent index (Tokyo 23 wards/quarterly)



* New rental housing construction starts (units) information is prepared by SHAM based on Housing Starts Statistics from Construction Research and Statistics Office, Policy Bureau, Ministry of Land, Infrastructure, Transport and Tourism.
 * Population change information is prepared by SHAM based on The Report on Internal Migration in Japan Derived from the Basic Resident Registration, published by the Statistics Bureau, Ministry of Internal Affairs and Communications.
 * The apartment rent index is prepared by SHAM based on the Apartment Rent Index, published by At Home Co., Ltd. and Sumitomo Mitsui Trust Research Institute Co., Ltd. The apartment rent index (for living space of 18m² up to less than 100m²) uses values as of Q4 2013 as 100.
 * "Q1": January to March, "Q2": April to June, "Q3": July to September, "Q4": October to December

Residential: Looking Back on FP 17 & Future Initiatives

Judging the recovery of the leasing market, implemented assertive leasing resulting in an increase in occupancy rate and rent volatility

<div>Recap/Results of FP 17 Challenges</div>	<div> <div>■ Although Occupancy Rate Bottomed Out, Recovery in Rent Volatility is Gradual</div> <div>Residential portfolio occupancy recovered to a favorable level of 97%; rent volatility has expanded its range of increase</div> </div>	<div> <div>■ Rent Increase for Single Types</div> <div>Tokyo 23 Wards shifted to overpopulation; recovery in occupancy rate and single-type rent volatility turned positive</div> </div>	<div> <div>■ Relative Decline in Competitiveness Due to Maturity and Individual Factors</div> <div>Implemented renovations with comfort in mind that incorporates trends</div> </div>	<div> <div>■ Countermeasures Against Cost Increase</div> <div>Restrained cost increases by reviewing details of electric power contracts</div> </div>
--	---	--	---	---

Future Challenges and Policies

Full-scale recovery in the rental market expected; will aim for further rent increases while providing comfortable housing

<div> <div>■ Measures for Further Rent Increases</div> <div>➔Initiatives tailored to property locations and target demographics</div> <div> <ul style="list-style-type: none"> Capturing market trends and implementing optimal leasing initiatives to increase rents Implement value enhancement by considering floor plans and interiors preferred by target demographics Strengthen cooperation with stakeholders including property management companies and brokers </div> </div>	<div> <div>■ Differentiation from Competing Properties</div> <div>➔Increase preference by improving comfort</div> <div> <ul style="list-style-type: none"> Replanning with well-being in mind, install highly functional facilities with an awareness of environmental considerations To avoid commoditization, implement renovation work with sophisticated design considering color scheme, materials and patterns with a clear concept </div> </div>	<div> <div>■ Countermeasures Against Cost Increase</div> <div>➔Implement initiatives as an ongoing challenge</div> <div> <ul style="list-style-type: none"> Cost reduction on the premise of maintaining business quality in BM operations Introduction of cost cut breakers Early monetization of vacancies by utilizing virtual model rooms and promoting e-applications and e-contract procedures, etc. </div> </div>
---	---	---

Residential: Value Enhancing Initiatives

Implemented initiatives that are conscious of well-being to provide comfort and euphoria

Value enhancing interior construction (Esty Maison Higashishirakabe)

AFTER "With concepts such as "Japandi" and "Cozy Luxe", use of materials with a natural feel such as tweed-style cloth and stone-like flooring are used. Below is an example that is mindful of Sekisui House's "Family Suite"



Large-scale repair work (Esty Maison Akabane)

AFTER The entrance, elevator hall, and common corridor were unified in color to create an image of a hotel-like space



Value enhancing interior construction (Prime Maison Odorikoen)

AFTER Concept renovation that emphasizes cleanliness and quality. Making everyday life more luxurious with a chic mood of downlights and dark tone materials



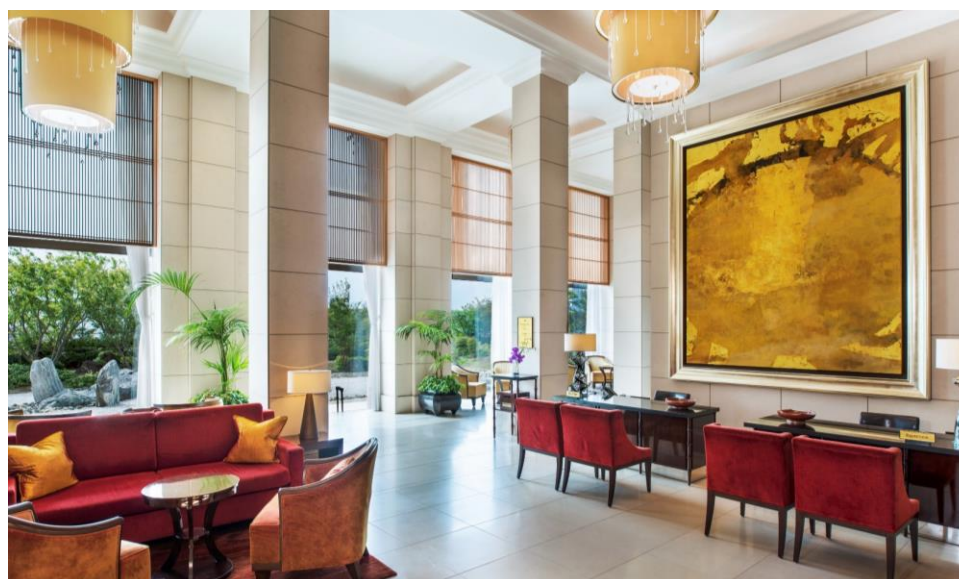
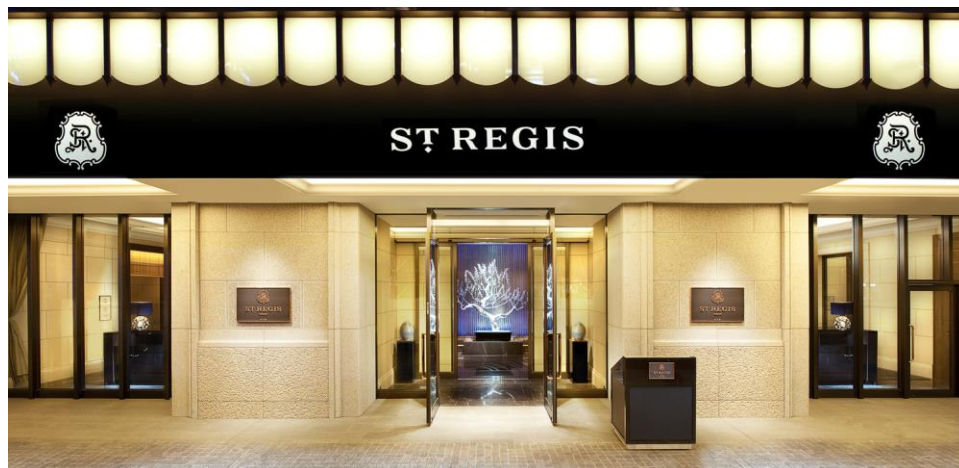
Large-scale repair work (Prime Maison Yuhigaoka)

AFTER Tiled the entrance wall to create a sense of luxury; changed the balcony floor to a wood-grained design



Hotel: Operation Status

Inbound travel demand on a recovery trend; The St. Regis Osaka's operation status is favorable



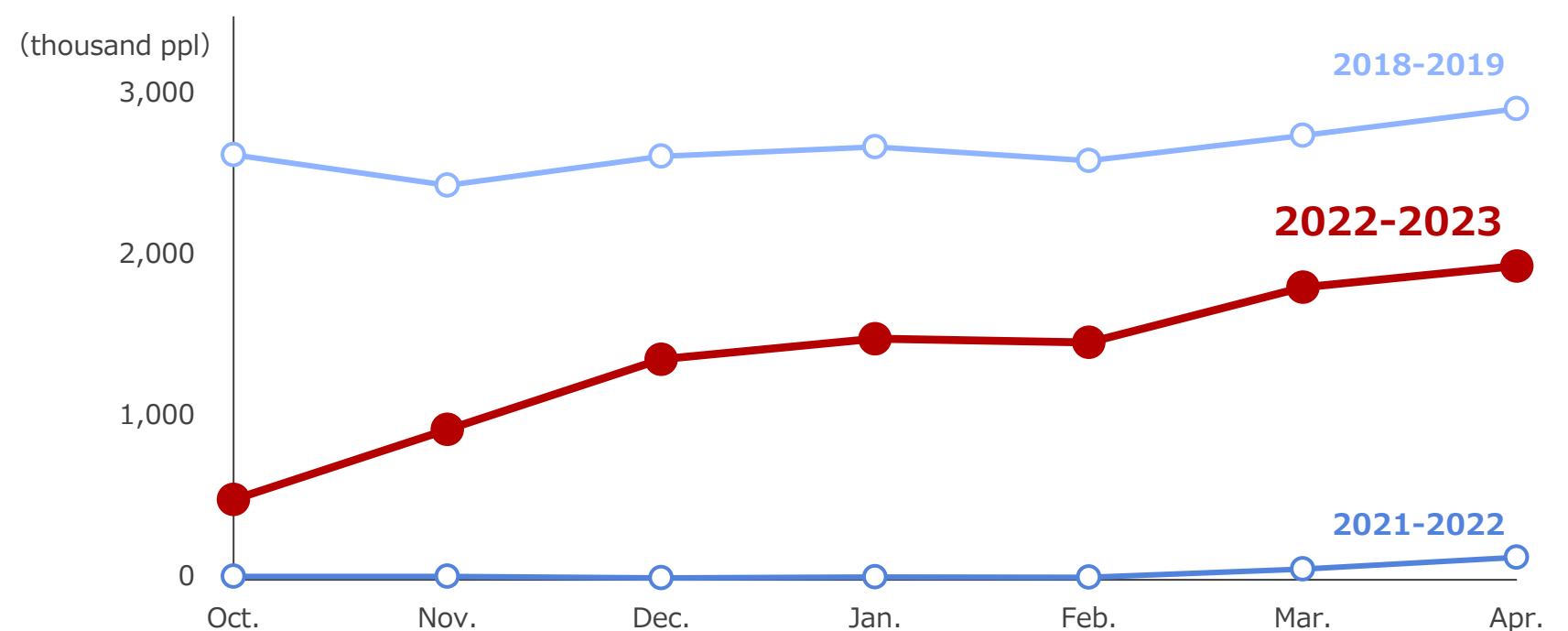
▶ Operation status of hotel

Earnings for The St. Regis Osaka is stable due to the adoption of a fixed-rent master lease (master lease contract renewed in May 2022 (2-year lease))

▶ Hotel market conditions (travel demand) and policy

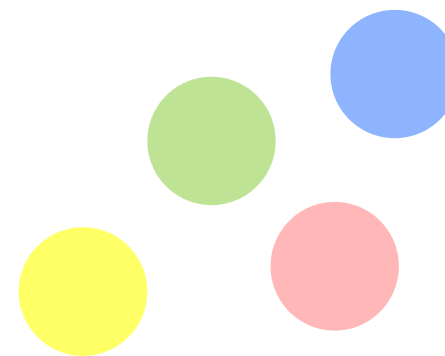
- As of October 2022, inbound travel demand from overseas is on a recovery trend due to the drastic relaxation of border entry measures along with the continuously weak JPY
- The number of foreign visitors to Japan exceeded 1.9 million people in April 2023, a dramatic increase compared to April 2022, and is approaching pre COVID-19 results
- In view of the favorable environment, SHR continues to consider acquiring hotel properties based on the portfolio development policy

▶ Trend in the number of foreign visitors to Japan



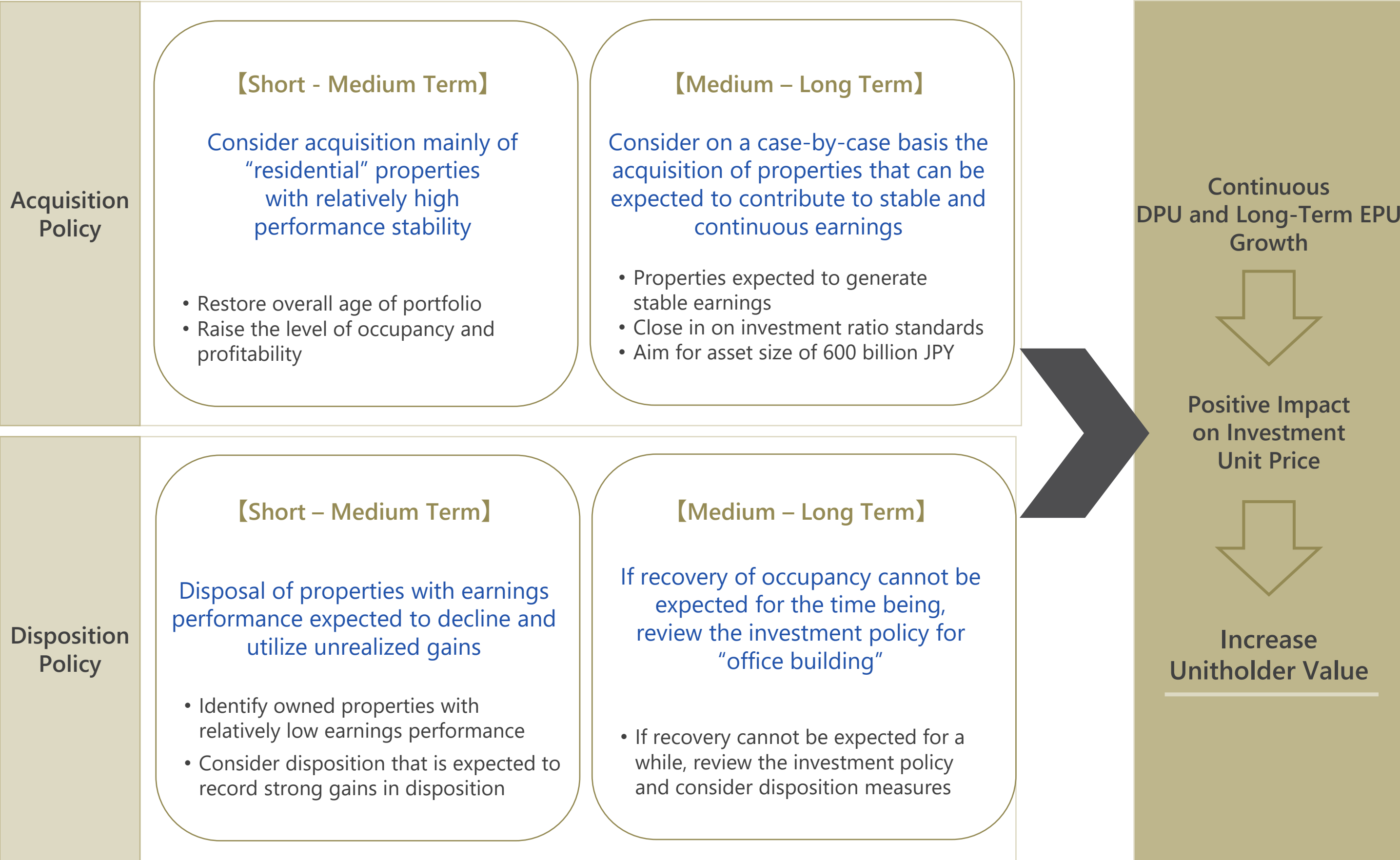
* "Trends in the number of foreign visitors to Japan" is created by SHAM based on the data "Number of foreign visitors to Japan (estimate for April 2023)" provided by the Japan National Tourism Organization (JNTO).

