

TRANSLATION

January 31, 2017

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
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Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Esty Maison MORISHITA) and
Disposition of Trust Beneficiary Interest in Domestic Real Estate (Esty Maison YACHIYOMIDORIGAOKA)

Sekisui House SI Residential Investment Corporation (the “Investment Corporation”) hereby announces that Sekisui House SI Asset Management, Ltd., to which the Investment Corporation entrusts the management of its assets (the “Asset Management Company”), decided today on an asset acquisition and disposition by the Investment Corporation (respectively the “Acquisition” and the “Disposition”, and collectively the “Transaction”) described below.

1. Overview of the Transaction

(1) Overview of the Acquisition

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|---|--|
| (i) Asset to be acquired: | Trust beneficiary interest in real estate with respect to Esty Maison MORISHITA (Note 1, 2) |
| (ii) Planned acquisition price: | 628 million yen (Note 3) |
| (iii) Date of conclusion of sales contract: | January 31, 2017 |
| (iv) Planned date of acquisition: | March 17, 2017 (Note 4) |
| (v) Seller: | Tokyu Livable, Inc. |
| (vi) Fund for Acquisition: | Part of proceeds from the disposition of Esty Maison YACHIYOMIDORIGAOKA described in the “(2) Overview of the Disposition” below is planned to be used for the acquisition |

(Note 1) Esty Maison MORISHITA is under construction as L'GENTE VALU MORISHITA as of today. However, since the brand name of the property is scheduled to be changed to Esty Maison after the acquisition by the Investment Corporation, the name after the change is indicated. The same applies hereinafter.

(Note 2) Trust of Esty Maison MORISHITA has not been established as of today. Trust will be established on the planned acquisition date and the Investment Corporation is scheduled to acquire the trust beneficiary interest.

(Note 3) The “Planned acquisition price” does not include miscellaneous acquisition related expenses, fixed asset taxes, city planning taxes, consumption taxes and local consumption taxes. The building of the asset to be acquired is under construction as of today and the Investment Corporation has requested additional facility construction work which was not included in the construction plan to the owner at the time of construction and the constructor before its completion, and the amount includes the estimate of the expenses for the additional facility construction work. The same applies hereinafter.

(Note 4) The asset to be acquired is under construction and the planned date of acquisition is the planned date as of today. Therefore, the date may be changed according to progress of construction. In addition, sales contract for the acquisition of the asset to be acquired (the “Sales Contract”) falls within forward commitments, etc. (referring to the postdated transfer agreement under which settlement and property transfer shall be made at least one month after the conclusion of the contract, or any other contract similar thereto (including manifestation of intent or forward contracts for making purchase which is effectively binding on the transaction) the same applies hereinafter) by investment corporations as stipulated in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. defined by the Financial Services Agency. For penalty clauses, etc. in case the Sales Contract is cancelled, please refer to “12. Effect on the Investment Corporation’s Financial Position in the Event of Inability to Execute Forward Commitments, etc.” later in this document.

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(2) Overview of the Disposition

(i) Disposed Asset:	Trust beneficiary interest in real estate with respect to Esty Maison YACHIYOMIDORIGAOKA
(ii) Disposition price:	1,250 million yen (Note 1)
(iii) Book value:	1,167 million yen (Note 2)
(iv) Difference between disposition price and book value:	82 million yen (Note 3)
(v) Date of conclusion of sales contract:	January 31, 2017
(vi) Date of Disposition:	January 31, 2017
(vii) Buyer:	Undisclosed (Note 4)

(Note 1) “Disposition price” does not include miscellaneous disposition related expenses, fixed asset taxes, city planning taxes, consumption taxes and local consumption taxes.

(Note 2) “Book value” is the estimated value as of the disposition date, rounded down to the nearest million yen.

(Note 3) “Difference between disposition price and book value” is the difference between the “Disposition price” and the “Book value,” rounded down to the nearest million yen.

(Note 4) The information is not disclosed as consent on disclosure has not been obtained from the Buyer.

2. The Background to the Transaction

The Investment Corporation established and announced in May 2016 a new stage in Phase III of its Growth Strategy, in which it upholds “Promotion of profitability and qualitative improvement of the portfolio through property replacements” as measures for external growth strategy.

Under such circumstances, the Investment Corporation has decided on the Transaction comprehensively taking into account expected future earnings, increase/decrease in asset value and its prospect, real estate market trends, composition of the portfolio, etc. based on the asset management objectives and policies set forth in its Articles of Incorporation, in the light of the following points.

