

積水ハウス・SI レジデンシャル投資法人
 Sekisui House SI Residential Investment Corporation

TRANSLATION

June 30, 2016

Real Estate Investment Trust Securities Issuer
 Sekisui House SI Residential Investment Corporation
 3-1-31 Minami-Aoyama, Minato-ku, Tokyo
 Representative: Osamu Minami, Executive Director
 (Securities Code: 8973)

Asset Management Company
 Sekisui House SI Asset Management, Ltd.
 3-1-31 Minami-Aoyama, Minato-ku, Tokyo
 Representative: Osamu Minami, President
 Inquiries: Yoshiya Sasaki, General Manager
 IR & Financial Affairs Department
 TEL: +81-3-5770-8973 (main)

Notice Concerning Change in Organization and Appointment of Important Employee, etc.
 of the Asset Management Company

Sekisui House SI Asset Management, Ltd., to which Sekisui House SI Residential Investment Corporation (the “Investment Corporation”) entrusts the management of its assets (the “Asset Management Company”), hereby announces that resolutions were made at its Board of Directors held today on change in the organization and appointment of an important employee, etc. of the Asset Management Company, as described below.

1. Change in Organization and Appointment of Important Employee, etc. (as of July 1, 2016)

(1) Establishment of Engineering Management Department

- Due to increase of assets under management, the Asset Management Company will separate operations on developing of long-term repair and maintenance plans as well as management, etc. of repair and maintenance work, which are currently the duties of the Asset Management Department, and newly establish the Engineering Management Department as a department specialized in such operations. By establishing the department specialized in engineering field, it will promote operational efficiency as well as enhance internal growth through thorough quality management of assets under management.

(Please refer to Attachment 1 for the organization chart of the Asset Management Company)

- With the new establishment of the above Engineering Management Department, the below personnel will be appointed as an important employee.

New Title	Name
General Manager, Engineering Management Department	Osamu Takahashi

(Please refer to Attachment 2 for the career summary)

The director of the Asset Management Company overseeing the newly established department will be Koji Sakamoto, Senior Managing Director in charge of IR & Financial Affairs Department, Real Estate Investment Department and Management Department.

(2) Partial Change of Duties

With the said organizational change, each department’s segregation of the duties will be changed because of transferring part of the duties of the Asset Management Department to the Engineering Management Department which will be newly established.

(Please refer to Attachment 3 for each department’s duties after the change)

積水ハウス・SI レジデンシャル投資法人

Sekisui House SI Residential Investment Corporation

2. Others

Concerning this matter, the Investment Corporation and the Asset Management Company will make necessary notifications to the related agencies based on laws and regulations and other rules.

* Sekisui House SI Residential Investment Corporation website: <http://www.shsi-reit.co.jp/eng/>

<Attachments>

[Attachment 1] Organization Chart of the Asset Management Company

[Attachment 2] Career Summary of the Important Employee

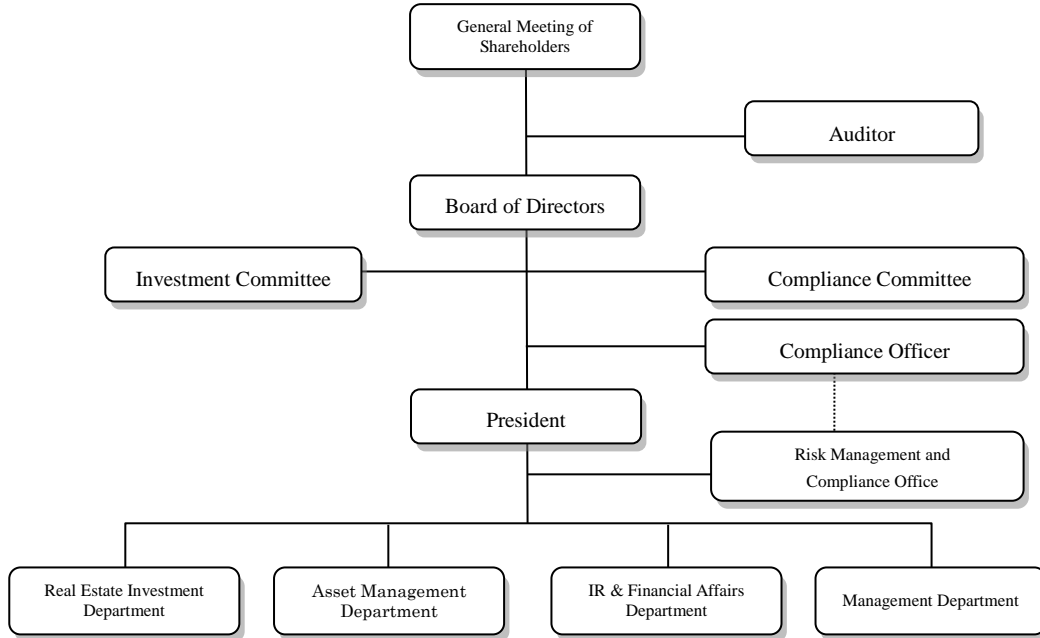
[Attachment 3] Overview of Duties of Each Department of Asset Management Company after Change