External Growth



Asset Acquisition/Disposition Policy

Continue to consider asset replacement and review investment ratio target while leveraging our superiority as a “diversified” REIT



Sekisui House Group Sponsor Support/Strengths

Pipeline Total	Approx. 240 billion JPY
Office buildings, etc.	Approx. 150 billion JPY
Residentials	Approx. 90 billion JPY
No. of Completed Residentials	12 properties (1,169 units)
Total Floor Area of Completed Residentials	61,419.66m ²

► Strengths of the Sponsor

1. Quality of “Prime Property”

- Develops “high quality” office buildings, residentials, hotels and commercial properties, etc., located in “strategic locations”, which is a priority investment target for SHR
- Numerous “Prime Maison” series rental condominiums are completed, under construction, and being planned, and can be considered for future acquisition

2. Support System

- In addition to providing pipeline properties, provides real estate management know-how and redevelopment support of owned assets
- Able to implement asset replacement based on good relations and also provides warehousing functions

3. Sekisui House Real Estate Companies (6 Companies)

- Can secure preferential negotiation rights regarding the sale of domestic real estate owned and developed by 6 Sekisui House Real Estate Companies
- Provides information on domestic real estate owned and developed by third parties (Sekisui House Real Estate Tokyo)
- Opportunities to acquire residences in major cities nationwide
 - ↳ Number of properties acquired: 16 properties

► Main Developments of Sekisui House

	Property Name (Including Temporary Name)	Location	Units (Planned)	Total Floor Area (m ²) (Planned)
Completed Residentials 12 properties (1,169 units)	Prime Maison Monzen-nakacho	Koto-ku, Tokyo	78	3,184.03
	Prime Maison Yushima	Bunkyo-ku, Tokyo	139	9,755.59
	Prime Maison Shimbashi Tower	Minato-ku, Tokyo	124	9,762.76
	Prime Maison Honancho	Nakano-ku, Tokyo	70	3,210.49
	Prime Maison Nakano-sakaue	Nakano-ku, Tokyo	115	4,544.15
	ZEH Prime Maison Asakusa EAST	Sumida-ku, Tokyo	49	2,226.74
	Prime Maison Sakura-shimmachi	Setagaya-ku, Tokyo	40	1,932.04
	Prime Maison Nishiwaseda	Shinjuku-ku, Tokyo	49	2,248.36
	Prime Maison Yokohama WEST	Yokohama-shi, Kanagawa	145	8,700.56
	ZEH Prime Maison Morishita WEST	Koto-ku, Tokyo	144	7,061.54
	ZEH Prime Maison Kamata	Ota-ku, Tokyo	141	5,793.71
	ZEH Prime Maison Kiyosumi-shirakawa	Koto-ku, Tokyo	75	2,999.69
Residentials Under Construction 5 properties (594 units)	ZEH Prime Maison Iriya	Taito-ku, Tokyo	74	3,526.77
	ZEH Prime Maison Yoga Kinuta-koen	Setagaya-ku, Tokyo	122	6,303.39
	ZEH Prime Maison Nihonbashi-bakurocho	Chuo-ku, Tokyo	45	2,076.31
	ZEH Prime Maison Minamiazabu	Minato-ku, Tokyo	163	18,582.90
	ZEH Prime Maison Chiba	Chiba-shi, Chiba	190	8,307.64
Completed Office Buildings 1 property	Garden Cube Shibuya jinnan	Shibuya-ku, Tokyo	-	-
Completed Hotels 2 properties	The Westin Yokohama / The Apartment Bay Yokohama	Yokohama-shi, Kanagawa	-	-
	The Ritz-Carlton, Kyoto	Kyoto-shi, Kyoto	-	-

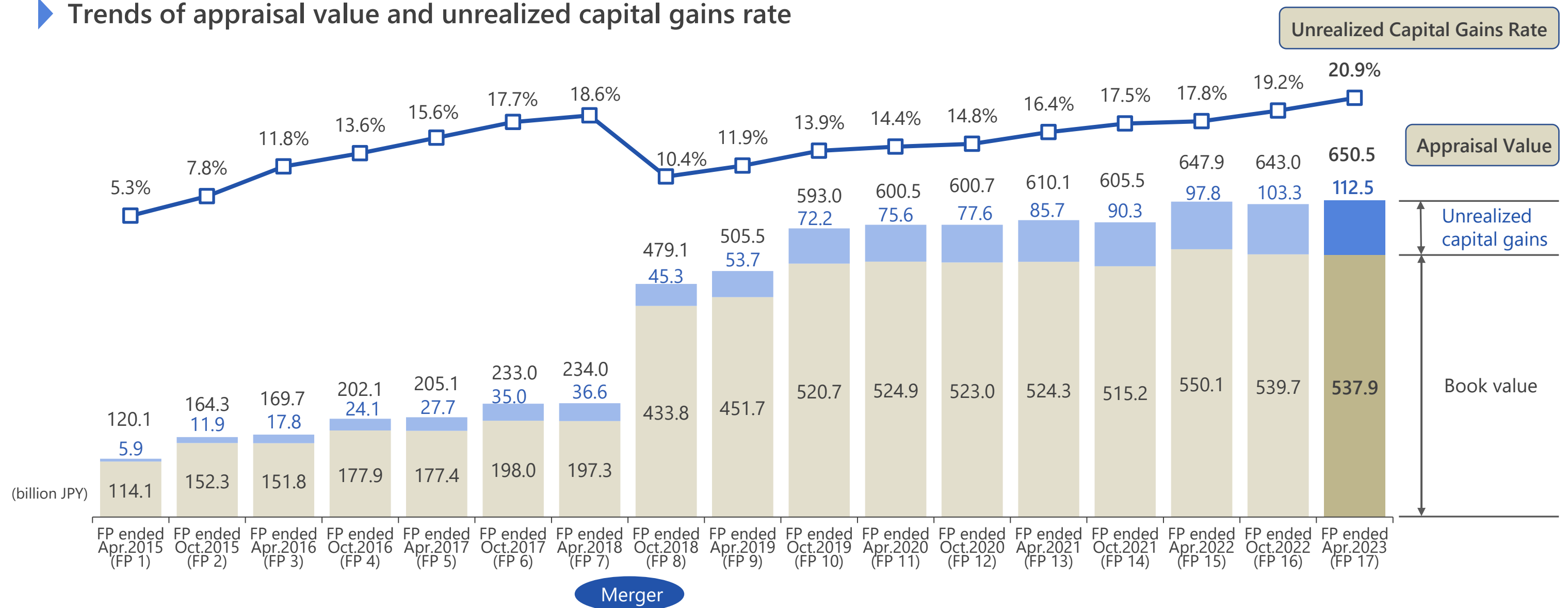
* As of the date of this document, SHR has no specific plans to acquire the unacquired assets described on this page. In addition, acquisition by SHR is not obligated nor guaranteed.

* **ZEH** stands for ZEH-M Oriented which refers to “condominiums that aim to realize significant energy savings while maintaining indoor environmental quality through the introduction of highly efficient facilities, as well as greatly improving insulation performance, etc. and reducing primary energy consumption by 20% or more throughout the condominium, including common areas”.

Trends of Appraisal Value

Appraisal value increased mainly due to a decrease in cap rates for residential properties; unrealized capital gains increased by 9.1 billion JPY from the previous period to 112.5 billion JPY

► Trends of appraisal value and unrealized capital gains rate

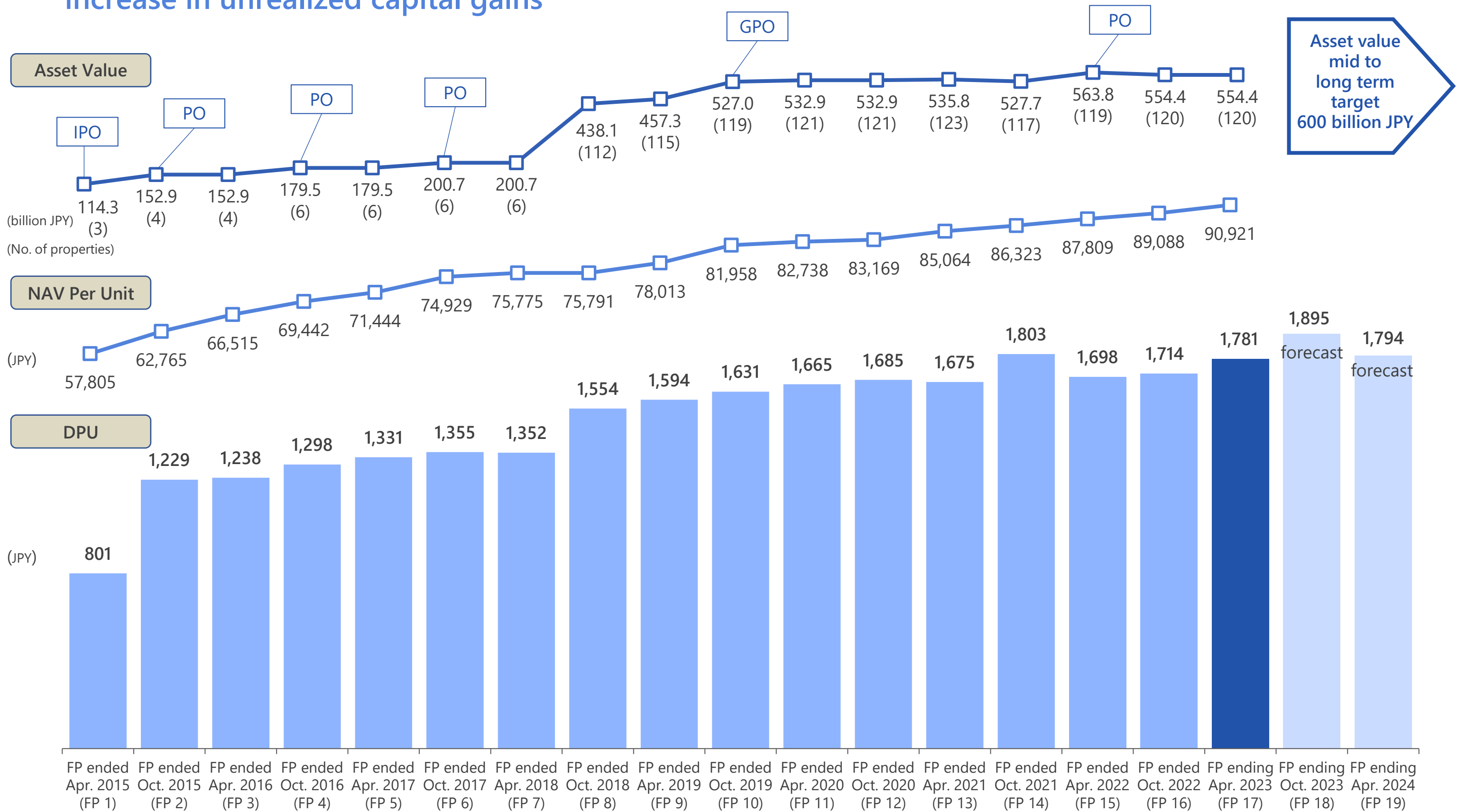


► Breakdown of appraisal value by asset type as of FP 17

	Office building		Residential		Hotel		Entire portfolio	
	FP 17 Result	vs. FP 16	FP 17 Result	vs. FP 16	FP 17 Result	vs. FP 16	FP 17 Result	vs. FP 16
Appraisal value	316.3 Billion JPY	+1.4 Billion JPY	317.3 Billion JPY	+7.2 Billion JPY	16.8 Billion JPY	(1.3) Billion JPY	650.5 Billion JPY	+7.4 Billion JPY
Average cap rate	3.3 %	— pt.	3.6 %	(0.1) pt.	3.6 %	— pt.	3.4 %	(0.1) pt.
Unrealized capital gains	59.4 Billion JPY	+2.2 Billion JPY	52.8 Billion JPY	+8.2 Billion JPY	0.1 Billion JPY	(1.2) Billion JPY	112.5 Billion JPY	+9.1 Billion JPY
Unrealized capital gains rate	23.2 %	+1.0 pt.	20.0 %	+3.2 pt.	1.0 %	(7.4) pt.	20.9 %	+1.7 pt.

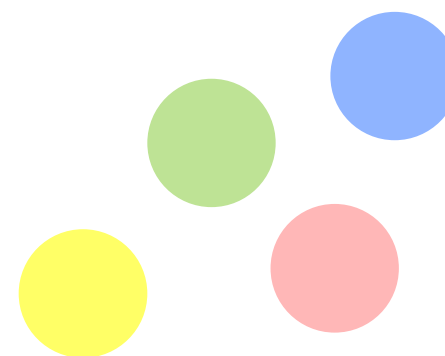
DPU and NAV Per Unit

NAV per unit increased by +1,833 JPY from the previous period to 90,921 JPY, mainly due to the increase in unrealized capital gains



Merger

Finance



Financial Situation (1)

Financial indicators

	End of FP 17	End of FP 16
Total interest-bearing liabilities	258.2 billion JPY	258.2 billion JPY
Long-term debt ratio	100.0%	97.0%
Fixed interest rate debt ratio	95.0%	93.2%
Average period remaining to maturity	3.5 years	3.5 years
Average interest rate	0.58%	0.56%
LTV (total asset basis)	45.4%	45.2%

Green Finance Framework

In December 2022, Green Finance Framework was formulated to further promote real estate investment with consideration given to ESG and strengthen financial base through green finance (green bonds and green loans). It acquired the highest rating, "Green 1(F)" from JCR as a third-party evaluation.

(as of the end of FP 17)

Total Amount (Million JPY)	
Green Finance	39,300
Green Bonds	23,500
Green Loans	15,800



Example of Eligible Green Projects

Prime Maison Nakameguro	
Completion Date	Nov, 2019
Acquisition Price	10,000 million JPY
Green Certification	DBJ Green Building Certification 2021 ★★★★★

Recent financial activities (FP 17 (from Nov. 1, 2022 to Apr. 30, 2023))

Lender	Borrowing Amount (Million JPY)	Interest Rate	Drawdown Date	Borrowing Period (Years)
Green Loan Sumitomo Mitsui Banking Corporation THE BANK OF FUKUOKA, LTD. The Juhachi-Shinwa Bank, Ltd.	1,300	1.110%	Jan. 31, 2023	8.1
Green Loan MUFG Bank, Ltd.	300	1.210%	Jan. 31, 2023	8.1
Green Loan MUFG Bank, Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Trust & Banking Co., Ltd. Resona Bank, Limited. The Shizuoka Bank, Ltd.	3,100	Floating Base rate (JBA 3-months JPY TIBOR) +0.190%	Feb 28, 2023	4
Green Loan Mizuho Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank Development Bank of Japan Inc. THE BANK OF FUKUOKA, LTD. Shinkin Central Bank The 77 Bank, Ltd. The Yamaguchi Bank, Ltd. The Senshu Ikeda Bank, Ltd. The Hiroshima Bank, Ltd. Aozora Bank, Ltd.	4,300	1.105%	Feb 28, 2023	7
Green Loan MUFG Bank, Ltd.	700	1.105%	Feb. 28, 2023	7

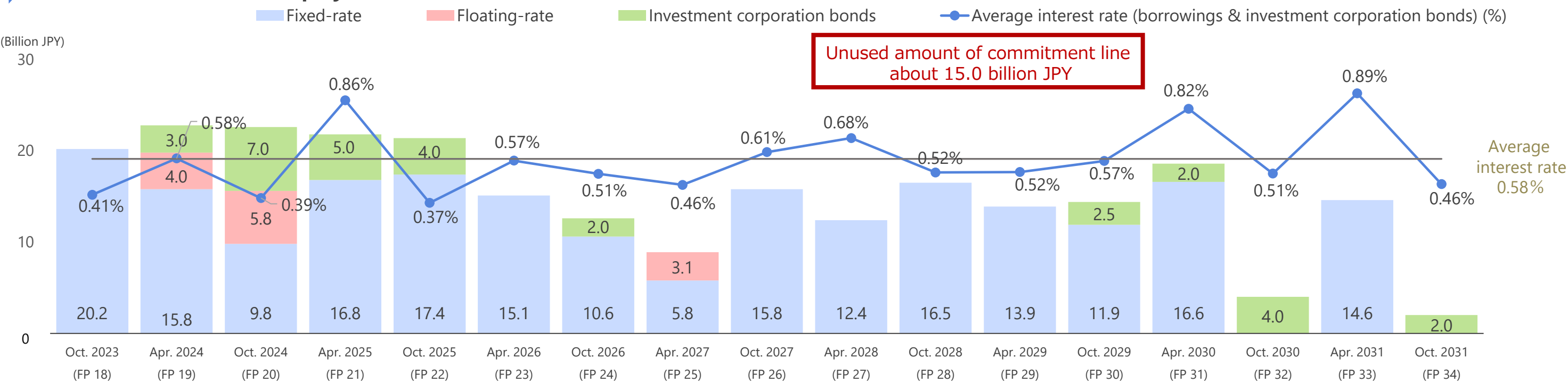
Credit ratings (Issuer ratings)

(as of the end of FP 17)

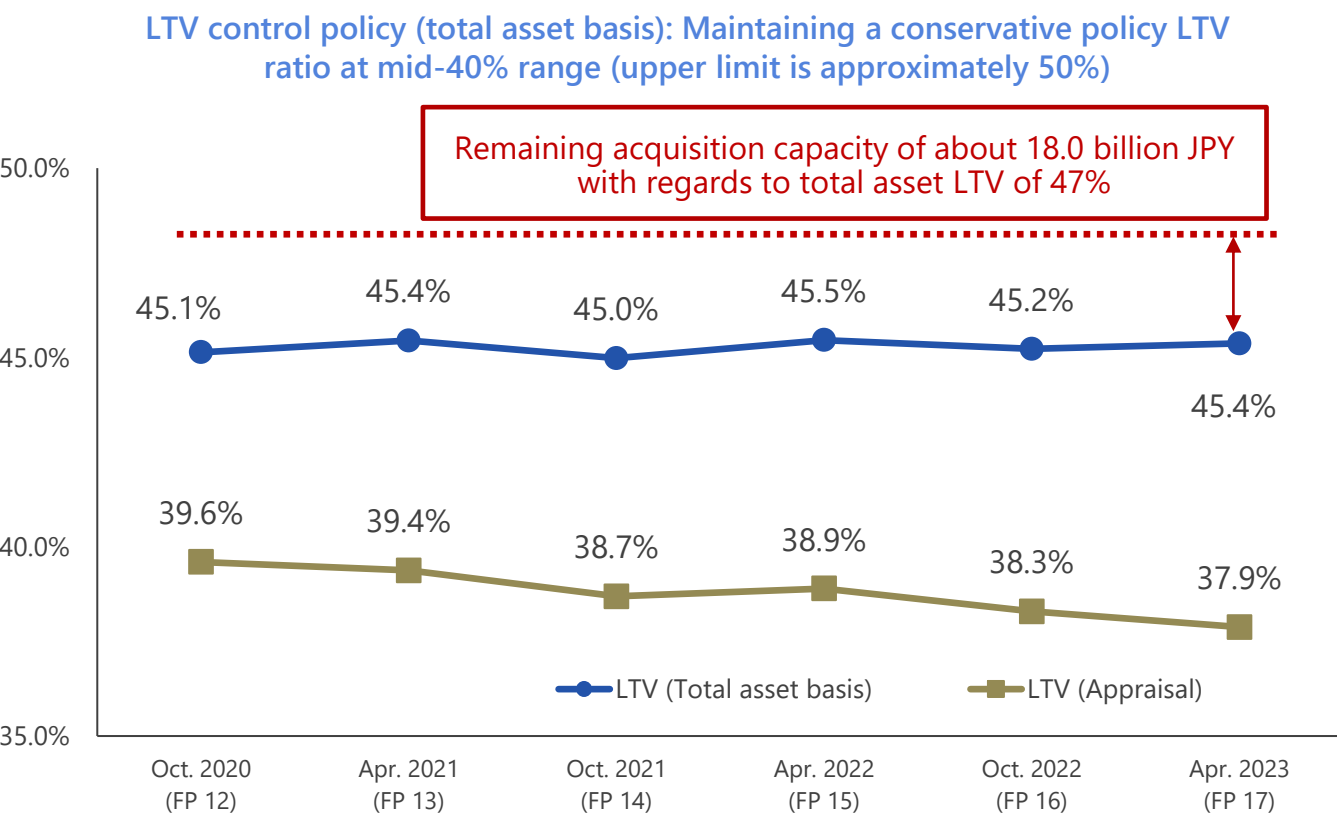
JCR	R&I
AA (Stable)	AA- (Stable)