(1) Reason for the Acquisition

Esty Maison MORISHITA, the asset to be acquired, is a newly constructed property located in Greater Tokyo/Major Urban Areas, which the Investment Corporation positions as its focused investment area. The Investment Corporation has decided to acquire the asset upon determining that it was an opportunity to acquire a rare new property with an appropriate cap rate amid the heated acquisition competition of the real estate transaction market in said area.

Since the asset to be acquired is under construction as of today with completion scheduled for February 28, 2017, it is categorized as a “development property,” defined in the asset management guidelines set forth by the Asset Management Company. As to settlement for the asset to be acquired, conditions for the settlement include (a) completion of construction confirmed in the presence of the Asset Management Company; (b) building certification and inspection certification as stipulated in the Building Standards Act are issued legitimately and appropriately; (c) due diligence conducted by the Asset Management Company has been completed with content satisfactory to the Asset Management Company; and such.

Furthermore, by concluding today a service agreement concerning property management with Sekiwa Real Estate, Ltd., which is a 100% owned subsidiary of Sekisui House, Ltd., the main sponsor, the Investment Corporation will start leasing activities for the asset to be acquired today while the property is still under construction. Following discussions in light of the grade of the location and the building, status of competitive properties in the surrounding areas, consistency with residential unit types sought by expected tenant prospects, etc., the Investment Corporation decided on the Acquisition after determining that it is possible to raise the occupancy rate at an early stage through proactive leasing activities going forward through fully utilizing the leasing network and leasing tools possessed by Sekiwa Real Estate Group (Note).

(Note) “Sekiwa Real Estate Group” represents a group of companies comprising, as the core, the Sekiwa Real Estate companies (7 companies) (which are Sekiwa Real Estate, Ltd., Sekiwa Real Estate Kanto, Ltd., Sekiwa Real Estate Tohoku, Ltd., Sekiwa Real Estate Chubu, Ltd., Sekiwa Real Estate Kansai, Ltd., Sekiwa Real Estate Chugoku, Ltd. and Sekiwa Real Estate Kyushu, Ltd.), which are wholly-owned subsidiaries of Sekisui House, Ltd. and are core companies of real estate unit of the Sekisui House Group (a group of companies comprising Sekisui House, Ltd. and its 205 subsidiaries and 23 affiliates (as of January 31, 2016). The same applies hereinafter.) operating nationwide, and their subsidiaries and affiliates (as of October 31, 2016).

The characteristics of the property are as follows.

The property is a new rental apartment comprised of single and compact type units, scheduled to be completed on February 28, 2017. It is approximately a 5-minute walk from Kikukawa Station on the Toei Subway Shinjuku Line and approximately a 6-minute walk from Morishita Station on the Toei Subway Shinjuku Line/Oedo Line.

It not only boasts proximity to central Tokyo with a roughly 20-minute train ride (including transfer time) to Tokyo Station and Nihombashi Station from the nearest station, Kikukawa, but also enjoys living convenience as there are several convenient facilities such as supermarkets, convenience stores and restaurants, etc. within walking distance.

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In addition, the living environment is also favorable with Kiyosumi Garden as well as Sarue-onshi Park where people can enjoy running, tennis, etc. in the vicinity of the property.

Given these characteristics, demand is expected to come primarily from singles, DINKs, etc. seeking proximity to central Tokyo as well as excellent living convenience.

(2) Reason for the Disposition

Esty Maison YACHIYOMIDORIGAOKA, which is the disposed asset, is a property located in Greater Tokyo/Other Urban Areas, which the Investment Corporation positions as diversified investment areas. The Investment Corporation decided on the Disposition since it is an aged residential property (approximately 19 years since completion) and is likely to require increased repair cost, etc. in the future; and an agreement was reached with the buyer at a price which would generate gain on sale from the Disposition.

Furthermore, the Investment Corporation has reserved internally part of the gain on sale from asset disposition as reserve for reduction entry utilizing special measures concerning taxation for advance acquisition of land and such stipulated by Article 66-2 of Act on Special Measures Concerning Taxation. The gain on sale arising from the Disposition (Note) (31 million yen) will be recorded in the fiscal period ending March 2017 (23rd fiscal period) and part of the gain on sale will be reserved for reduction entry to utilize for the measures to secure stable distribution level in the future as well.