積水ハウス・SI レジデンシャル投資法人
 Sekisui House SI Residential Investment Corporation

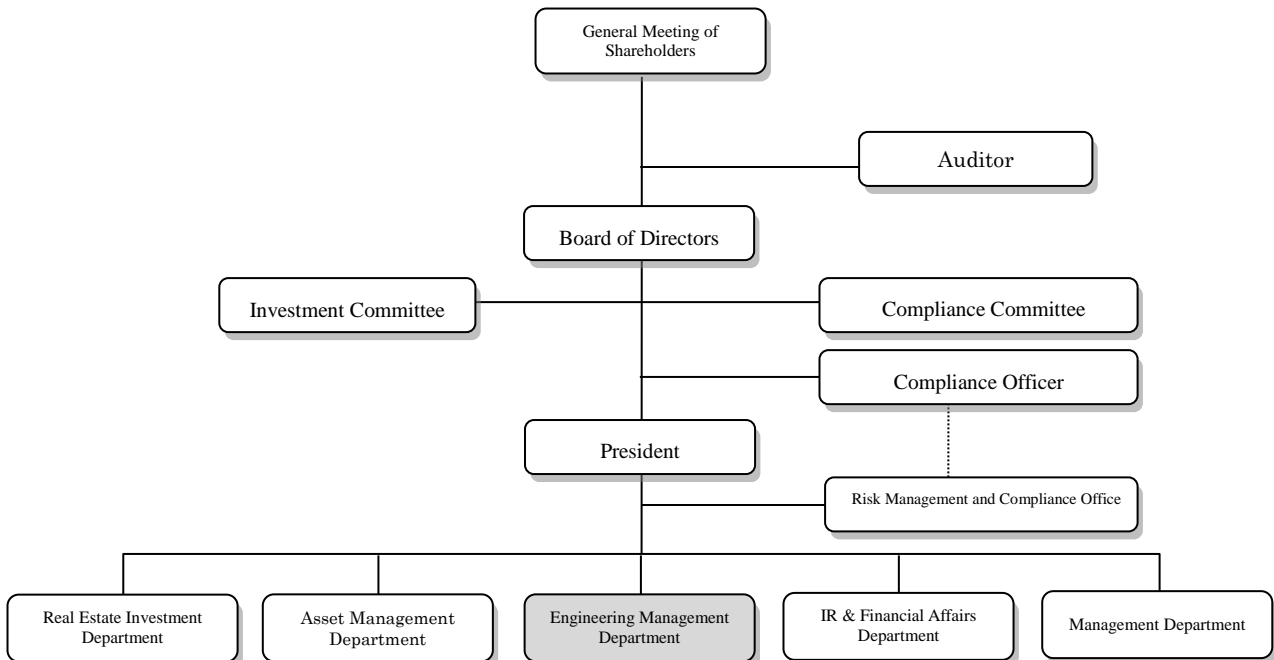
<Attachments>

[Attachment 1] Organization Chart of the Asset Management Company

(Before Change)



(After Change)



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積水ハウス・SI レジデンシャル投資法人

Sekisui House SI Residential Investment Corporation

[Attachment 2] Career Summary of the Important Employee

Title	Name	Career Summary	
General Manager, Engineering Management Department	Osamu Takahashi	Apr. 1978	Joined Kida Construction Co., Ltd. Construction Department
		Apr. 1984	Joined KOEI Co., LTD. Construction Manager, Construction Department, Tokyo Branch
		Dec. 1986	Joined Sekisui House, Ltd. Construction Division 2, Tokyo Special Construction Branch
		Feb. 1994	Construction Manager, Tokyo Special Construction Branch
		Feb. 2004	Engineering Deputy Manager, Tokyo Special Construction Branch
		Feb. 2010	General Manager, Tokyo SHM Business Department
		June 2012	Seconded to Sekiwa Support System Co., Ltd. (now Silvercare & Supportsystem, Ltd.) Director, Administrative Manager
		May 2016	Terminated secondment
		July 2016	Seconded to Sekisui House SI Asset Management, Ltd. General Manager, Engineering Management Department (planned)