Financial Situation (2)

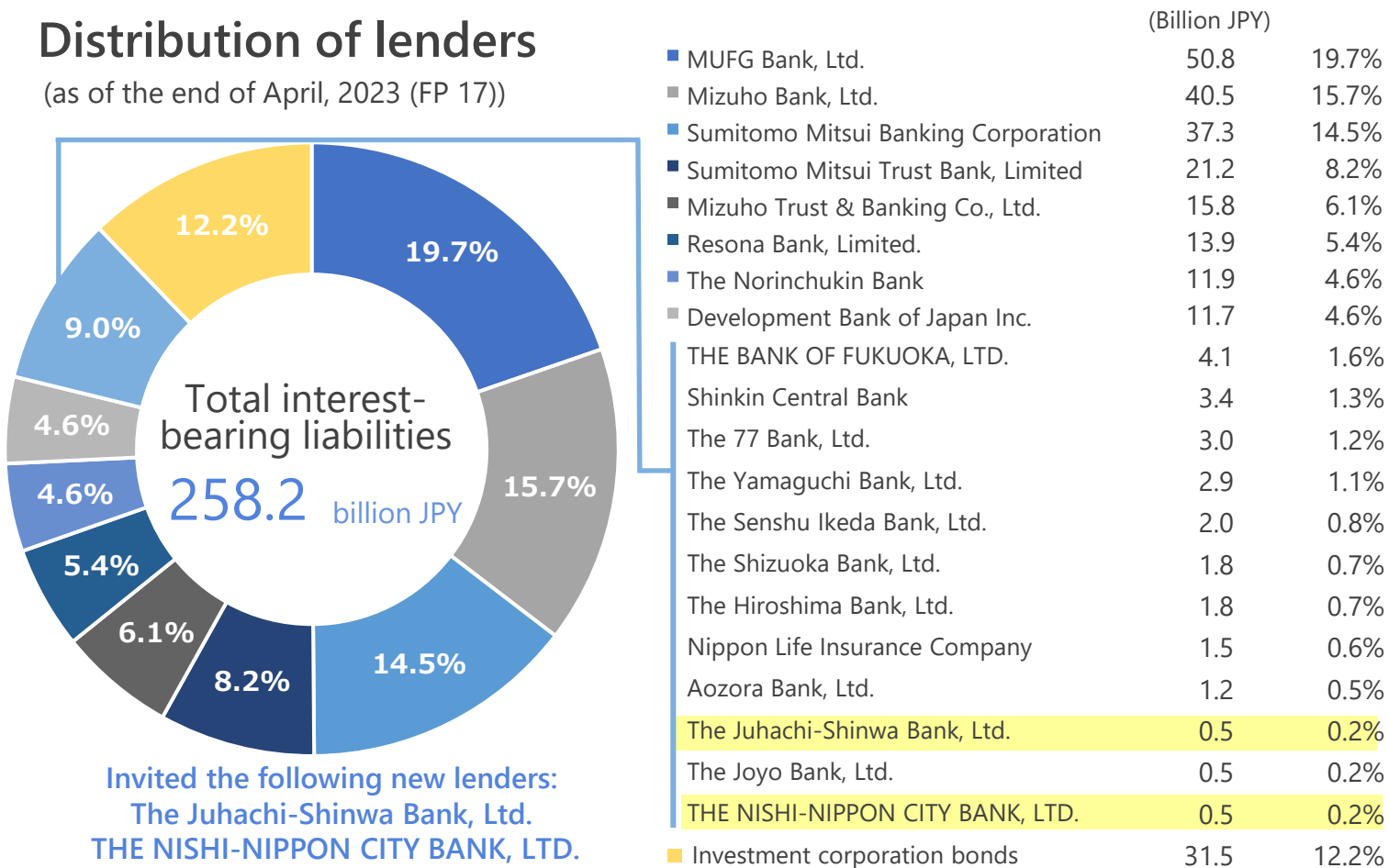
Diversification of repayment deadlines (as of the end of April, 2023 (FP 17))



LTV trends (end of each fiscal period)



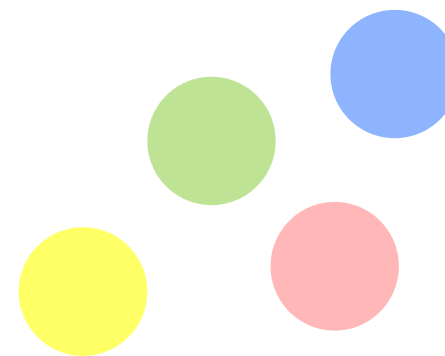
Distribution of lenders (as of the end of April, 2023 (FP 17))



* The "average interest rate" for each term in the diversification of repayment deadlines is the interest rate applied at the end of the fiscal period ending April 2023 (FP 17) (with fixed interest rate for borrowings under interest rate swap agreements). It is calculated by the weighted average using the scheduled borrowings and the issuance amount of investment corporation bonds scheduled to be redeemed. "Average interest rate" for total interest-bearing liabilities is calculated by the weighted average of the interest rate (the application of interest rate swaps is the same as above) applied on the aforementioned reference date by total interest-bearing liabilities.

* The balance of the lenders is rounded down to the nearest unit, and the ratio is rounded off to the first decimal place. Therefore, the sum of the balance and ratio of each lender may not match the figures in the total column.

ESG



ESG: Decarbonization Initiatives

Acquired SBTi validation by establishing a new green house gas (GHG) emission reduction target, and promoting initiatives to reduce GHG emission

▶ Establishment of new GHG emission reduction target and acquisition of SBTi validation

Old target (KPI)

- Reduce CO₂ Emission of Portfolio
- Medium term target (by FY 2030) 50% reduction (intensity based: compared to FY 2018)
 - Long term target (by FY 2050) Achieve carbon neutrality



New target (KPI)

- Reduce GHG emissions
- Medium term target (by FY 2030): Reduce 42% of Scope 1 and Scope 2 emissions (total emission basis: compared to FY 2021)
 - Long term target (by FY 2050): Achieve net zero
 - Calculate and reduce Scope 3 emissions

SBTi validation

Acquisition of SBTi (Science Based Targets) validation



SCIENCE
BASED
TARGETS

DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

Acquired SBTi validation for the new GHG emission reduction target set as a medium term goal that is consistent with the level required by the Paris Agreement

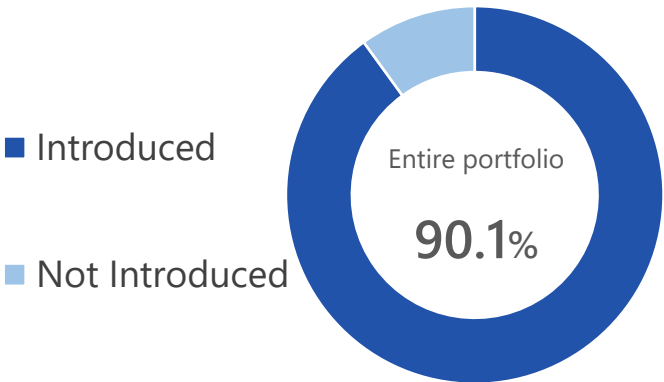
▶ Introduction of “Sekisui House Owner Denki” (electricity derived from renewable energy)

—Utilization of Sekisui House's own decarbonization efforts—



Introduced “Sekisui House Owner Denki” at Hirokoji Garden Avenue, and switched to electricity derived from renewable energy thus reducing CO₂ emissions from electricity to virtually zero. “Sekisui House Owner Denki” is a service in which the power supply company purchases surplus electricity from solar power generation from owners of houses built by Sekisui House. This surplus electricity is purchased at a stable price even after the expiration of the feed-in tariff (FIT) system and sold to Sekisui House and others

Status of Renewable Energy-derived Electricity (Note)
(number of properties basis)
(as of the date of this document)

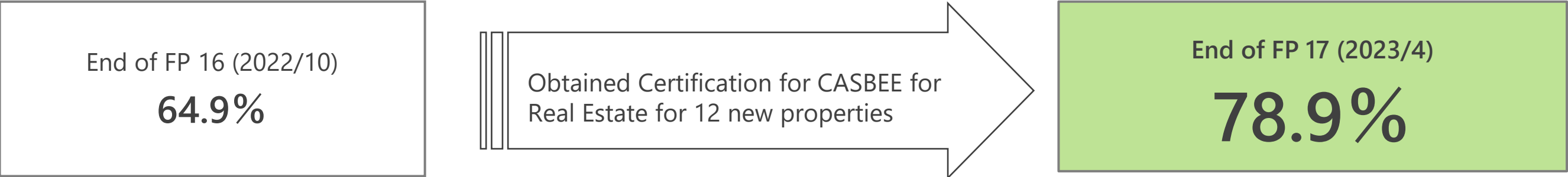


(Note) Including the property purchased of FIT Non-fossil Fuel Energy Certificates. For details, please refer to ESG special website.

ESG: Acquisition Status of Green Certification

Achieved green certification acquisition target (70% or more by FY 2022)

▶ Percentage of portfolio with green certifications (based on total floor area)



New target (KPI): Maintain 70% or more of portfolio with green certification

▶ Promotion of acquisition of green certification

Major Properties that Newly Acquired Green Certification in FY 17

S rank

- Prime Maison EGOTANOMORI
- Prime Maison Waseda dori

A rank

- Esty Maison Shinagawa Seaside
- Esty Maison Kawasaki II
- Esty Maison Hakatahigashi
- Esty Maison Itabashi C6
- Prime Maison Momochihama
- Esty Maison Daizawa
- Esty Maison Oshiage
- Esty Maison Tsurumai

(other 2 properties)

Status of acquisition by evaluation rank (as of the date of this document)	
DBJ Green Building Certification	57
★★★★★	1
★★★★★	20
★★★★	35
★★★	1
Certification for CASBEE for Real Estate	19
S rank	9
A rank	9
B+ rank	1

* DBJ Green Building Certification is granted in one of five levels from (5 stars) to (1 star).
 * Certification for CASBEE for Real Estate is granted in one of four levels of (S), (A), (B+) and (B).

ESG: External Certifications, etc.

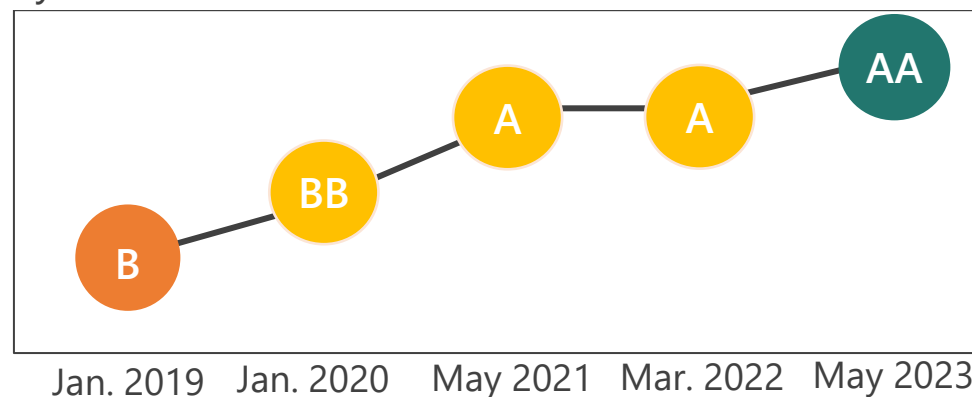
► Upgraded MSCI ESG Rating to “AA”

Acquired “AA” under the MSCI ESG rating (as of May 2023)



ESG Rating History

AAA
AA
A
BBB
BB
B
CCC



► Acquired Certification for CASBEE Wellness Office

“Garden City Shinagawa Gotenyama” received the Certification for CASBEE Wellness Office for the first time as SHR, and was certified the highest evaluation rank, “S Rank”



Main Assessment Points

- Many efforts to improve convenience, such as an accessible lounge and a rooftop garden
- Many security measures including high earthquake resistance, seismic isolation structure, and emergency power supply facilities that exceed legal standards
- Flexibility and design for both layout and facilities
- Tenant meetings are held every month to inform and provide feedback on opinions

► Selected as a Constituent for “FTSE4Good Index Series”

This Index Series is an ESG investment index provided by FTSE Russell. Through the review in 2022, SHR’s ESG initiatives were evaluated, resulting in SHR to be newly selected



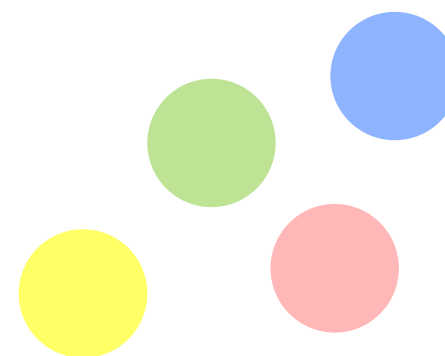
FTSE4Good

► Endorsed (Signed) Human Rights Initiative “Advance”

A human rights collaboration initiative established by the Principles for Responsible Investment (“PRI”), aimed at making positive outcomes for workers, communities and the society by having institutional investors request changes regarding human rights and social issues in the companies they invest in. SHAM has signed the Advance investor statement as an endorser



Appendix



Trends of Major Management Indexes

Fiscal Period Month/Year		FP 13 Apr. 2021	FP 14 Oct. 2021	FP 15 Apr. 2022	FP 16 Oct. 2022	FP 17 Apr. 2023
Operating days	days	181	184	181	184	181
Profit from real estate leasing business	million JPY	14,925	14,474	14,756	15,082	15,358
Gain and loss on sale of real estate properties	million JPY	130	2,452	—	710	—
Leasing NOI	million JPY	11,687	11,160	11,354	11,380	11,442
Depreciation	million JPY	2,468	2,455	2,489	2,573	2,627
Net income	million JPY	7,103	8,520	6,745	7,204	6,637
Capital expenditures	million JPY	654	727	700	722	896
Total assets	million JPY	556,569	555,644	579,931	570,999	569,205
Total interest-bearing liabilities	million JPY	252,942	249,942	263,642	258,242	258,242
LTV (total asset basis)	%	45.4	45.0	45.5	45.2	45.4
LTV based on appraisal value	%	39.4	38.7	38.9	38.3	37.9
Net assets	million JPY	286,220	287,642	298,782	294,484	293,617
Total distributions	million JPY	7,183	7,732	7,524	7,509	7,803
ROE (annualized)	%	5.0	5.9	4.6	4.8	4.6
DSCR (Debt service coverage ratio)	times	13.3	12.1	13.6	13.8	14.4
FFO (Funds from operations)	million JPY	9,441	8,523	9,236	9,068	9,266
AFFO (Adjusted funds from operations)	million JPY	8,787	7,796	8,535	8,346	8,369
FFO pay out ratio	%	76.1	90.7	81.5	82.8	84.2
Total number of investment units issued	units	4,288,666	4,288,666	4,431,133	4,381,482	4,381,482
Net asset per unit	JPY	66,738	67,070	67,428	67,211	67,013
NAV per unit	JPY	85,064	86,323	87,809	89,088	90,921
Net income per unit	JPY	1,656	1,986	1,522	1,636	1,514
DPU (Distributions per unit)	JPY	1,675	1,803	1,698	1,714	1,781
FFO per unit	JPY	2,201	1,987	2,084	2,069	2,114
Reversal of internal reserve	million JPY	184	408	778	305	1,105
Reversal of RTA	million JPY	157	70	187	222	194
Reserve for internal reserve	million JPY	103	1,195	—	—	—
Internal reserve at the end of the period (after cash distributions paid)	million JPY	1,401	2,189	1,410	1,105	—
Period-end investment unit price (closing price)	JPY	91,000	86,200	76,200	80,100	77,100
Implied cap rate (based on period-end investment unit price)	%	3.8	3.7	3.9	3.8	4.0
Number of owned properties at period-end	units	123	117	119	120	120
Total acquisition price	million JPY	535,838	527,786	563,886	554,466	554,466
Total appraisal value	million JPY	610,153	605,508	647,973	643,093	650,544
Unrealized capital gains	million JPY	85,777	90,301	97,835	103,366	112,554
Unrealized capital gains as a percentage of portfolio value	%	16.4	17.5	17.8	19.2	20.9