(Note) The amount of “gain on sale” is an estimate obtained by subtracting miscellaneous disposition related expenses from the difference between the disposition price and the book value.

(3) Impact of the Transaction

The Investment Corporation believes that impacts described below can be expected from the Transaction over the medium to long term.

- Reinforced residential portfolio in Greater Tokyo/Major Urban Areas, which are the Investment Corporation’s focused investment areas.
- Improved portfolio quality through replacement of a fairly aged property with a new property.
- Improved profitability of the entire portfolio through acquisition of an asset with higher NOI yields following amortization of the disposed asset.

	Asset to be acquired	Disposed asset
Property name	Esty Maison MORISHITA	Esty Maison YACHIYOMIDORIGAOKA
Location	Sumida-ku, Tokyo (Greater Tokyo/Major Urban Areas)	Yachiyo-shi, Chiba (Greater Tokyo/Other Urban Areas)
Building age (Note 1)	—	19.0 years
(Before amortization) NOI yield (Note 2)	4.5%	4.6%
(After amortization) NOI yield (Note 3)	3.6%	3.3%

(Note 1) “Building age” is the building age with today as the reference date and is rounded down to the first decimal place. Since the asset to be acquired has not been completed, there is no applicable information.

(Note 2) “(Before amortization) NOI yield” is calculated by dividing the appraisal NOI stated on the appraisal report acquired upon acquisition for the asset to be acquired and the annualized actual NOI in the fiscal period ended September 2016 (22nd Fiscal period) for disposed asset, by respective (planned) acquisition price, and is rounded to the first decimal place.

* “Appraisal NOI” is net operating income (operating revenue - operating expenses) based on direct capitalization method on the appraisal report, not reflecting depreciation and amortization.

** “Actual NOI” is the figure obtained by deducting expenses related to rent business from rent revenue - real estate for the disposed asset in the fiscal period ended September 2016 (22nd Fiscal period), and adding depreciation.

(Note 3) “(After amortization) NOI yield” is calculated by deducting, for the asset to be acquired, assumed depreciation, and for the disposed asset, annualized actual depreciation in the same fiscal year, from the respective NOI stated above (Note 2), and dividing the obtained amounts by the respective (planned) acquisition price, and is rounded to the first decimal place.

* “Assumed depreciation” is calculated using the straight line method in accordance with life time of the property in the same manner for real estate-related assets owned by the Investment Corporation as of today, taking into account various information provided in the engineering report obtained upon acquisition of the asset to be acquired.

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3. Description of Asset to be Acquired

Overview of specified asset (trust beneficiary interest)						
Trustee (planned)		Mizuho Trust & Banking Co., Ltd.		Trust expiration date (planned)	March 31, 2027	
Location	1-15-27 Kikukawa, Sumida-ku, Tokyo					
Land	Ownership form	Proprietorship		Ownership form	Proprietorship	
	Zoning	Quasi-industrial district		Use	Apartment complex	
	Site area (m ²)	263.84		Total floor area (m ²)	955.02	
	Floor-area ratio (zoning designation)	300%		Structure and number of floors	RC, 7F	
	Building-to-land ratio (zoning designation)	60%		Construction completion date	February 28, 2017	
Planned acquisition price (thousand yen)		628,743		Collateral	None	
Overview of leasing and management						
Total leasable floor area (m ²)		748.92		Total number of tenants	1	
Total leased floor area (m ²)		-		Number of leasable units	24	
Occupancy rate (based on floor area)		-		Number of leased units	-	
Deposit (thousand yen)		-		Monthly rent revenue (thousand yen)	-	
Property manager		Sekiwa Real Estate, Ltd.		Lessee	Sekiwa Real Estate, Ltd.	
Contract expiration date		March 16, 2027		Leasing method	Master lease agreement, Pass-through type	
Overview of appraisal report			Overview of building engineering report (building condition evaluation), etc.			
Appraisal method		Appraisal by Chuo Real Estate Appraisal Co., Ltd.		Evaluation company	ERI Solution Co., Ltd.	
Appraisal value (thousand yen)		632,000		Repair costs (thousand yen)	Urgent	-
Date of appraisal		January 1, 2017			Within 1 year	0
				2 to 12 years	4,890	
				Building replacement value (thousand yen)	220,000	
				Probable maximum loss (PML)	3.39%	
Special notations						
1. The building-to-land ratio of the land of the property in trust is essentially 60%. However, due to the mitigation of fireproof building rules in fire-prevention districts, it is set at 70%.						

