

Sekisui House SI Investment Corporation
Financial Report for the Fiscal Period ended September 30, 2012

Head Office: Tokyo
 Stock Exchange Listing: Tokyo Stock Exchange (code number 8973)
 URL: <http://www.shsi-reit.co.jp/>
 Inquiries: Name: Makoto Asamoto
 Sekisui House SI Asset Management, Ltd. (Asset Management Company)
 Title: General Manager, Administration
 TEL: +81-3-5215-8973

Planned date of submission of the Securities Report: December 26, 2012
 Planned commencement date of distribution payment: December 14, 2012

(Note: Figures rounded down to nearest million yen)

1. Performance for the Fiscal Period ended September 30, 2012 (April 1, 2012 to September 30, 2012)

(1) Operating Results

*Percentages indicate changes over the previous fiscal period.

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	Million yen	%*	Million yen	%*	Million yen	%*	Million yen	%*
Fiscal period ended September 30, 2012	3,567	△3.7	1,663	4.0	1,193	2.4	1,191	2.3
Fiscal period ended March 31, 2012	3,705	4.9	1,600	△1.4	1,165	0.8	1,164	0.7

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income on Total Assets	Ordinary Income on Operating Revenue
	Yen	%	%	%
Fiscal period ended September 30, 2012	10,350	2.3	1.1	33.5
Fiscal period ended March 31, 2012	10,117	2.3	1.0	31.5

(2) Distributions

	Distribution per Unit	Total Distributions	Distribution in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distribution Ratio to Net Assets
	Yen	Million yen	Yen	Yen	%	%
Fiscal period ended September 30, 2012	10,351	1,191	0	0	100.0	2.3
Fiscal period ended March 31, 2012	10,117	1,164	0	0	100.0	2.3

Note: The payout ratio is rounded down to the first decimal place.

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity to Total Assets	Net Assets per Unit
	Million yen	Million yen	%	Yen
Fiscal period ended September 30, 2012	114,174	51,714	45.3	449,417
Fiscal period ended March 31, 2012	112,800	51,687	45.8	449,183

(4) Cash Flow Position

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at the End of the Period
	Million yen	Million yen	Million yen	Million yen
Fiscal period ended September 30, 2012	1,718	△9,608	333	6,074
Fiscal period ended March 31, 2012	11,271	△6,776	3,543	13,631

2. Forecast of Results for the Fiscal Period ending March 2013 (October 1, 2012 to March 31, 2013)

*Percentages indicate changes over the previous fiscal period.

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distribution per Unit	Distribution in Excess of Earnings per Unit
	Million yen	%*	Million yen	%*	Million yen	%*	Million yen	%*	Yen	Yen
Fiscal period ending March 31, 2013	3,961	11.1	1,866	12.2	1,423	19.3	1,421	19.3	10,370	0

Reference: Estimated net income per unit for the fiscal period ending March 31, 2013: 10,386yen

Explanation concerning the Proper Use of the Forecast of Results and Other Issues to be Noted

Descriptions with regard to future issues including the forecast of operating results are based on the current information held by the Sekisui House SI Investment Corporation and certain assumptions deemed reasonable. The actual operating results may materially differ from the forecast for various reasons. The forecast is not intended to assure the amount of distributions to investors.