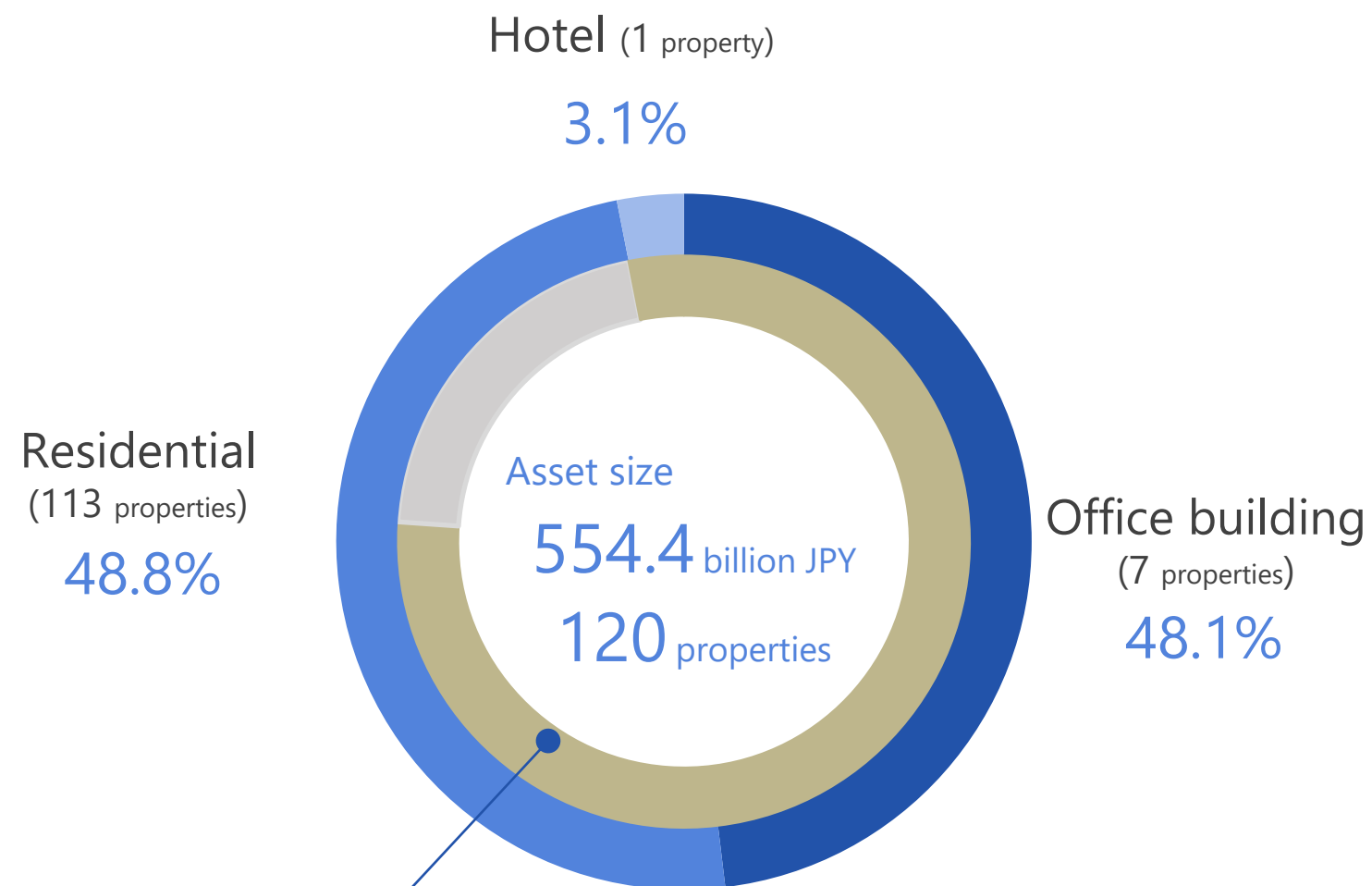
- Leasing NOI = Property-related operating revenue - Property-related operating expenses + Depreciation
- Total asset LTV = Total interest-bearing liabilities ÷ Total asset × 100
- LTV based on appraisal value = Total interest-bearing liabilities ÷ (Total assets + Unrealized capital gains) × 100
- ROE = Net Income ÷ [(Net assets at beginning of the period + Net assets at end of period) ÷ 2] × 100
- DSCR = (Ordinary income + interest expenses on borrowing and corporation bond + depreciation +/- Gains or losses from the sale of real estate properties) ÷ interest expense

- FFO = Net income + Depreciation +/- Gains or losses from the sale of real estate properties +/- extraordinary income or losses
- AFFO = FFO - Capital expenditure
- FFO Pay out ratio = Total distribution ÷ FFO
- NAV per unit = (Net assets at end of period + Unrealized capital gain - Total distribution) ÷ Total number of investment units issued
- Net income per unit = Net income ÷ Investment units on a weighted average based on the number of days
- Implied cap rate = NOI (annualized) ÷ (Market capitalization at end of each period + Interest-bearing liabilities + Refundable deposits held in trust - Cash deposits)

SHR's Portfolio

► Diversification of SHR's Portfolio (As of the end of Apr.2023 (FP 17) / Acquisition price basis)

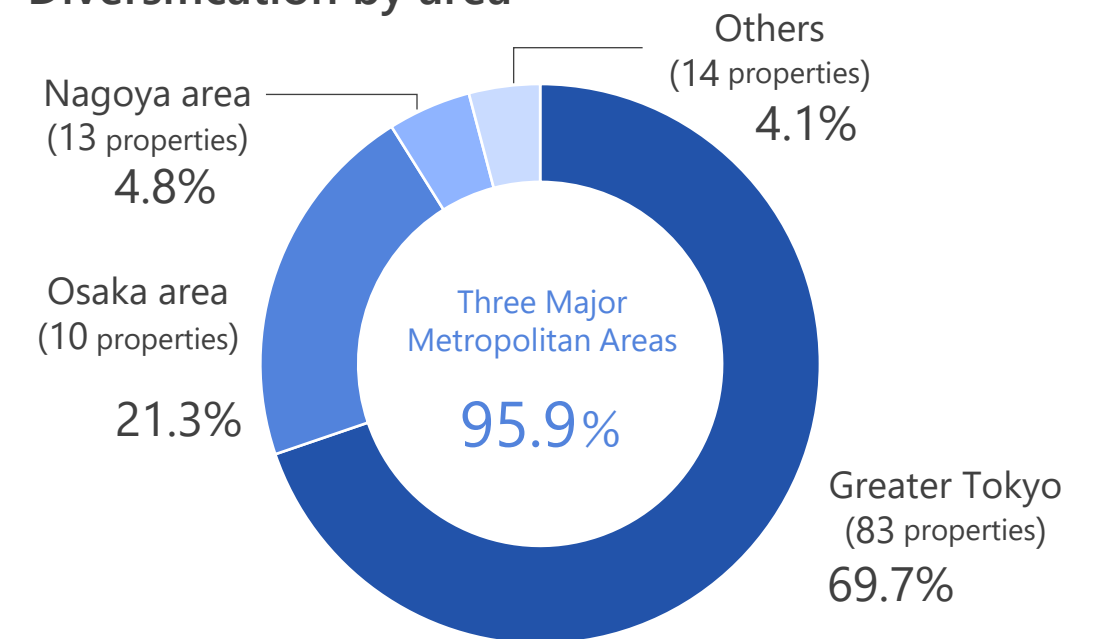
■ Diversification by asset type



Acquisition from Sekisui House Group 79.2%
439.2 billion JPY / 67 properties

Sekisui House, Ltd. 397.0 billion JPY / 52 properties

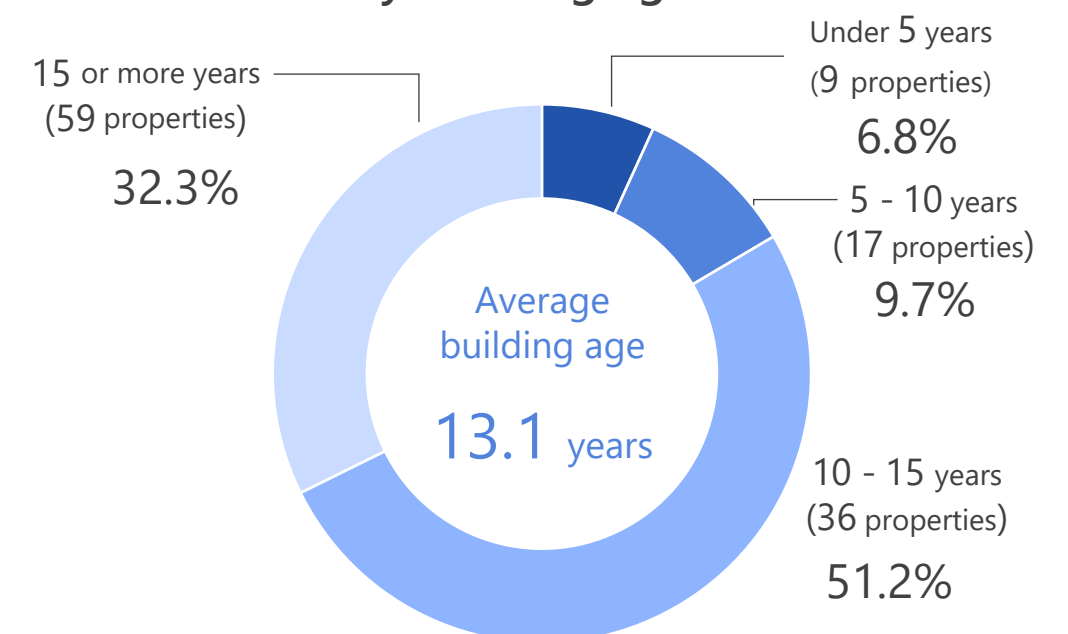
■ Diversification by area



Three Major Metropolitan Areas by assets

Office building 100.0%/Residential 91.5%/Hotel 100.0%

■ Diversification by building age

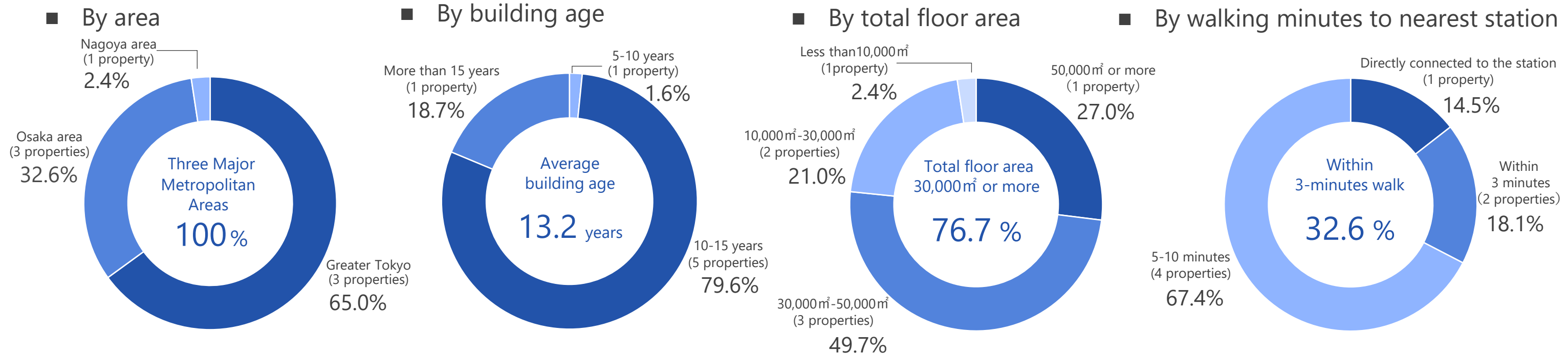


Average building age by assets

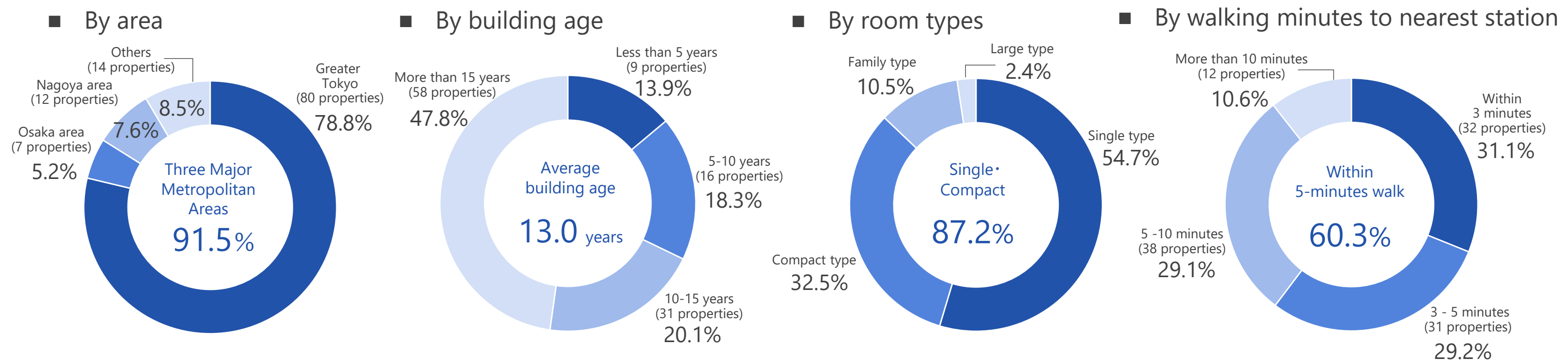
Office building 13.2 years/Residential 13.0 years/Hotel 13.0 years

Portfolio Structures by Asset Type

► Diversification of the office portfolio (As of the end of Apr. 2023 (FP 17) / Acquisition price basis)



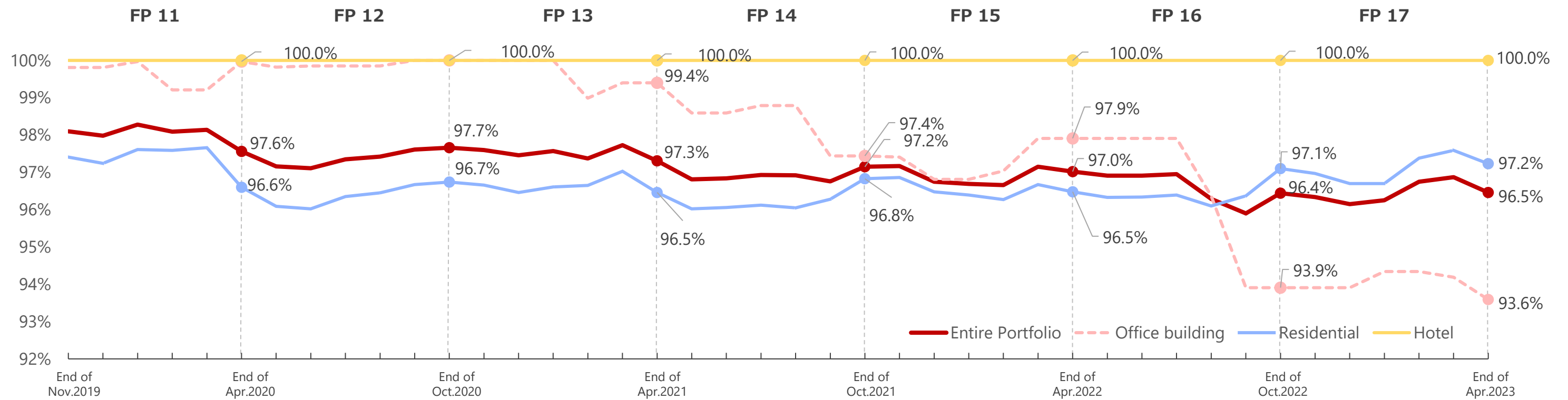
► Diversification of the residential portfolio (As of the end of Apr. 2023 (FP 17) / Acquisition price basis (By room types is "number of room" basis))



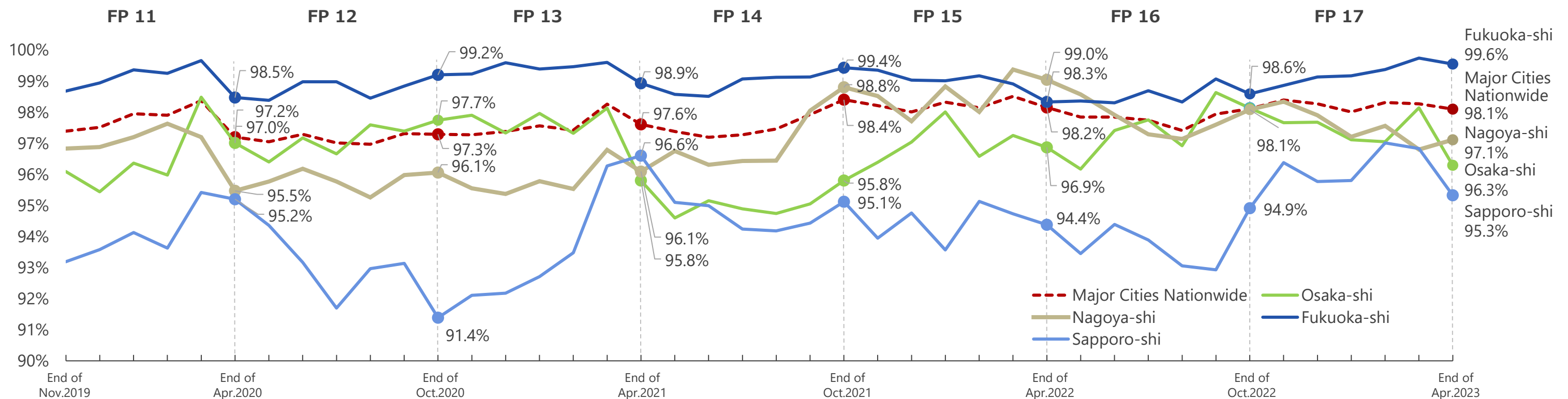
* Diversification by room types is calculated for subleased properties, single building rental properties, etc., and residential properties excluding retail and offices.

Occupancy Rate by Asset Type/Residential: Occupancy Rate by Area

Monthly trends in occupancy rate by asset type



Residential: monthly trends of occupancy rate by area



* The occupancy rate is the ratio of the total leased area to the total leasable area of the operating assets per asset type owned by SHR at the end of each month from November 2019 to April 2023.

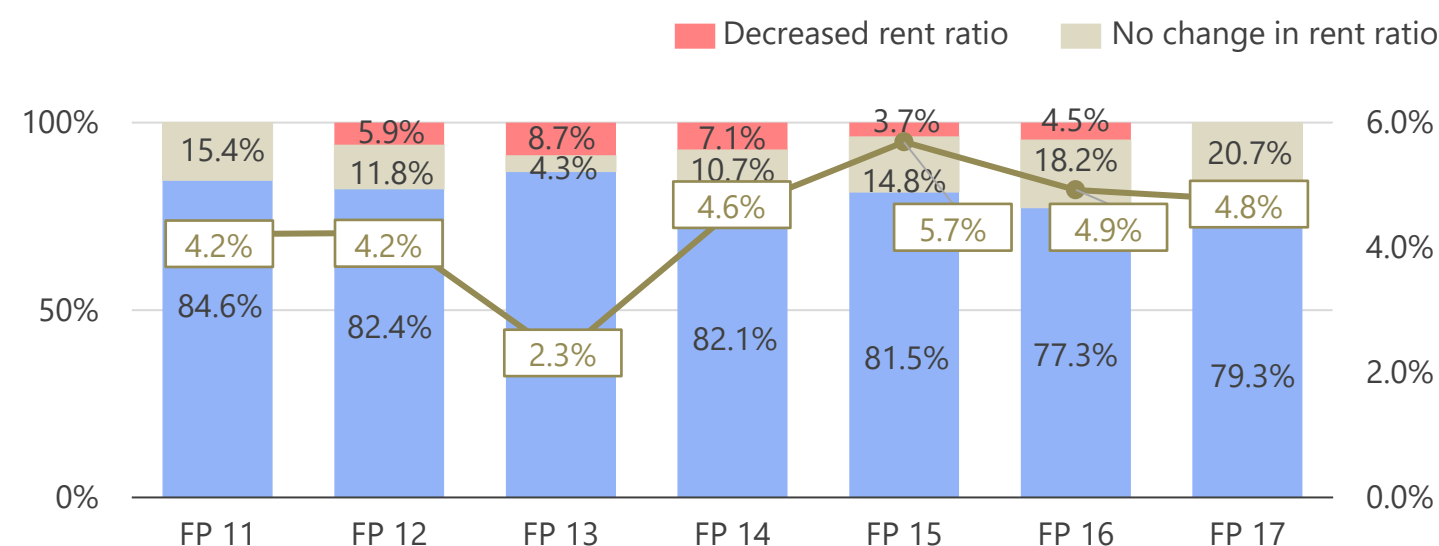
* Occupancy rate of Hotel is 100% as each hotels currently owned or owned in the past are leased as to one tenant as the entire building. This differs from the operating occupancy rate.