[Explanation]

- The "Trustee (planned)" column indicates a planned trustee having agreed to accept a trust as of today in respect of the properties to be acquired.
- The "Location" column indicates the lot (if there are multiple lots, then one of these lots) stated in the land registry (including registration record; the same applies hereinafter) since the building of the asset to be acquired is under construction as of today and residence indication has not been acquired.
- The "Ownership form" columns of land and building indicate the type of right that the trustee (planned) plans to hold on the trust real estate.
- The "Zoning" column of land indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended) (the "City Planning Act").
- The "Site area" column of land indicates the acreage stated in the registry (if there are multiple acreages, then the total is indicated).
- The "Floor-area ratio" column of land is the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Act (Act No. 201 of 1950, as amended) (the "Building Standards Act") and indicates the figures stipulated by the city planning according to zoning, etc.
- The "Building-to-land ratio" column of land is the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Act and indicates the figures stipulated by the city planning according to zoning, etc.
- Since the building of the asset to be acquired is under construction as of today and is unregistered, "Use," "Total floor area" and "Structure and number of floors" columns of building indicate figures based on the building certification pursuant to provisions in Article 6-2, Paragraph 1 of the Building Standards Act. The abbreviations in the "structure and number of floors" column are as shown below:
RC: Reinforced concrete; F: Floors
- The "Construction completion date" column indicates scheduled completion date based on the construction plan as of today provided by the seller since the building of the asset to be acquired is under construction as of today. The date may be changed due to progress of the construction.
- The "Collateral" column indicates whether the Investment Corporation plans to set up collateral or not after acquiring the property.
- The "Total leasable floor area" in the "Overview of leasing and management" column indicates the total leasable floor area of the building of the asset to be acquired based on the information provided by the seller since the building of the asset to be acquired is under construction as of today. Since the building of the asset to be acquired has not been completed as mentioned above, "Total leased floor area," "Occupancy rate," "Deposit," "Number of leased units" and "Monthly rent revenue" are not indicated. Since the Investment Corporation (the trustee (planned) after succession) has concluded a master lease agreement with the master lease company, 1 is stated in "Total number of tenants." Please refer to 14. below for the definitions of "Master lease agreement" and "Master lease agreement, pass-through type."

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- (12) The “Property manager” column indicates the counter party who concluded a service agreement concerning property management for the asset to be acquired with the Investment Corporation today. Concerning the service agreement, the status of the entrustor is planned to be succeeded from the Investment Corporation to the trustee (planned) on the planned acquisition date.
- (13) The “Lessee” column indicates the counterparty who concluded a master lease agreement for the asset to be acquired with the Investment Corporation today. Concerning the master lease agreement, the status of the lessor is planned to be succeeded from the Investment Corporation to the trustee (planned) on the planned acquisition date.
- (14) The “Leasing method” column indicates leasing scheme (direct leasing scheme, scheme to lease to sub-lessor, etc.) which is concluded between the lessee and the Investment Corporation (the trustee (planned) after succession). Furthermore, “Master Lease Agreement” is a lease agreement for the entire building, which is concluded with a master lease company with an aim to sublease the property to a third-party. “Master lease agreement, pass-through type” is a master lease agreement in which the master lease company shall pay the same amount of rent as the rent which the master lease company receives from lessees such as end tenants.
- (15) The figures indicated in the “Overview of appraisal report” column and the appraisal report which serves as the base for the information, are prepared in accordance with “Appraisal of uncompleted buildings, etc.” enacted on November 1, 2014 as real estate appraisal standards set by the Ministry of Land, Infrastructure, Transport and Tourism.
- (16) The “Probable maximum loss (PML)” column is based on earthquake PML reports created by Sompo Risk Management & Health Care Inc. Earthquake PML reports comprise only of the views of the investigating company and the Investment Corporation does not guarantee the accuracy of its contents. PML represents the rate of probable maximum loss to be caused by earthquakes. In this press release, it means the extent of damage to be caused by one of the biggest earthquakes anticipated to happen within 50 years (the biggest earthquake which happens once every 475 years, with a 10% chance of happening once every 50 years) represented by the ratio (%) of the estimated cost of restoration from the damage to the replacement cost.
- (17) The “Special notations” column indicates matters deemed to be material when taken into account the degree of impact on appraisal value, profitability and disposition capability of the property, as well as matters deemed to be material in relation to the rights and usage of the property, such as below.
- (i) Major restrictions or limitations under laws and regulations
 - (ii) Major restrictions or encumbrances due to the rights
 - (iii) Major cases in which there exist a structure, etc. that cross the border between the real estate in trust and its adjacent land, or in which there is an issue over borderline confirmation, etc., and the related agreements, etc.
 - (iv) Major agreed matters or agreements concluded with co-owners or compartmentalized owners.