[Attachment 3] Overview of Duties of Each Department of Asset Management Company after Change

Organization name	Overview of Operations of Each Organization
Real Estate Investment Department	<ol style="list-style-type: none"> (1) Operations concerning development of investment policy and investment plan (each fiscal period/mid- to long-term) (2) Operations concerning property investigation to acquire assets (3) Operations concerning execution of acquisition of assets and conclusion of various agreements (4) Operations concerning development of disposition policy and plan for assets under management (5) Operations concerning execution of disposition of assets under management and conclusion of various agreements
Asset Management Department	<ol style="list-style-type: none"> (1) Operations concerning preparation of management policy and management strategy (each fiscal period/mid- to long-term) (2) Operations concerning plan of maintaining/enhancing value/profitability of portfolio (3) Operations concerning understanding of management status of portfolio (4) Operations concerning understanding/confirmation of status of properties in assets under management (5) Operations concerning instruction/supervision of assignee of property management (6) Operations concerning conclusion of various agreement regarding assets under management (7) Operations concerning handling of complaints and claims from tenants of real estate (8) Operations concerning practice of CSR/environment activities based on our sustainable policy
Engineering Management Department	<ol style="list-style-type: none"> (1) Operations concerning deterioration diagnosis and other professional investigations of assets under management and assets targeted for acquisition (2) Operations concerning development and execution management of long-term repair and maintenance plan of assets under management (3) Operations concerning technological consideration and advisory of various work regarding assets under management (4) Operations concerning support of preparation of engineering report of assets under management and assets targeted for acquisition (5) Operations concerning management, coordination of results and verification of various statutory inspections regarding assets under management (6) Operations concerning support of due diligence of assets targeted for acquisition (7) Other operations associated with above-mentioned operations

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積水ハウス・SI レジデンシャル投資法人
Sekisui House SI Residential Investment Corporation

Organization name	Overview of Operations of Each Organization
IR & Financial Affairs Department	<ul style="list-style-type: none"> (1) Operations concerning development of finance policy and plan (each fiscal period/mid- to long-term) (2) Operations concerning development and execution of management policy and plan of surplus funds (3) Operations concerning issuance of investment units (4) Operations concerning issuance and redemption of investment corporation bonds (including short-term investment corporation bonds) (5) Operations concerning borrowing and repayment of fund (6) Operations concerning investors relations (IR)/disclosure of the Investment Corporation (7) Operations concerning handling of complaints/claims and inquiries, etc. concerning general issues from unitholders, etc. (8) Operations concerning research and analysis of general economy and market trends (9) Operations concerning development and execution of distribution policy and plan
Management Department	<ul style="list-style-type: none"> (1) Operations concerning development of annual accounting policy/budget of the Asset Management Company (2) Operations concerning accounting and cash management of the Asset Management Company (3) Operations concerning development of personnel affairs policy/plan of the Asset Management Company (4) Operations concerning personnel affairs of the Asset Management Company (5) Operations concerning public relations of the Asset Management Company (6) Operations concerning management of General Meeting of Shareholders and Board of Directors of the Asset Management Company (7) Operations concerning management of organization (i.e. General Meeting of Unitholders) of the Investment Corporation (8) Operations concerning accounting, taxation and cash management concerning assets under management of the Investment Corporation (9) Operations concerning revision and abolition of regulations of the Asset Management Company (10) Operations concerning management, maintenance and administration of information system devices (11) Operations concerning response to government organizations and various industry organizations, etc.
Risk Management and Compliance Office	<ul style="list-style-type: none"> (1) Operations concerning risk management (2) Monitoring of compliance conditions of laws and regulations and other various rules (3) Operations concerning internal management (4) Execution of internal audit (5) Management of appraisal procedures at asset acquisition/disposition by the Investment Corporation (6) Preliminary review of matters submitted to the Investment Committee, etc. (7) Operations concerning handling of complaints and claims from tenants of real estate and unitholders, etc. (8) Operations concerning legal matters (9) Operations concerning legal matters of the Investment Corporation (10) Operations concerning reports and notifications to the government organizations, etc.