Residential: Rent Trends in New Contract by Area and Room Type

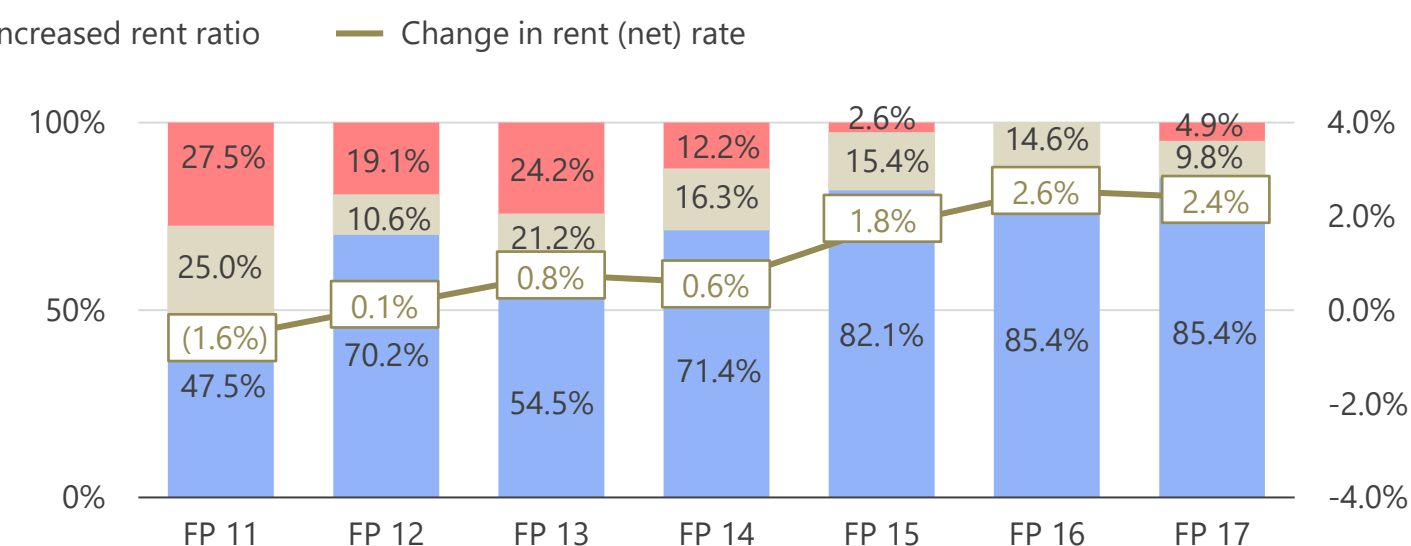
► Residential: rent trends in new contracts by area and room type

	Number of new contracts	Change in rent (Net) (thousand JPY)	Ratio of change in rent (Net) (%)	By Room Type							
				Change in rent (Net) (thousand JPY)	Ratio of change in rent (Net) (%)	Change in rent (Net) (thousand JPY)	Ratio of change in rent (Net) (%)	Change in rent (Net) (thousand JPY)	Ratio of change in rent (Net) (%)	Change in rent (Net) (thousand JPY)	Ratio of change in rent (Net) (%)
				Single		Compact		Family		Large	
Greater Tokyo	751	+1,997	+1.8	+185	+0.4	+1,147	+2.6	+416	+5.0	+249	+6.0
Tokyo 23 Wards	670	+1,757	+1.7	+188	+0.4	+954	+2.3	+366	+4.8	+249	+6.0
Yokohama-shi Kawasaki-shi	46	+48	+1.0	(18)	(0.5)	+66	+4.3	—	—	—	—
Others	35	+192	+4.9	+15	+1.1	+127	+6.7	+50	+7.3	—	—
Major Cities Nationwide	149	+280	+1.6	+68	+1.8	+107	+2.4	+140	+2.4	(35)	(1.1)
Osaka-shi	29	+45	+1.7	+40	+2.2	+1	+0.2	+4	+1.2	—	—
Nagoya-shi	45	+89	+1.2	—	—	(7)	(0.4)	+83	+2.1	+13	+0.7
Fukuoka-shi	45	+131	+3.6	+18	+2.1	+60	+4.9	+53	+3.5	—	—
Sapporo-shi	30	+15	+0.4	+10	+0.9	+53	+4.9	—	—	(48)	(3.3)
Total	900	+2,277	+1.8	+253	+0.5	+1,254	+2.5	+556	+3.9	+214	+2.9

► Rent trend in new contract (Tokyo 23 wards/family-type)



► Rent trend in new contract (Major cities nationwide/family-type)



Office Building: Tenant Profile

► End tenant diversification (based on 80 end tenants in total of overall office building portfolio)

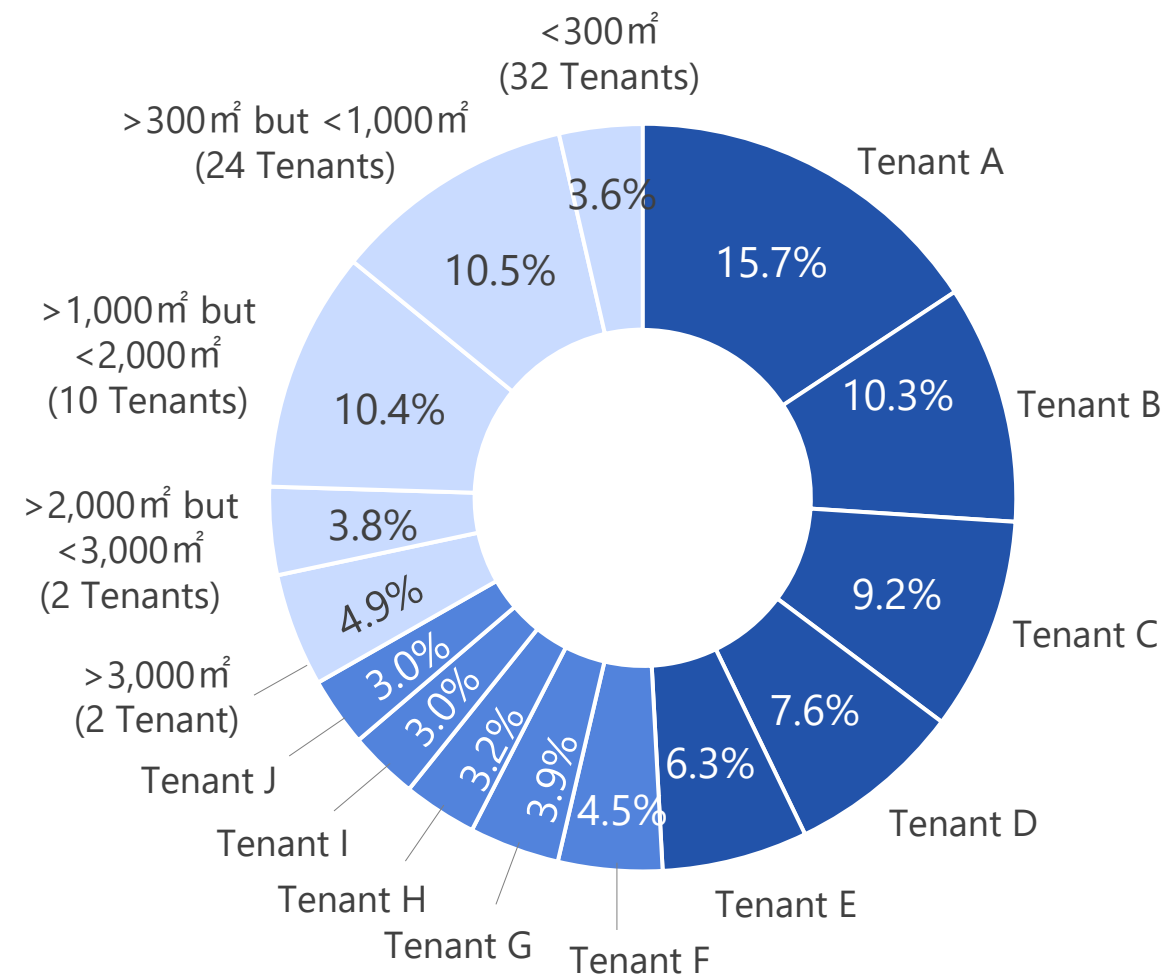
■ Top 5 tenants by leasable area 49.1%

Tenant	Industry	Leasable area	Property
A	IT	19,999.97 m ²	Gotenyama SH Bldg.
B	Finance & Insurance	13,126.72 m ²	GC Shinagawa Gotenyama
C	Retail (wholesale)	11,769.00 m ²	Hommachi GC
D	Finance & Insurance	9,690.83 m ²	Hommachi Minami GC
E	Retail (wholesale)	8,020.62 m ²	GC Shinagawa Gotenyama

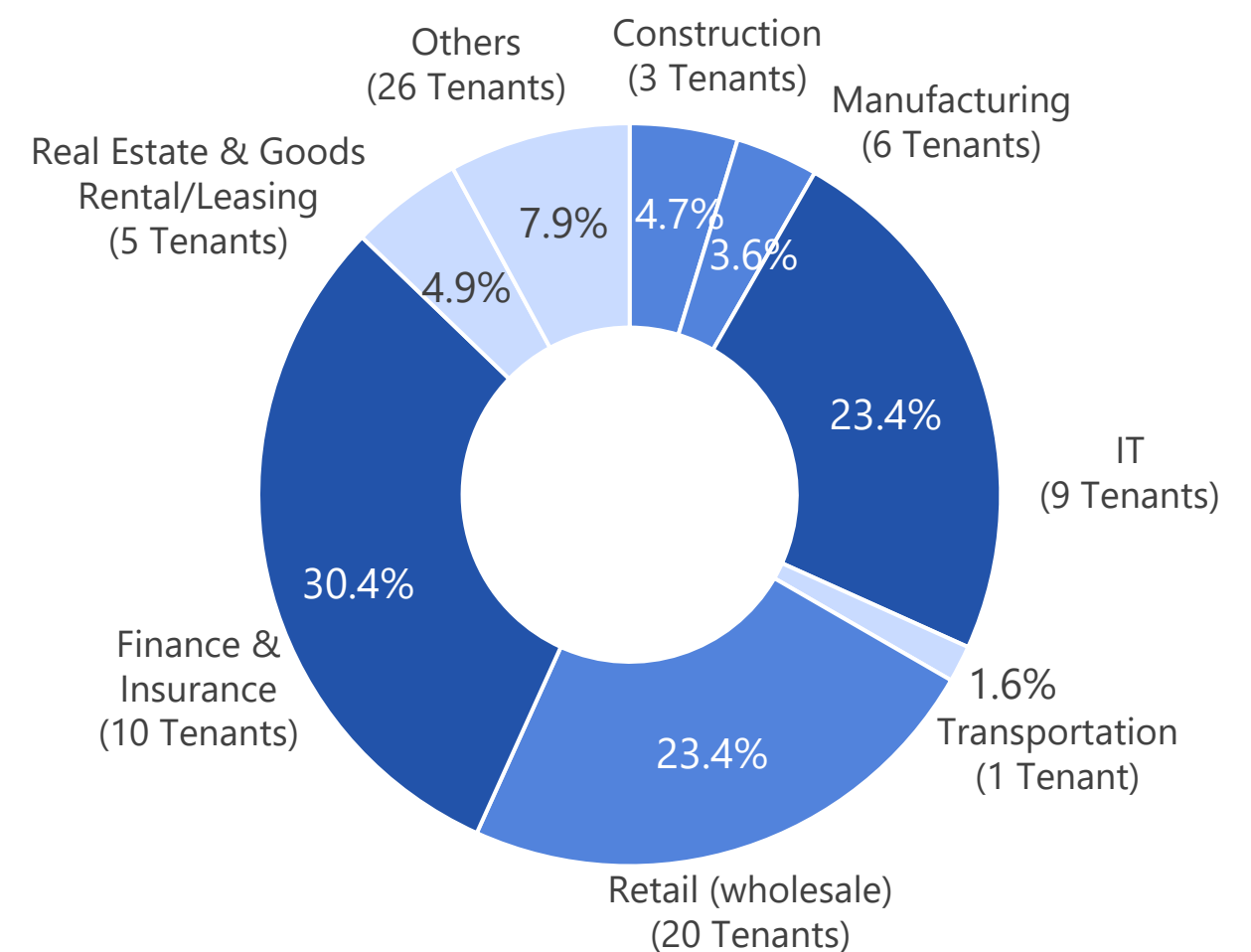
■ Top 10 tenants by leasable area 66.8%

Property	% of portfolio	Tenant(s)
GC Shinagawa Gotenyama	19.8 %	Tenants B, E, and H
Hommachi Minami GC	16.0 %	Tenants D, F, and G
Gotenyama SH Bldg.	15.7 %	Tenant A
Hommachi GC	9.2 %	Tenant C
Akasaka GC	6.0 %	Tenants I and J

■ Occupancy rate by tenant leasing area



■ Occupancy rate by tenant portfolio



* End tenant diversification is calculated based on the office building portfolio as of the end of FP 17.

* The industry classification of end tenants is created by SHAM based on the "Japan Standard Industrial Classification".

ESG: Materiality and KPI

Targets (KPI) were reviewed (changes are shown in red)

For details of specific initiatives and achievements, please refer to "ESG special website" on SHR's website

	Materiality	Target (KPI)
Environment	Promoting response to climate change	<ul style="list-style-type: none"> • GHG emission reduction <ul style="list-style-type: none"> Medium term target (by FY 2030): Reduce 42% of Scope 1 and Scope 2 emissions of portfolio compared to FY 2021 Long term target (by FY 2050): Achieve net zero Calculate and reduce Scope 3 emissions • Reduce 10% energy consumption intensity of portfolio by FY 2028 (Note) compared to FY 2018 • Achieve 25% or more of the portfolio with green lease agreement by FY 2030
	Coexistence of humankind and nature and activities for the resources environment	<ul style="list-style-type: none"> • Advance greenification and respect biodiversity • Avoid increasing waste emission intensity of portfolio compared to FY 2018 • Avoid increasing water use intensity of portfolio compared to FY 2018
	Investing in real estate with excellent environmental performance	<ul style="list-style-type: none"> • Maintain 70% or more of portfolio with Green Certification • Promote ZEH alternatives
Social	Providing residents and tenants with secure and comfortable space that offers peace of mind	<ul style="list-style-type: none"> • Periodic surveys on resident and tenant satisfaction and promote initiatives to improve satisfaction • Promote certification acquisition for comfort and health of buildings (spaces) • Periodic assessment of earthquake risk and flood damage risk and the implementation of measures to reduce such risk • Periodic assessment of initiatives toward ESG in the supply chain and the promotion of collaborative initiatives
	Contributing to society	<ul style="list-style-type: none"> • As a member of society, contributing to greater vitality in the community and countermeasures aimed at preventing damage from natural and other disasters • By FY 2023, "Sekisui House Matching Program" (a joint donation system for employees and the company) participation rate: 45%
	Creating a rewarding workplace	<ul style="list-style-type: none"> By FY 2023, <ul style="list-style-type: none"> a. Percentage of female managers: 7% b. Average monthly work hours per person: 162 hours c. Take-up rate for male childcare leave: 100% d. Annual paid leave take-up rate : 70% • Annual participation in external training events per person : twice • Annual internal training participation rate : 100% • Practicing Sekisui House Group Human Rights Policy
Governance	Strengthening corporate governance system	<ul style="list-style-type: none"> • Enhance effectiveness of executive committee and board of directors <ul style="list-style-type: none"> Conducting effectiveness evaluation questionnaire (once/year) • Penetration of compliance <ul style="list-style-type: none"> Conducting compliance training by external experts etc. (four times/year) participation rate : 100% • Strengthening internal controls structure <ul style="list-style-type: none"> Conducting Internal Audit (twice/year) • Strengthen risk management system <ul style="list-style-type: none"> Conducting risk management meeting (twice/year)
	Information disclosure and engagement with stakeholders	<ul style="list-style-type: none"> • Timely and appropriate disclosure of information and enhanced utility of disclosures • Building relationships of trust with stakeholders

(Note) In principle, reduction target are set every 5 years after FY 2028.

Portfolio Development Policy

▶ Portfolio composition by asset type

Building a portfolio with “Residential” as a base for a sustainable lifestyle and “Office buildings” as a base for sustainable business activities as core assets.

Asset Type	Examples of Specific Asset Type	Portfolio Investment Ratio (acquisition price basis)	Mid to Long Term Target Investment Ratio*	As of the Date of This Document
Core assets				
Office building	Office building Data center	30~55%	About 45%	48.1%
Residential	Residential Student and corporate dormitories	30~55%	About 45%	48.8%
Hotel	Hotel	0~30%	About 15% (Hotel at about 10%)	3.1%
Retail, etc.	Retail Serviced apartments Senior housing (Serviced housing for the elderly, Paid nursing homes, Adult day care centers)	0~10%		—

* Mid to Long Term Target Ratio is stated as medium to long term target investment ratio. It is not guaranteed or promised that those targets will be achieved, and the actual investment ratios may differ substantially from the targets.