4. Description of Disposed Asset

Overview of the specified asset (trust beneficiary interest)					
Trustee		Mizuho Trust & Banking Co., Ltd.		Trust expiration date	
				October 31, 2025	
Location		(Address) 1-2-36 Midorigaoka, Yachiyo-shi, Chiba (Lot) 1-2-36 Midorigaoka, Yachiyo-shi, Chiba			
Land	Ownership form	Proprietorship		Ownership form	Proprietorship
	Zoning	Commercial districts		Use	Apartment complex, office, shop
	Site area (m ²)	1,289.14		Total floor area (m ²)	5,420.53
	Floor-area ratio (zoning designation)	500%		Structure and number of floors	SRC, 13F/B1F
	Building-to-land ratio (zoning designation)	80%		Construction completion date	January 10, 1998
Overview of leasing and management					
Total leasable floor area (m ²)		4,815.26		Total number of tenants	
				1	
Total leased floor area (m ²)		4,627.20		Property manager	
				Haseko Livenet, Inc.	
Occupancy rate (based on floor area)	End of Dec. 2012	98.4%		Leasing method	Master lease agreement, pass-through type
	End of Dec. 2013	88.9%			
	End of Dec. 2014	95.3%			
	End of Dec. 2015	96.4%			
	End of Dec. 2016	96.1%			
Deposit (thousand yen)		15,415		Total rent revenue – real estate (thousand yen)	
				42,407	
Overview of appraisal report					
Appraisal value (thousand yen)		1,180,000		Appraisal institution	
				Rich Appraisal Institute co., Ltd.	
Date of appraisal		September 30, 2016			
Remarks					
1. The building-to-land ratio of the land of the property in trust is essentially 80%. However, due to the mitigation of fireproof building rules in commercial districts and fire-prevention districts, it is set at 100%.					

[Explanation]

- (1) In the “Location” column, the “Address” is the residence indication or what is indicated in the location column in the registry of the building (including registration record; the same applies hereinafter) for the property for which residence indication has not yet been implemented and the “Lot” is the lot stated in the land registry (if there are multiple lots, then one of these lots), respectively.
- (2) The “Ownership form” columns of land and building indicate the type of right that the real estate trustee holds on the trust real estate.

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- (3) The “Zoning” column of land indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act.
- (4) The “Site area” column of land indicates the acreage stated in the registry (if there are multiple acreages, then the total is indicated).
- (5) The “Floor-area ratio” column of land is the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Act and indicates the figures stipulated by the city planning according to type of zoning district, etc.
- (6) The “Building-to-land ratio” column of land is the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Act and indicates the figures stipulated by the city planning according to type of zoning district, etc.
- (7) The “Use” column of building indicates the primary type of use stated in the registry.
- (8) The “Total floor area” column of building indicates the sum total of the floor areas of the main building stated in the registry.
- (9) The “Structure and number of floors” column of building indicates the structure and number of floors as stated in the registry. The abbreviations in the “Structure and number of floors” column are as shown below.
SRC : Steel-framed reinforced concrete; F: Floors; B: Basements
- (10) The “Construction completion date” column of building is the initial completion date as stated in the registry.
- (11) The figures in the “Overview of leasing and management” column indicate those based on information as of the end of December 2016. However, “Total rent revenue – real estate” indicates actual operating revenue result in the fiscal period ended September 30, 2016 (April 1, 2016 to September 30, 2016). “Total leasable floor area” and “Total leased floor area” are not the figures stated in the registry but rather indicate the total of leased floor areas as stated in the lease agreements.
- (12) The “Leasing method” column indicates leasing scheme (direct leasing scheme, sub-lease scheme, etc.) which has been concluded between the lessee and the trustee. Furthermore, “Master lease agreement” is a lease agreement for the entire building, which has been concluded with a master lease company with an aim to sublease the property to third-parties. “Master lease agreement (pass-through type)” is a master lease agreement in which the master lease company shall pay the same amount of rent as the rent which the master lease company receives from lessees such as end tenants.