▶ Investment area by asset type

Asset Type	Priority Investment Area	Investment Ratio by Area (acquisition price basis)	As of the Date of This Document
Office building, Hotel, Retail, etc.	Three major metropolitan areas (Greater Tokyo, Osaka, Nagoya)	80% or more	100.0%
Residential	Greater Tokyo	70% or more	78.8%

Appendix

Portfolio List (1)

(As of the end of Apr. 2023 (FP 17))																			
Property No.	Property name	Location	Acquisition price (million JPY)	Leasable area (㎡)	Occupancy rate (%)	Completion date	Estimated value (million JPY)		Book value (million JPY)	Unrealized capital gain/loss (million JPY)	Profit return method			Discounted cash flow method					Appraisal NO (million JPY)
							Period-on-period	Revenue price (million JPY)			Direct capitalization yield (%)		Revenue price (million JPY)	Discount rate (%)		Final capitalization yield (%)			
											Period-on-period	Period-on-period		Period-on-period	Period-on-period	Period-on-period	Period-on-period		
O-001	Garden City Shinagawa Gotenyama	Shinagawa-ku, Tokyo	71,950	38,577.99	84.5	Feb. 2011	88,000	100	69,570	18,429	91,100	3.1	—	86,700	2.9	—	3.3	—	2,844
O-002	Gotenyama SH Building	Shinagawa-ku, Tokyo	51,500	19,999.97	100.0	Feb. 2011	63,500	1,800	49,187	14,312	65,000	3.2	(0.1)	62,800	3.2	(0.1)	3.4	(0.1)	2,057
O-003	Hommachi Minami Garden City	Osaka-shi, Osaka	44,000	29,657.53	100.0	Feb. 2011	54,600	(200)	41,931	12,668	56,100	3.5	—	54,000	3.2	—	3.7	—	1,995
O-004	Hommachi Garden City (Office portion)	Osaka-shi, Osaka	38,600	17,006.94	100.0	May 2010	44,600	(400)	35,885	8,714	45,500	3.3	(0.1)	43,700	3.1	(0.1)	3.5	(0.1)	1,544
O-005	HK Yodoyabashi Garden Avenue	Osaka-shi, Osaka	4,400	4,554.52	100.0	Jul. 2015	6,240	10	4,190	2,049	6,410	3.5	(0.1)	6,160	3.6	(0.1)	3.7	(0.1)	229
O-006	Hirokoji Garden Avenue	Nagoya-shi, Aichi	6,350	4,442.75	100.0	Mar. 2011	7,320	(50)	6,112	1,207	7,470	3.9	—	7,250	3.7	—	4.1	—	297
O-007	Akasaka Garden City	Minato-ku, Tokyo	50,000	21,735.43	87.4	Jan. 2006	52,100	200	49,985	2,114	54,900	3.2	(0.1)	50,900	3.0	(0.1)	3.4	(0.1)	1,749
Office building Subtotal			266,800	135,975.13	93.6	—	316,360	1,460	256,861	59,498	326,480	—	—	311,510	—	—	—	—	10,719
R-001	Esty Maison Ginza	Chuo-ku, Tokyo	6,540	5,515.43	95.1	Feb. 2005	7,980	210	6,586	1,393	8,260	3.2	(0.1)	7,860	3.4	(0.1)	3.4	(0.1)	272
R-002	Esty Maison Azabunagasaka	Minato-ku, Tokyo	1,790	2,019.10	95.5	Jan. 2004	2,030	30	1,765	264	2,090	3.3	(0.1)	2,010	3.4	(0.1)	3.5	(0.1)	73
R-003	Esty Maison Ebisu II	Shibuya-ku, Tokyo	2,040	2,062.10	89.4	Jun. 2003	2,490	60	2,024	465	2,560	3.3	(0.1)	2,460	3.4	(0.1)	3.5	(0.1)	88
R-004	Esty Maison Ebisu	Shibuya-ku, Tokyo	873	781.02	96.1	Oct. 2004	940	5	911	28	968	3.2	(0.1)	928	3.3	(0.1)	3.4	(0.1)	33
R-005	Esty Maison Kanda	Chiyoda-ku, Tokyo	1,610	1,706.54	94.2	Feb. 2004	1,980	70	1,538	441	2,020	3.3	(0.1)	1,960	3.4	(0.1)	3.5	(0.1)	69
R-006	Esty Maison Kitashinjuku	Shinjuku-ku, Tokyo	1,590	1,881.19	97.6	Aug. 2004	1,910	60	1,521	388	1,930	3.5	(0.1)	1,900	3.5	(0.1)	3.7	(0.1)	69
R-007	Esty Maison Asakusakomagata	Taito-ku, Tokyo	2,190	2,978.28	98.6	Jul. 2004	2,610	80	2,062	547	2,640	3.5	(0.1)	2,590	3.5	(0.1)	3.7	(0.1)	96
R-008	Esty Maison Kawasaki	Kawasaki-shi, Kanagawa	2,400	3,741.01	98.0	Jul. 2004	2,910	70	2,350	559	2,960	3.6	(0.1)	2,890	3.6	(0.1)	3.8	(0.1)	111
R-010	Esty Maison Kameido	Koto-ku, Tokyo	1,580	2,279.21	98.9	Nov. 2005	1,930	20	1,465	464	1,960	3.8	(0.1)	1,920	3.6	(0.1)	4.0	(0.1)	79
R-011	Esty Maison Meguro	Meguro-ku, Tokyo	1,060	1,070.13	95.0	Nov. 2005	1,440	80	1,063	376	1,460	3.1	(0.2)	1,420	2.9	(0.2)	3.2	(0.2)	47
R-012	Esty Maison Sugamo	Toshima-ku, Tokyo	1,630	2,619.17	97.3	Feb. 2007	1,880	—	1,585	294	1,910	3.6	—	1,840	3.4	—	3.8	—	72
R-013	Esty Maison Kyobashi	Osaka-shi, Osaka	2,970	4,613.04	96.3	Mar. 2006	3,200	90	2,885	314	3,260	4.1	(0.1)	3,180	4.0	(0.1)	4.2	(0.1)	139
R-014	Esty Maison Hakuraku	Yokohama-shi, Kanagawa	931	1,285.83	98.3	Feb. 2006	993	13	877	115	1,010	4.0	(0.1)	985	3.8	(0.1)	4.2	(0.1)	44
R-015	Esty Maison Minamihorie	Osaka-shi, Osaka	1,060	1,804.48	97.2	Feb. 2007	1,170	—	1,111	58	1,190	3.9	—	1,140	3.7	—	4.1	—	50
R-016	Esty Maison Gotanda	Shinagawa-ku, Tokyo	3,110	3,871.15	95.8	Mar. 2006	3,680	80	3,018	661	3,710	3.7	(0.1)	3,670	3.4	(0.1)	3.9	(0.1)	142
R-017	Esty Maison Oisendaizaka	Shinagawa-ku, Tokyo	2,720	2,979.85	97.9	Aug. 2006	3,130	90	2,681	448	3,180	3.5	(0.1)	3,110	3.3	(0.1)	3.7	(0.1)	116
R-018	Esty Maison Shinagawa Seaside	Shinagawa-ku, Tokyo	2,050	2,602.30	97.5	Jun. 2006	2,540	—	2,107	432	2,590	3.6	—	2,480	3.4	—	3.8	—	96
R-019	Esty Maison Minamiazabu	Minato-ku, Tokyo	1,250	1,082.12	96.2	Aug. 2006	1,420	—	1,286	133	1,450	3.3	—	1,380	3.1	—	3.5	—	50
R-021	Esty Maison Kawasaki II	Kawasaki-shi, Kanagawa	1,910	2,824.86	99.3	Feb. 2007	2,470	—	1,863	606	2,520	3.8	—	2,420	3.6	—	4.0	—	97
R-022	Esty Maison Azabujuban	Minato-ku, Tokyo	2,690	1,755.31	97.5	Feb. 2007	3,050	—	2,702	347	3,120	3.3	—	2,980	3.1	—	3.5	—	104
R-023	Esty Maison Itabashihoncho	Itabashi-ku, Tokyo	937	1,274.49	98.4	Feb. 2007	1,050	—	967	82	1,070	3.7	—	1,020	3.5	—	3.9	—	42
R-027	Esty Maison Musashikoyama	Shinagawa-ku, Tokyo	1,050	1,176.78	100.0	Nov. 2007	1,220	—	999	220	1,240	3.7	—	1,190	3.5	—	3.9	—	47
R-028	Esty Maison Sendagi	Bunkyo-ku, Tokyo	698	897.30	100.0	Jan. 2008	821	(1)	671	149	836	3.7	—	805	3.5	—	3.9	—	33
R-030	Esty Maison Hakatahigashi	Fukuoka-shi, Fukuoka	2,400	9,106.08	98.6	Nov. 2007	2,730	50	2,167	562	2,760	4.3	(0.1)	2,710	4.3	(0.1)	4.4	(0.1)	130
R-033	Prime Maison Musashinonomori	Kodaira-shi, Tokyo	1,850	3,924.58	97.9	Dec. 2007	2,320	60	1,762	557	2,340	4.0	(0.1)	2,310	3.9	(0.1)	4.2	(0.1)	100
R-034	Prime Maison Higashisakura	Nagoya-shi, Aichi	1,500	3,118.11	96.3	Feb. 2008	1,750	20	1,530	219	1,760	4.0	(0.1)	1,740	4.0	(0.1)	4.2	(0.1)	75
R-035	Prime Maison Kayabakoen	Nagoya-shi, Aichi	801	2,163.98	96.5	Nov. 2006	971	12	808	162	979	4.2	(0.1)	968	4.2	(0.1)	4.4	(0.1)	44
R-036	Esty Maison Sangenjaya II	Setagaya-ku, Tokyo	785	894.64	97.0	Jan. 2008	957	25	755	201	979	3.5	(0.1)	948	3.6	(0.1)	3.7	(0.1)	36
R-037	Esty Maison Itabashi C6	Itabashi-ku, Tokyo	2,560	4,036.66	97.6	Mar. 2008	2,960	60	2,435	524	3,000	3.7	(0.1)	2,940	3.5	(0.1)	3.9	(0.1)	118
R-038	Sha Maison Stage Hakata	Fukuoka-shi, Fukuoka	2,360	9,614.80	100.0	Jan. 2005	2,910	80	2,296	613	2,890	4.3	(0.1)	2,920	3.5	(0.2)	4.5	(0.1)	142
R-039	Esty Maison Kinshicho	Sumida-ku, Tokyo	1,260	1,611.54	97.2	Sep. 2006	1,500	70	1,182	317	1,530	3.5	(0.2)	1,490	3.3	(0.2)	3.7	(0.2)	56
R-040	Esty Maison Musashikoganei	Koganei-shi, Tokyo	1,790	2,275.24	96.1	Feb. 2005	2,160	60	1,733	426	2,210	3.6	(0.1)	2,140	3.7	(0.1)	3.8	(0.1)	85
R-041	Prime Maison Gokiso	Nagoya-shi, Aichi	1,950	4,427.65	92.5	Oct. 2008	2,210	10	1,918	291	2,220	4.2	—	2,200	4.2	—	4.4	—	99
R-042	Prime Maison Yuhigaoka	Osaka-shi, Osaka	909	2,040.35	96.4	Feb. 2007	1,180	60	909	270	1,190	3.7	(0.2)	1,170	3.5	(0.2)	3.8	(0.2)	45
R-043	Prime Maison Kitatanabe	Osaka-shi, Osaka	601	1,798.97	100.0	Jun. 2006	767	56	608	158	771	3.9	(0.2)	762	3.7	(0.2)	4.0	(0.2)	31
R-044	Prime Maison Momochihama	Fukuoka-shi, Fukuoka	1,940	7,514.76	100.0	Feb. 1996	2,240	—	1,902	337	2,250	4.2	(0.1)	2,230	3.9	(0.1)	4.4	(0.1)	109
R-045	Esty Maison Akihabara	Taito-ku, Tokyo	1,930	2,324.65	93.7	Feb. 2006	2,230	100	1,881	348	2,260	3.5	(0.2)	2,210	3.3	(0.2)	3.7	(0.2)	84
R-046	Esty Maison Sasazuka	Shibuya-ku, Tokyo	3,340	3,701.70	98.1	Sep. 2004	3,820	(10)	3,361	458	3,890	3.5	(0.1)	3,790	3.3	(0.1)	3.7	(0.1)	145
R-047	Prime Maison Ginza East	Chuo-ku, Tokyo	6,250	6,177.20	100.0	Feb. 2006	7,370	50	6,150	1,219	7,470	3.4	(0.1)	7,330	3.2	(0.1)	3.6	(0.1)	261



Appendix

Portfolio List (2)