5. Overview of Seller and Buyer

The seller of the asset to be acquired is as follows.

(1)	Name	Tokyu Livable, Inc.
(2)	Address	1-9-5 Dogenzaka, Shibuya-ku, Tokyo
(3)	Representative	Shinji Sakaki, President
(4)	Business activities	1. Real Estate brokerage (purchase / sale and leasing brokerage) 2. Seller agency (sales representation for new condominiums / houses built for sale, etc.) 3. Property Sales (New condominium lots, renovation services, etc.) 4. Business based on the Real Estate Specified Joint Enterprise Act 5. Type II financial instruments business, investment advisory business and agency service designated in the Financial Instruments and Exchange Act, etc.
(5)	Capital	1,396 million yen (as of December 31, 2016)
(6)	Established	March 1972
(7)	Net Assets	Undisclosed (Net assets are not disclosed as consent on disclosure has not been obtained from the seller.)
(8)	Total Assets	Undisclosed (Total assets are not disclosed as consent on disclosure has not been obtained from the seller.)
(9)	Major stockholder (shareholdings ratio)	Tokyu Fudosan Holdings Corporation (100%) (as of December 31, 2016)
(10)	Relationship with the Investment Corporation and the Asset Management Company with the seller	No direct or indirect investments have been made in the seller by the Investment Corporation/the Asset Management Company and the related persons or companies of the Investment Corporation/the Asset Management Company. There are no capital, personal or business relationships to report between the Investment Corporation/the Asset Management Company or the related persons or companies of the Investment Corporation/the Asset Management Company and the investors (including initial investors) of the seller. Furthermore, the seller does not fall within the definition of a related party of the Investment Corporation and the Asset Management Company.

In addition, the buyer of the disposed asset is a general business company in Japan. However, details are not disclosed as consent on disclosure has not been obtained from the buyer. The concerned buyer has no capital, personal or business relationship with the Investment Corporation or the Asset Management Company that needs to be specified and does not fall within the definition of a related party of the Investment Corporation and the Asset Management Company.

6. Status of Parties Related to the Acquisition of the Properties

Esty Maison MORISHITA, which is the asset to be acquired, has not been acquired from a party classified as having a relationship of special interest with the Investment Corporation or the Asset Management Company. Therefore, the description is omitted.

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7. Design, etc. of the Property to be Acquired

Property name	Owner at the time of Construction	Building designer	Structural designer	Constructor	Building inspector
Esty Maison MORISHITA	Tokyu Livable, Inc.	Cosmo Alpha Co., Ltd.	T&A Associates Co., Ltd.	Masuoka Architectural Constructors Inc.	Kakunin Service Inc.

With regard to structural design, the properties to be acquired have been evaluated for structural calculation conformity by a designated structural calculation conformity evaluation provider under the revised Building Standard Act effective as of June 2007, and we have confirmed of the evaluation upon the acquisition of the properties to be acquired.

8. Overview of Brokerage

There is no brokerage applicable concerning the acquisition of Esty Maison MORISHITA, which is the asset to be acquired. Brokerage concerning the disposition of Esty Maison YACHIYOMIDORIGAOKA, which is the disposed asset, is as follows.

(1)	Name	Tokyu Livable, Inc.
(2)	Address	1-9-5 Dogenzaka, Shibuya-ku, Tokyo
(3)	Representative	Shinji Sakaki, President
(4)	Business activities	1. Real Estate brokerage (purchase / sale and leasing brokerage) 2. Seller agency (sales representation for new condominiums / houses built for sale, etc.) 3. Property Sales (New condominium lots, renovation services, etc.) 4. Business based on the Real Estate Specified Joint Enterprise Act 5. Type II financial instruments business, investment advisory business and agency service designated in the Financial Instruments and Exchange Act, etc.
(5)	Capital	1,396 million yen (as of December 31, 2016)
(6)	Established	March 1972
(7)	Relationship with the Investment Corporation and the Asset Management Company with the broker	No direct or indirect investments have been made in the broker by the Investment Corporation/the Asset Management Company and the related persons or companies of the Investment Corporation/the Asset Management Company. There are no capital, personal or business relationships to report between the Investment Corporation/the Asset Management Company or the related persons or companies of the Investment Corporation/the Asset Management Company and the investors (including initial investors) of the broker. Furthermore, the broker does not fall within the definition of a related party of the Investment Corporation and the Asset Management Company.
(8)	Brokerage Fees	Undisclosed *Brokerage fees for the acquisition of the property are not disclosed as consent on disclosure has not been obtained from the broker.