(As of the end of Apr. 2023 (FP 17))																			
Property No.	Property name	Location	Acquisition price (million JPY)	Leasable area (㎡)	Occupancy rate (%)	Completion date	Estimated value (million JPY)		Book value (million JPY)	Unrealized capital gain/loss (million JPY)	Profit return method			Discounted cash flow method					Appraisal NOI (million JPY)
							Period-on-period	Revenue price (million JPY)			Direct capitalization yield (%)		Revenue price (million JPY)	Discount rate (%)	Final capitalization yield (%)				
											Period-on-period	Period-on-period			Period-on-period	Period-on-period			
R-048	Prime Maison Takami	Nagoya-shi, Aichi	1,050	2,016.79	92.7	Aug. 2008	1,160	—	1,043	116	1,170	4.1	—	1,150	4.2	—	4.3	—	51
R-049	Prime Maison Yadaminami	Nagoya-shi, Aichi	812	2,168.59	96.2	Jul. 2007	939	13	830	108	948	4.2	(0.1)	935	4.2	(0.1)	4.4	(0.1)	42
R-050	Prime Maison Teriha	Fukuoka-shi, Fukuoka	1,260	6,728.20	100.0	Aug. 2005	1,360	20	1,150	209	1,360	4.6	(0.1)	1,360	4.4	(0.1)	4.8	(0.1)	73
R-051	Esty Maison Higashishirakabe	Nagoya-shi, Aichi	1,580	4,014.07	100.0	Feb. 2006	1,790	—	1,612	177	1,820	4.2	—	1,770	4.1	—	4.4	—	79
R-052	Esty Maison Sengoku	Bunkyo-ku, Tokyo	1,360	1,498.13	98.4	Aug. 2009	1,520	40	1,324	195	1,550	3.4	(0.1)	1,510	3.2	(0.1)	3.6	(0.1)	55
R-053	Esty Maison Daizawa	Setagaya-ku, Tokyo	2,270	2,352.90	98.8	Feb. 2010	2,650	70	2,212	437	2,700	3.4	(0.1)	2,630	3.2	(0.1)	3.6	(0.1)	94
R-054	Esty Maison Togoshi	Shinagawa-ku, Tokyo	1,770	1,943.17	100.0	Jun. 2009	2,110	50	1,704	405	2,160	3.4	(0.1)	2,090	3.5	(0.1)	3.6	(0.1)	76
R-055	Esty Maison Nishitemma	Osaka-shi, Osaka	1,680	2,877.90	94.5	Nov. 2007	1,840	40	1,584	255	1,880	3.8	(0.1)	1,820	3.9	(0.1)	4.0	(0.1)	75
R-056	Esty Maison Shirokanedai	Shinagawa-ku, Tokyo	2,400	2,675.11	91.4	Sep. 2003	3,180	130	2,367	812	3,210	3.2	(0.2)	3,150	3.0	(0.2)	3.3	(0.2)	106
R-057	Esty Maison Higashishinjuku	Shinjuku-ku, Tokyo	1,680	1,889.50	94.2	Apr. 2009	2,080	80	1,587	492	2,140	3.4	(0.1)	2,060	3.5	(0.1)	3.6	(0.1)	75
R-058	Esty Maison Motoazabu	Minato-ku, Tokyo	1,540	1,199.86	100.0	Nov. 2009	1,870	50	1,500	369	1,910	3.2	(0.1)	1,850	3.3	(0.1)	3.4	(0.1)	63
R-059	Esty Maison Toritsudaigaku	Meguro-ku, Tokyo	861	1,035.78	100.0	Feb. 2009	1,040	40	835	204	1,060	3.3	(0.1)	1,030	3.4	(0.1)	3.5	(0.1)	36
R-060	Esty Maison Musashikoyama II	Shinagawa-ku, Tokyo	1,030	1,073.59	97.4	May 2009	1,190	30	984	205	1,210	3.5	(0.1)	1,180	3.3	(0.1)	3.7	(0.1)	44
R-061	Esty Maison Nakano	Nakano-ku, Tokyo	1,870	2,023.72	93.9	Jun. 2009	2,110	60	1,798	311	2,140	3.5	(0.1)	2,090	3.3	(0.1)	3.7	(0.1)	79
R-062	Esty Maison Shinnakano	Nakano-ku, Tokyo	1,020	1,107.57	100.0	Oct. 2009	1,120	20	971	148	1,140	3.6	(0.1)	1,110	3.4	(0.1)	3.8	(0.1)	42
R-063	Esty Maison Nakanofujimicho	Nakano-ku, Tokyo	984	1,299.60	100.0	Feb. 2009	1,120	30	948	171	1,140	3.5	(0.1)	1,110	3.6	(0.1)	3.7	(0.1)	41
R-064	Esty Maison Tetsugakudo	Nakano-ku, Tokyo	1,160	1,531.89	100.0	Oct. 2009	1,290	30	1,096	193	1,310	3.6	(0.1)	1,280	3.4	(0.1)	3.8	(0.1)	49
R-065	Esty Maison Koenji	Suginami-ku, Tokyo	1,160	1,527.52	96.4	Mar. 2009	1,380	30	1,122	257	1,410	3.4	(0.1)	1,370	3.5	(0.1)	3.6	(0.1)	49
R-066	Esty Maison Oshiage	Sumida-ku, Tokyo	2,490	3,180.90	98.0	Apr. 2010	2,900	80	2,370	529	2,950	3.6	(0.1)	2,880	3.6	(0.1)	3.8	(0.1)	111
R-067	Esty Maison Akabane	Kita-ku, Tokyo	3,290	4,302.84	98.2	Nov. 2009	3,700	60	3,208	491	3,760	3.7	(0.1)	3,680	3.5	(0.1)	3.9	(0.1)	145
R-068	Esty Maison Oji	Kita-ku, Tokyo	1,650	2,289.44	97.8	Jul. 2010	1,890	30	1,548	341	1,920	3.7	(0.1)	1,880	3.5	(0.1)	3.9	(0.1)	74
R-069	Prime Maison Waseda	Shinjuku-ku, Tokyo	1,580	1,650.66	97.0	Nov. 2012	2,040	130	1,483	556	2,060	3.2	(0.2)	2,020	3.0	(0.2)	3.3	(0.2)	68
R-070	Prime Maison Hatchobori	Chuo-ku, Tokyo	1,460	1,382.32	90.6	Nov. 2012	1,740	80	1,360	379	1,760	3.2	(0.2)	1,720	3.0	(0.2)	3.3	(0.2)	58
R-071	Prime Maison Jimbocho	Chiyoda-ku, Tokyo	1,960	1,819.90	97.3	Mar. 2013	2,280	100	1,843	436	2,320	3.4	(0.2)	2,260	3.2	(0.2)	3.6	(0.2)	81
R-072	Prime Maison Gotenyama East	Shinagawa-ku, Tokyo	2,910	2,512.91	100.0	Jan. 2011	3,610	190	2,857	752	3,630	3.2	(0.2)	3,600	3.0	(0.2)	3.4	(0.2)	119
R-073	Sha Maison Stage Akihabara	Chiyoda-ku, Tokyo	555	803.36	100.0	Oct. 2006	636	12	585	50	647	3.6	(0.1)	631	3.4	(0.1)	3.8	(0.1)	25
R-074	Esty Maison Aoi	Nagoya-shi, Aichi	2,460	4,809.68	96.5	Oct. 2007	2,630	30	2,325	304	2,670	4.0	(0.1)	2,610	4.0	(0.1)	4.2	(0.1)	113
R-075	Esty Maison Yakuin	Fukuoka-shi, Fukuoka	2,430	5,213.51	99.3	Feb. 2006	2,780	80	2,534	245	2,840	3.8	(0.1)	2,760	3.9	(0.1)	4.0	(0.1)	115
R-076	Esty Maison Kinshicho II	Sumida-ku, Tokyo	8,250	9,469.65	97.7	Jan. 2008	10,700	600	7,821	2,878	10,800	3.3	(0.2)	10,600	3.1	(0.2)	3.4	(0.2)	368
R-077	Esty Maison Ojima	Koto-ku, Tokyo	8,630	9,905.97	98.7	Sep. 2007	12,000	600	8,220	3,779	12,100	3.3	(0.2)	11,800	3.1	(0.2)	3.4	(0.2)	411
R-078	Prime Maison Fujimidai	Nagoya-shi, Aichi	2,070	5,704.63	92.0	Apr. 2007	2,240	20	2,130	109	2,270	4.4	(0.1)	2,230	4.2	(0.1)	4.6	(0.1)	107
R-079	Esty Maison Tsurumai	Nagoya-shi, Aichi	4,490	13,812.40	100.0	Nov. 1999	5,080	10	4,487	592	5,130	4.5	(0.1)	5,060	4.3	(0.1)	4.7	(0.1)	244
R-080	Prime Maison Morishita	Koto-ku, Tokyo	1,930	2,180.78	98.9	May 2013	2,260	40	1,805	454	2,300	3.5	(0.1)	2,240	3.5	(0.1)	3.7	(0.1)	83
R-081	Prime Maison Shinagawa	Shinagawa-ku, Tokyo	1,960	2,107.88	95.5	Feb. 2014	2,250	20	1,865	384	2,300	3.5	(0.1)	2,230	3.3	(0.1)	3.7	(0.1)	81
R-082	Prime Maison Odorikoen	Sapporo-shi, Hokkaido	3,160	7,360.37	92.4	Dec. 2008	3,280	80	3,000	279	3,300	4.0	(0.2)	3,250	3.8	(0.2)	4.1	(0.2)	148
R-083	Prime Maison Minami 2-jo	Sapporo-shi, Hokkaido	1,930	6,019.09	97.7	Nov. 2009	2,070	50	1,783	286	2,070	4.1	(0.2)	2,060	3.9	(0.2)	4.2	(0.2)	99
R-084	Prime Maison Kamokamogawa	Sapporo-shi, Hokkaido	1,250	4,102.08	97.3	Oct. 2009	1,290	40	1,159	130	1,290	4.1	(0.2)	1,290	3.9	(0.2)	4.2	(0.2)	63
R-085	Prime Maison Central Park	Fukuoka-shi, Fukuoka	2,309	10,268.74	99.4	Feb. 2011	2,495	31	2,105	389	2,370	4.6	(0.1)	2,360	4.4	(0.1)	4.7	(0.1)	127
R-086	Sha Maison Stage Yahiro	Sumida-ku, Tokyo	1,910	3,409.16	100.0	Jan. 2011	2,120	40	1,798	321	2,140	3.9	(0.1)	2,110	3.7	(0.1)	4.1	(0.1)	87
R-087	Prime Maison Ebisu	Shibuya-ku, Tokyo	4,360	3,010.66	100.0	Jun. 2014	5,930	370	4,224	1,705	6,010	2.9	(0.2)	5,850	2.7	(0.2)	3.0	(0.2)	178
R-088	Sha Maison Stage Kanazawa Nishiizumi	Kanazawa-shi, Ishikawa	1,080	4,634.50	100.0	Sep. 2007	990	12	988	1	1,000	4.9	(0.1)	986	4.7	(0.1)	5.1	(0.1)	55
R-089	Esty Maison Unomori	Yokkaichi-shi, Mie	830	2,280.00	100.0	Apr. 2009	836	4	748	87	844	5.0	(0.1)	833	4.8	(0.1)	5.2	(0.1)	45
R-091	Sha Maison Stage Hino	Hino-shi, Tokyo	1,390	2,827.55	98.1	Jan. 2010	1,560	10	1,361	198	1,570	4.1	(0.1)	1,560	3.9	(0.1)	4.2	(0.1)	69
R-092	Prime Maison Yokohama Nihon-odori	Yokohama-shi, Kanagawa	4,870	5,461.13	95.9	Jun. 2014	5,180	20	4,546	633	5,270	3.8	—	5,080	3.6	—	4.0	—	211
R-093	Kobe Women's Student Housing	Kobe-shi, Hyogo	5,880	15,341.68	100.0	Feb. 2002	6,340	30	5,137	1,202	6,370	4.2	(0.2)	6,310	4.0	(0.2)	4.3	(0.2)	308
R-094	Prime Maison Shibuya	Shibuya-ku, Tokyo	2,430	1,972.59	91.5	Jul. 2014	2,720	—	2,366	353	2,770	3.4	—	2,660	3.2	—	3.6	—	97
R-095	Prime Maison Hatsudai	Shibuya-ku, Tokyo	3,010	2,879.20	95.1	Dec. 2014	3,280	—	2,884	395	3,350	3.5	—	3,210	3.3	—	3.7	—	121

Appendix

Portfolio List (3)

(As of the end of Apr. 2023 (FP 17))																				
Property No.	Property name	Location	Acquisition price (million JPY)	Leasable area (㎡)	Occupancy rate (%)	Completion date	Estimated value (million JPY)		Book value (million JPY)	Unrealized capital gain/loss (million JPY)	Profit return method			Discounted cash flow method				Appraisal NOI (million JPY)		
							Period-on-period	Revenue price (million JPY)			Direct capitalization yield (%)		Revenue price (million JPY)	Discount rate (%)	Final capitalization yield (%)					
											Period-on-period	Period-on-period			Period-on-period	Period-on-period				
R-096	Esty Maison Uemachidai	Osaka-shi, Osaka	1,040	2,225.52	94.7	Aug. 2005	1,260	60	1,046	213	1,270	3.8	(0.2)	1,250	3.5	(0.2)	4.0	(0.2)	50	
R-098	Prime Maison Shirokane-takanawa	Minato-ku, Tokyo	4,900	3,923.76	90.3	Jun. 2015	5,380	—	4,751	628	5,500	3.4	—	5,250	3.2	—	3.6	—	193	
R-099	Prime Maison Ichigayayamabushicho	Shinjuku-ku, Tokyo	4,220	4,099.04	91.6	Oct. 2015	4,270	10	4,070	199	4,380	3.4	(0.1)	4,220	3.2	(0.1)	3.6	(0.1)	156	
R-100	Esty Maison Morishita	Sumida-ku, Tokyo	655	748.92	96.6	Feb. 2017	740	29	624	115	752	3.6	(0.2)	735	3.4	(0.2)	3.8	(0.2)	27	
R-101	Prime Maison Shirokanedai Tower	Shinagawa-ku, Tokyo	7,950	6,772.89	94.7	May 2016	11,100	300	7,870	3,229	11,400	3.2	(0.1)	11,000	3.3	(0.1)	3.4	(0.1)	367	
R-102	Prime Maison Otsuka	Toshima-ku, Tokyo	3,700	3,921.35	95.1	Jan. 2017	4,770	130	3,643	1,126	4,870	3.4	(0.1)	4,720	3.5	(0.1)	3.6	(0.1)	168	
R-103	Prime Maison Asakusabashi	Taito-ku, Tokyo	1,680	2,033.06	88.9	Oct. 2016	2,150	50	1,661	488	2,200	3.4	(0.1)	2,130	3.5	(0.1)	3.6	(0.1)	76	
R-104	Prime Maison Daikanyama	Meguro-ku, Tokyo	2,520	1,779.17	97.2	Jan. 2017	3,380	70	2,499	880	3,470	3.2	(0.1)	3,340	3.3	(0.1)	3.4	(0.1)	113	
R-105	Prime Maison Gotenyama West	Shinagawa-ku, Tokyo	3,400	3,569.73	85.3	Jan. 2011	4,760	90	3,384	1,375	4,860	3.3	(0.1)	4,720	3.4	(0.1)	3.5	(0.1)	164	
R-106	Esty Maison Toyosu Residence	Koto-ku, Tokyo	6,050	23,538.73	97.4	Feb. 2008	7,680	220	5,659	2,020	7,870	—	—	7,600	3.7	(0.1)	—	—	365	
R-108	Esty Maison Ijiri	Fukuoka-shi, Fukuoka	390	1,430.60	100.0	Jan. 2008	437	6	433	3	439	4.3	(0.1)	436	4.1	(0.1)	4.5	(0.1)	20	
R-109	Prime Maison Mitatsunamachi	Minato-ku, Tokyo	2,040	1,387.12	100.0	Oct. 2017	2,540	80	2,032	507	2,570	3.4	(0.2)	2,520	3.2	(0.2)	3.6	(0.2)	88	
R-110	Prime Maison Hongo	Bunkyo-ku, Tokyo	2,600	2,423.46	90.9	Mar. 2018	3,070	70	2,579	490	3,110	3.4	(0.2)	3,050	3.2	(0.2)	3.6	(0.2)	108	
R-111	Prime Maison Kuramae	Taito-ku, Tokyo	2,190	2,259.40	85.5	Nov. 2018	2,600	90	2,167	432	2,650	3.5	(0.2)	2,580	3.3	(0.2)	3.7	(0.2)	93	
R-112	Esty Maison Yokohama-aobadai	North South	Yokohama-shi, Kanagawa	3,020	6,808.84	100.0	Jul. 2018	3,660	170	2,988	671	1,740	3.9	(0.2)	1,690	3.7	(0.2)	4.1	(0.2)	153
							Jul. 1990					1,990	4.0	(0.2)	1,930	3.8	(0.2)	4.2	(0.2)	
R-113	Esty Maison Shizuoka Takajo	Shizuoka-shi, Shizuoka	660	1,731.52	100.0	Feb. 2006	665	2	658	6	671	4.8	(0.1)	663	4.6	(0.1)	5.0	(0.1)	36	
R-114	Sha Maison Stage Hirose-dori	Sendai-shi, Miyagi	865	2,552.40	100.0	Jan. 2006	949	15	865	83	962	4.0	(0.2)	944	3.8	(0.2)	4.2	(0.2)	43	
R-115	Esty Maison HIGASHIBETSUIN	Nagoya-shi, Aichi	2,190	4,856.22	100.0	Feb. 2009	2,230	20	2,262	△32	2,240	4.2	(0.1)	2,220	4.0	(0.1)	4.4	(0.1)	101	
R-116	Esty Maison Kayaba	Nagoya-shi, Aichi	900	2,170.80	96.2	Feb. 2012	951	2	932	18	961	4.4	(0.1)	946	4.2	(0.1)	4.6	(0.1)	44	
R-117	Esty Maison SHIRAKABEMINAMI	Nagoya-shi, Aichi	660	1,240.28	100.0	Jan. 2014	697	5	679	17	702	4.2	(0.1)	695	4.0	(0.1)	4.4	(0.1)	30	
R-118	Prime Maison Shimokitazawa	Setagaya-ku, Tokyo	2,580	1,991.72	100.0	Dec. 2019	2,740	70	2,632	107	2,820	3.2	(0.1)	2,710	3.3	(0.1)	3.4	(0.1)	91	
R-119	Prime Maison Meguro	Meguro-ku, Tokyo	2,310	1,335.62	100.0	Aug. 2018	2,480	60	2,351	128	2,540	3.2	(0.1)	2,450	3.3	(0.1)	3.4	(0.1)	82	
R-120	Prime Maison Ryogoku	Sumida-ku, Tokyo	1,530	1,499.10	100.0	Feb. 2019	1,600	20	1,567	32	1,630	3.4	(0.1)	1,580	3.5	(0.1)	3.6	(0.1)	56	
R-121	Prime Maison Nakameguro	Meguro-ku, Tokyo	10,000	6,033.98	97.0	Nov. 2019	11,100	300	10,183	916	11,400	3.2	(0.1)	11,000	3.3	(0.1)	3.4	(0.1)	369	
R-122	Prime Maison Itabashi	Itabashi-ku, Tokyo	4,800	4,557.89	95.6	Feb. 2019	5,110	110	4,942	167	5,230	3.4	(0.1)	5,060	3.5	(0.1)	3.6	(0.1)	180	
R-123	Prime Maison EGOTANOMORI	Nakano-ku, Tokyo	10,500	29,048.95	97.3	Jul. 2018	10,900	—	11,056	△156	10,700	—	—	11,000	4.1	(0.1)	—	—	540	
R-124	Prime Maison Waseda dori	Shinjuku-ku, Tokyo	2,200	1,819.35	93.7	Feb. 2020	2,670	150	2,256	413	2,680	3.1	(0.2)	2,660	2.9	(0.2)	3.2	(0.2)	83	
Residential Subtotal			270,466	422,988.49	97.2	—	317,384	7,291	264,490	52,893	322,109	—	—	314,350	—	—	—	—	12,316	
H-001	Hommachi Garden City (Hotel portion)	Osaka-shi, Osaka	17,200	18,092.98	100.0	May 2010	16,800	△1,300	16,636	163	17,100	3.6	—	16,500	3.4	—	3.8	—	656	
Hotel Subtotal			17,200	18,092.98	100.0	—	16,800	△1,300	16,636	163	17,100	—	—	16,500	—	—	—	—	656	
Portfolio Total			554,466	577,056.60	96.5	—	650,544	7,451	537,989	112,554	665,689	—	—	642,360	—	—	—	—	23,691	

■ Reference: Investment Securities

Asset Name	Underlying asset	Location	Investment price (million JPY)	Equity interest ratio (%)	Completion date
Godo Kaisha Gemini1 (Silent Partnership Equity Interests)	Akasaka Garden City	Minato-ku, Tokyo	480	12.4	Jan. 2006
Godo Kaisha Gemini2 (Silent Partnership Equity Interests)	Ningyocho PREX	Chuo-ku, Tokyo	220	6.8	Dec. 2021

Please refer to the “DATABOOK” for revenue and expenditure by property, monthly trends in occupancy rates, list of interest-bearing liabilities, financial statements, etc.
<https://sekisuihouse-reit.co.jp/en/ir/library.html>

- The acquisition price of assets taken over as a result of the merger with Sekisui House Residential Investment Corporation use the appraisal value as priced on April 30, 2018, the day before the merger took effect.
- Estimated value, revenue price, direct capitalization yield, discount rate, final capitalization yield and appraisal NOI are based on respective real estate appraisal documents or real estate price survey documents, which is the result of price survey not follow real estate appraisal evaluation standards.
- "Investment price" of "Reference: Investment Securities" is the initial investment amount.