9. Transaction with Interested Party

Sekiwa Real Estate, Ltd., which is entrusted with property management and is the master lease company of Esty Maison MORISHITA, which is the asset to be acquired, is wholly-owned subsidiary of Sekisui House Ltd., which owns 75% of the Asset Management Company's total number of outstanding shares; falls under the scope of the "interested parties of the Asset Management Company" as defined in the Act on Investment Trusts and Investment Corporations; and falls under the definition of the "interested parties of the Investment Corporation" as defined in the Investment Corporation's internal rules on conflict of interests. Therefore, in accordance with the above internal rules, the entrustment of work has been approved by the Risk Management and Compliance Office of the Asset Management Company, as well as deliberated, decided or resolved by the Investment Committee, the Compliance Committee and the Board of Directors of the Asset Management Company and by the Board of the Investment Corporation.

10. Settlement

The Investment Corporation plans to make a lump-sum payment of the acquisition price, etc. for the asset to be acquired to the seller on the planned acquisition date. In addition, the purchase price for the disposed asset was settled in a lump-sum today.

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11. Time Schedule of the Acquisition and the Disposition

(1) Time schedule of the acquisition for the property to be acquired are as follows:

Date of determination of acquisition	January 31, 2017
Date of the execution of trust beneficiary interest transfer agreement	January 31, 2017
Planned date of payment	March 17, 2017
Planned date of transfer of trust beneficiary interest (planned date of acquisition)	March 17, 2017

(2) Time schedule of the disposition for the property to dispose are as follows:

Date of determination of disposition	January 31, 2017
Date of execution of the trust beneficiary interest disposition agreement	January 31, 2017
Date of payment	January 31, 2017
Date of transfer of trust beneficiary interest (date of disposition)	January 31, 2017

12. Effect on the Investment Corporation's Financial Position in the Event of Inability to Execute Forward Commitments, etc.

The Sales Contract falls within forward commitments, etc. by investment corporations as stipulated in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. defined by the Financial Services Agency. Based on the Sales Contract, in the event of cancellation of the Sales Contract due to commitment of a material breach of its obligation by the Investment Corporation, etc., the Investment Corporation is to pay, as a penalty, an amount equivalent to 20% of the transaction amount. However, the Sales Contract is with condition that procurement of funds necessary for the payment of the acquisition price, etc. by the Investment Corporation has been completed on the date of the execution of the transaction.

13. Future Outlook

The Investment Corporation expects improvements in portfolio profitability from a medium to long-term perspective through the replacement of properties by the Transactions as mentioned above. However, since the total acquisition price of the portfolio will decrease by approximately 720 million yen due to the Transactions and the disposition of Esty Maison YACHIYOMIDORIGAOKA precedes the acquisition of Esty Maison MORISHITA, the Investment Corporation assumes a temporary decrease in rent business income from the portfolio properties, which was used as an assumption for the management status forecasts for the fiscal period ending March 2017 (23rd fiscal period) (October 1, 2016 to March 31, 2017) and the fiscal period ending September 2017 (24th fiscal period) (April 1, 2017 to September 30, 2017) announced in "Financial Report for the Fiscal Period ended September 30, 2016" dated November 15, 2016. As the impact of such is minimal, there is no revision to the management status forecasts.

In order to further improve the distribution level after complementing rent business incomes that is expected to decrease temporarily, the Investment Corporation intends to proactively promote external growth on the axis of property pipeline with the Sekisui House Group by utilizing surplus funds from disposition of Esty Maison YACHIYOMIDORIGAOKA and the Investment Corporation's borrowing capacity (borrowing capacity up to LTV of 55%: approximately 20 billion yen (estimate as of today)).