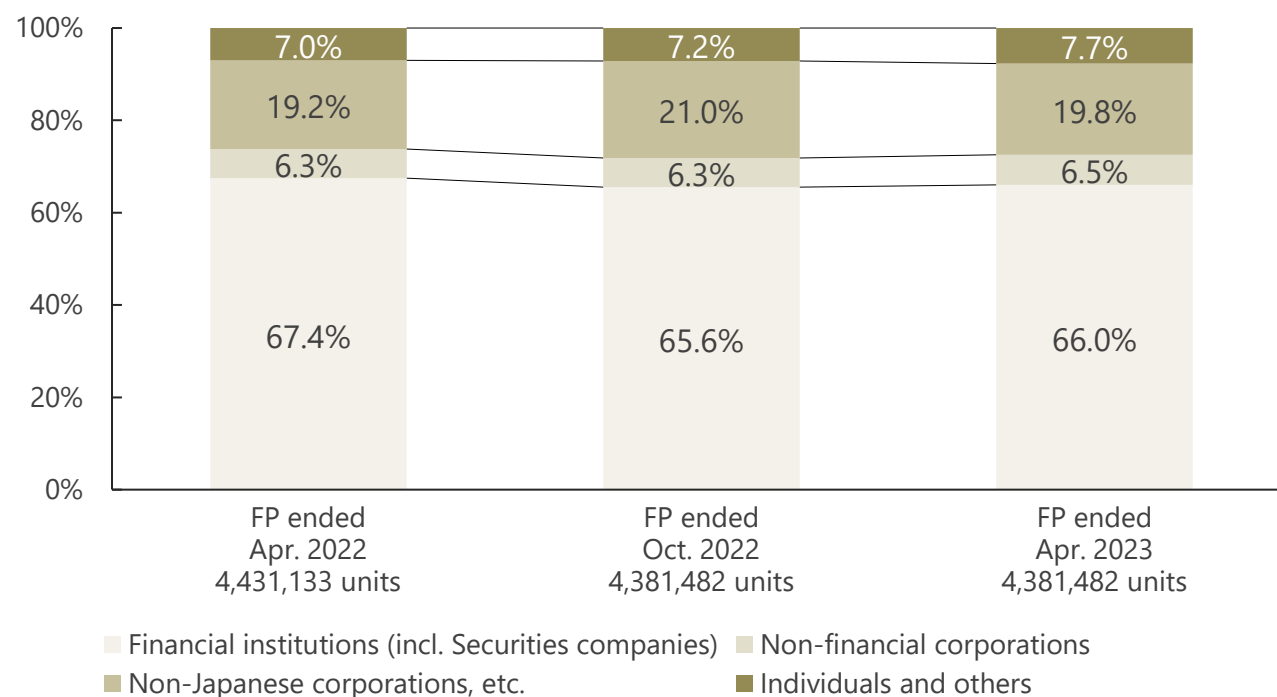


Unitholders Composition

Number of investment units by unitholder type and unitholders

Unitholder type	Investment Units						Unitholders				
	FP ended Oct. 2022		FP ended Apr. 2023		Change		FP ended Oct. 2022		FP ended Apr. 2023		Change
	Units(a)	Ratio(b)	Units(c)	Ratio(d)	(c)-(a)	(d)-(b)	Units(e)	Ratio(f)	Units(g)	Ratio(h)	(g)-(e)
Individuals and others	313,526	7.2%	337,460	7.7%	+23,934	+0.5	20,205	95.5%	22,306	95.9%	+2,101
Financial institutions	2,728,418	62.3%	2,723,619	62.2%	(4,799)	(0.1)	204	1.0%	198	0.9%	(6)
City banks	—	—	—	—	—	—	—	—	—	—	—
Regional banks	339,080	7.7%	298,592	6.8%	(40,488)	(0.9)	44	0.2%	41	0.2%	(3)
Trust banks	2,039,837	46.6%	2,079,983	47.5%	+40,146	+0.9	8	0.0%	8	0.0%	—
Life insurers	70,144	1.6%	66,894	1.5%	(3,250)	(0.1)	6	0.0%	6	0.0%	—
Casualty insurers	—	—	—	—	—	—	—	—	—	—	—
Shinkin banks	121,698	2.8%	120,546	2.8%	(1,152)	—	71	0.3%	69	0.3%	(2)
Others	157,659	3.6%	157,604	3.6%	(55)	—	75	0.4%	74	0.3%	(1)
Non-financial corporations	275,592	6.3%	283,657	6.5%	+8,065	+0.2	392	1.9%	408	1.8%	+16
Non-Japanese corporations, etc.	918,266	21.0%	866,841	19.8%	(51,425)	(1.2)	332	1.6%	334	1.4%	+2
Securities companies	145,680	3.3%	169,905	3.9%	+24,225	+0.6	21	0.1%	24	0.1%	+3
Total	4,381,482	100.0%	4,381,482	100.0%	—	—	21,154	100.0%	23,270	100.0%	+2,116

Change ratio in investment units by holder



Top 5 unitholders (FP ended April 2023 (FP 17))

Company name	No. of investment units owned	Ratio
Custody Bank of Japan, Ltd. (Trust Account)	1,160,050	26.5%
The Master Trust Bank of Japan, Ltd. (Trust Account)	694,467	15.9%
Sekisui House, Ltd.	200,750	4.6%
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	194,943	4.4%
SMBC Nikko Securities Inc.	100,108	2.3%

Incorporated global index

- FTSE4Good Index Series
- FTSE EPRA Nareit Global Real Estate Index Series
- FTSE Global Equity Index Mid Cap
- MSCI Japan Small Cap Index
- MSCI Japan ESG Select Leaders Index
- S&P Global Property
- TSE REIT Core Index
- Thomson Reuters GPR/APREA Investable 100 Index
- GPR 250 Index/GPR 250 REIT Index

Overview of Asset Management Company

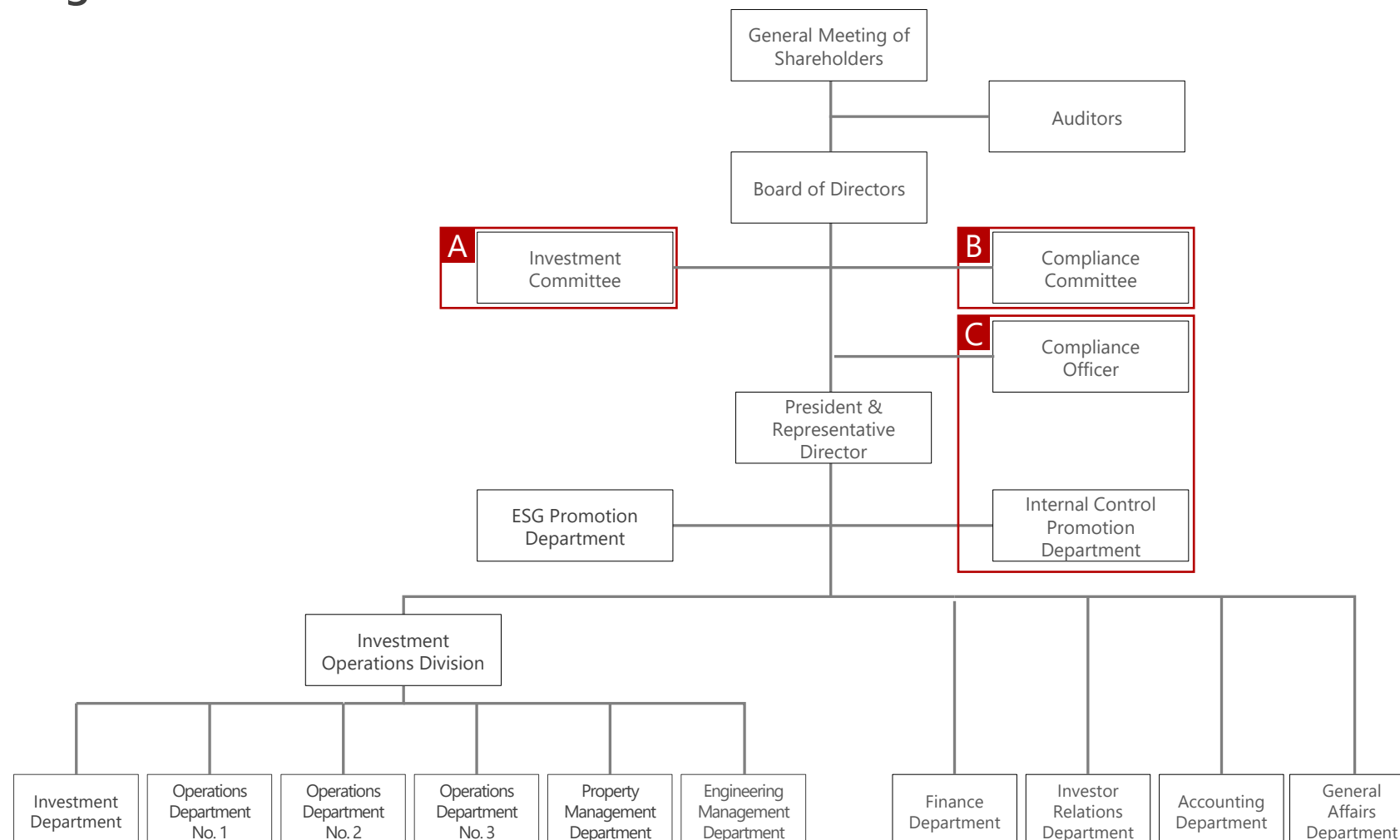
Overview of Asset Management Company



President &
Representative Director
Toru Abe

- Corporate name: Sekisui House Asset Management, Ltd.
- Head office: 4-15-1 Akasaka, Minato-ku, Tokyo
- Date of Establishment: February 17, 2014
- Capital: 400 million JPY
- Number of Directors and Employees: 63 (As of the end of FP 17)
- Shareholder: Sekisui House, Ltd. (100%)
- Licenses and registration, etc. :
 - Licensed for building lots and buildings transaction business
License No.(2) 96411 issued by the Governor of Tokyo
 - Certified as an entrustment-based agency
License No.82 issued by the Minister of Land, Infrastructure, Transportation and Tourism
 - Registered as a financial instruments business operator
Registration (Kinsho) No.2791 issued by the Director-General of Kanto Local Finance Bureau
- Website: <https://sekisuihouse-am.co.jp/en/>

Organization chart



Asset management fee

- Management Fee I (linked to total assets and unit price performance):
Total assets × 0.12%-0.16% (annual) ^{Note 1}
- Management Fee II (linked to DPU and Operating income):
DPU^{Note 2} × Operating income^{Note 3} × 0.002% × 2 (split ratio)
- Management Fee III (acquisition fees):
Acquisition price × 0.3% (Transactions with related parties: None)
- Management Fee IV (disposition fees):
Sale price × 0.3% (Transactions with related parties: None)
- Management Fee V (merger fees):
Value of Real Estate-Related Assets held by counter party × 0.4%
 Note 1: The rate is fluctuated depending on the performance-comparison of the SHR's investment units and the TSE REIT Index.
 Note 2: Calculated as the distributable amount before deduction of Management Fee II divided by the total number of issued investment units.
 Note 3: Operating Income before deduction of Management Fee II

Compliance structure

- A** The organization that deliberates and makes decisions on matters related to management policy and other asset management issues

Investment committee

Committee members: President & Representative Director (chairman), all full-time Directors, including the Compliance Officer who holds the position of Director; the Chief Manager of the ESG Promotion Dept.; the Chief Manager of the Internal Control Promotion Dept.; the Chief Manager of the Investment Operations Div.; the Chief Managers of the Finance Dept., IR Dept., Accounting Dept., and General Affairs Dept.; and external committee members ^(Note). While the appointment and dismissal of external committee members is carried out by resolution from the Board of Directors of SHAM, but it is necessary to obtain the approval of the Board of Directors of SHR before or after the resolution of the Board of Directors of SHAM.

Note : The external committee members are qualified as real estate appraisers or attorneys who have no significant stakeholder relationship with SHAM, SHAM's directors and employees, nor its related parties, have excellent personality and insight, and are capable of fulfilling their duties. However, one or more persons are qualified as real estate appraisers.

- B** The organization that deliberates and makes decisions on matters related to compliance in asset management

Compliance committee

Committee members: Compliance Officer (chairman), President & Representative Director, all full-time Directors, and the external committee members ^(Note). While the appointment and dismissal of external committee members is carried out by resolution of the Board of Directors of SHAM, but it is necessary to obtain approval from the Board of Directors of SHR before or after the resolution of the Board of Directors of SHAM.

Note : The external committee members are qualified as attorneys or public Accountant who have no significant stakeholder relationship with SHAM, SHAM's directors and employees, nor its related parties, have excellent personality and insight, are capable of fulfilling their duties and are familiar with compliance.

- C** Organization responsible for compliance

Compliance officer

Person responsible for the compliance of SHR and SHAM. Personnel with sufficient screening and surveillance capabilities are selected to observe compliance with legislation and norms.

Internal Control Promotion Department

Internal Control Promotion Department conducts work related to SHAM's risk management, monitoring the status of legislation and regulations, and internal auditing.

About the Terminology Used in this Presentation

P.3 Operational Highlights and Future Initiatives

- “Results”, except for the “External Growth” column, are as of the fiscal period ended April 2023 (FP 17), unless otherwise stated.

P.7 Profit and Loss Comparison (Results)

- “NOI yield” is calculated by dividing the annualized amount of actual NOI by the total acquisition price of the owned assets (including disposed and acquired assets during the period). “Average occupancy rate during the period” is the average of actual occupancy rates for the end of each month belonging to each period. The same applies throughout this document.

P.9 Profit and Loss Comparison (Forecast)

- “NOI yield” is calculated by dividing the annualized amount of expected NOI by the total acquisition price of the owned assets (including assets expected to be disposed or acquired during the period). “Average occupancy rate during the period” is the average of the expected occupancy rates for the end of each month belonging to each period. The same applies throughout this document.

P.11 Office Building: Portfolio Status

- “End-Tenant Average Rent” within the “Portfolio list” refers to the total monthly rent based on each lease agreement with each end tenant (including utilities, but excludes usage fees for parking lots, warehouses, signboards, etc.) divided by the total leasable area (tsubo). However, any free rent incentives in effect at the time are not applied and variable rent components are counted by using an average value from the previous year.
- “End-Tenant Average Rent” of the “Office Building Portfolio Total (Fixed-Rent Master Lease Taken Into Consideration)” within the “Portfolio list” is calculated by taking the weighted average of the end tenant average rent unit price of each property by the leased area (however, for Hommachi Garden City (office portion), the rent unit price is based on the fixed-rent master lease contract).

P.15 Office Building: Market Trends

- “Rent gap” is the difference in percentage between contract rents with end tenant at the end of each period and market rents (expected new contract rents per floor assessed by CBRE). The calculation is based on the office building portfolio at the end of each period, excluding Gotenyama SH Building of which the whole building is rented out to 1 tenant, and Hommachi Garden City (office building portion) which employs fixed-rent ML.

P.20 Residential: Occupancy Rate Trends

- “Occupancy rate by room types” covers the residential portfolio (excluding retail, offices, and residential buildings leased out as one building, etc., or subleased) based on the following matrix categorized and calculated by area and layout: S for single type, C for compact type, F for family type, and L for large type.

No. of rooms*	less than 30㎡	30 or more to less than 40㎡	40 or more to less than 50㎡	50 or more to less than 60㎡	60 or more to less than 70㎡	70 or more to less than 80㎡	80 or more to less than 90㎡	90 or more to less than 100㎡	more than 100㎡
STUDIO	S	S	C	C	L	L	L	L	L
1BED	S	C	C	C	L	L	L	L	L
2BED		C	C	C	F	F	F	L	L
3BED					F	F	F	F	L
4BED+					F	F	F	F	L

*Main floor plans STUDIO: STUDIO, 1K, 1R 1BED: 1K+S, 1DK, 1LDK 2BED: 2K, 2DK, 2LDK 3BED: 3LDK 4BED+: 4LDK, 5LDK

About the Terminology Used in this Presentation

P.28 Sekisui House Sponsor Support/Strengths

- “Sekisui House Group” refers to the corporate group consisting of Sekisui House, its consolidated subsidiaries and equity-method affiliates. The same applies throughout this document.
- “Sekisui House Real Estate companies (6 companies)” refers to Sekisui House Real Estate Tohoku, Ltd., Sekisui House Real Estate Tokyo, 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., collectively.

P.29 Trends of Appraisal Value

- “Average cap rate” is calculated by taking the weighted average of the capitalization rate of each property under the direct capitalization method by the appraisal value of each property. For details on the capitalization rate and appraisal value of each property, please refer to pages 47 through 49.

P.30 DPU and NAV Per Unit

- “NAV per unit” is calculated based on NAV which is obtained by deducting the total amount of distributions from the amount of net assets on a market value basis, which is the net assets on the balance sheet at the end of each period plus unrealized gains. The same applies throughout this document.
- Due to the 2-for-1 split of investment units on May 1, 2018, DPU and NAV on and prior to FP 7 are adjusted by dividing the actual figures by 2.

P.40 SHR’s Portfolio

- “Average building age” is calculated by averaging the building age as of the end of the fiscal period ended April 2023 (FP 17), weighted by acquisition price.
- The distribution status by building age for “Esty Maison Yokohama Aobadai” is calculated with the north building and south building each considered as 1 property. The same applies throughout this document.
- Unless otherwise specified, when calculating figures by usage for “Hommachi Garden City”, the office building portion and the hotel portion are each treated as 1 property, and the calculation method for the entire portfolio, by area and distribution by building age is treated as 1 property. The same applies throughout this document.

P.47-49 Portfolio List

- Where the asset comprises multiple buildings with different completion dates, the completion date of the building first completed is used.
- “Prime Maison Momochihama” and “Esty Maison Higashishirakabe” are under fixed-rent master lease agreements. The discount rate differs depending on the contract duration, per the master lease agreement. For the sake of convenience, the discount rate provided here assumes a duration extending out to the expiration of the agreements.
- A portion of the land under “Prime Maison Central Park” (lot number 23-32) is leased land. DCF is the method to find the income value for the portion of leased land, so figures for direct capitalization yield, discount rate, and final capitalization yield apply to the residential portion only. The period-end appraisal value is the sum of the income value for the residential portion and the income value for the leased land portion found by DCF. Appraisal NOI is the sum of appraisal NOI for the residential portion and appraisal NOI from the first fiscal year, found by DCF, for the leased land portion.
- At “Esty Maison Toyosu Residence” and “Prime Maison EGOTANOMORI”, the source of land use rights lie in a fixed-term land leasehold. Therefore, given the fact that the income period is a limited period of time, a capitalization method over a definite term is used. Therefore, “direct capitalization yield” or “final capitalization yield” have not been established. For the sake of convenience, the “discount rate” provided is the discount rate out to the holding period expiration for “Esty Maison Toyosu Residence”, and for “Prime Maison EGOTANOMORI”, listed for the first through the tenth years.

Explanation of this Presentation

- This presentation may use the following abbreviations: PM for Prime Maison, EM for Esty Maison, GC for Garden City and GA for Garden Avenue, which are brand names for portfolio properties. Also, the abbreviation fixed-rent ML may be used to refer to fixed-rent master lease.
- Unless specified otherwise, monetary values have been rounded down and percentages have been rounded to the first decimal place.
- Percentages in bar graphs and pie charts throughout this document are rounded to the first decimal place. Therefore, the total percentage of each item may not equal 100%.

Memo

Memo



SEKISUI HOUSE REIT, INC.