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14. Overview of Appraisal Reports of Properties to be Acquired

Property name	Esty Maison MORISHITA
Appraisal value	632,000,000 yen
Appraiser	Chuo Real Estate Appraisal Co., Ltd.
Appraisal date	January 1, 2017

(unit: thousands of yen)

Item	Amount	Details
Income approach value	632,000	Adopted the income approach value obtained using DCF method after cross-validating income approach values obtained using DCF method and direct capitalization method.
Value based on direct capitalization method	647,000	Assessed by reducing net income (NCF) that is stable over the medium-to long-term by capitalization rate.
Operating revenue	38,130	-
Unit rental revenues, etc. (including common area fees)	37,764	Assessed net income (NCF) that is stable over the medium- to long-term considering and new rent, etc. in case newly leasing the subject property and rent level of the surrounding properties.
Parking lot revenue	420	
Other revenues, etc.	1,667	Recorded an amount equivalent to revenue from key money, renewal fees and motorcycle-parking usage fees.
Vacancy loss, etc.	(1,721)	Assessed after setting an occupancy rate (vacancy rate) that is stable over the medium- to long-term considering occupancy results of similar properties and the individuality of the subject property.
Operating expenses	9,554	-
Maintenance expenses	3,145	Assessed considering estimate of building maintenance expenses, the levels of similar properties' expenses, etc.
Utility expenses	518	Assessed on the basis of the levels of similar properties, etc.
Repair expenses	575	Recorded small-scale repair expenses, restoration expenses, supplies expenses expected to arise in the future. Small-scale repair expenses are to be recorded after levelling in years, and adopted the annual average of repair expenses estimate stated in the engineering report. Assessed restoration expenses and supplies expenses based on past results of similar properties.
PM Fees	1,581	Assessed on the basis of the levels of similar properties and the service agreement (draft).
Tenant solicitation expenses, etc.	1,032	Assessed based on the assumed average turnover period of the tenants, etc. based on the service agreement (draft).
Taxes and public dues	2,347	For land, assessed based on fixed asset-related certificate of fiscal 2016; and for building, assessed based on the building price.
Non-life insurance fees	85	Recorded considering insurance fees based on the planned insurance contract
Other expenses	271	Recorded neighborhood association fee and internet usage fee
Net operating income (NOI)	28,576	-
Gain on management of income from lump-sum payment	28	Assessed with the management yield set at 1.0%.
Capital expenditures	(148)	Expenses expected to arise in the future are to be recorded after levelling in years, and adopted the annual average of renewal expenses estimate stated in the engineering report.
Net income (NCF)	28,456	-
Capitalization rate	4.4%	Assessed by taking into account location/building conditions, rights and individuality of the subject property, with reference to investment yields in transactions, etc. of similar properties.
Value of earnings calculated by discounted cash flow (DCF) method	632,000	-
Discount rate	4.2%	Assessed by taking into account the individual factors, evaluation scenario, etc. of the subject property, with reference to investment yields in transactions, etc. of similar properties.
Terminal capitalization rate	4.6%	Assessed by taking into account the individual factors, evaluation scenario, real estate price, expected rent trend, etc. of the subject property, with reference to investment yields in transactions, etc. of similar properties.

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Cost method value	618,000	-
Land ratio	61.8%	-
Building ratio	38.2%	-

Other items considered by real estate appraisal agent upon appraisal	As potential purchasers of target property are primarily investors focusing on profitability, appraisal value was determined in accordance with income approach value, using cost method value only as reference.
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*Comparison with asking unit rent

	Esty Maison MORISHITA
Average unit rent based on appraisal	4,202 yen/m ² (13,891 yen/tsubo)
Average unit rent based on asking rent	4,196 yen/m ² (13,873 yen/tsubo)

(Note 1) Amounts are rounded down to the nearest thousand yen and therefore the total amount may differ from the figures for operating revenues, operating expenses and other items.

(Note 2) "Average unit rent based on appraisal" has been calculated based on the unit rental revenues of the residential portion (including common area fees) by the direct capitalization method stated in the above appraisal.

(Note 3) "Average unit rent based on asking rent" is calculated based on the sum of asking rent (including common area fees) set as of today for conducting leasing activities. The above asking rent has been set taking into account the market rent in the surrounding areas, etc., and may change due to future progress in leasing activities or negotiations with new tenants, etc. Thus the amount is not guaranteed or promised to be the actual amount.

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15. Overview of Appraisal Reports of Properties to Dispose

Property name	Esty Maison YACHIYOMIDORIGAOKA
Appraisal value	1,180,000,000 yen
Appraiser	Rich Appraisal Institute Co., Ltd
Appraisal date	September 30, 2016

(unit: thousands of yen)

Item	Amount	Details
Income approach value	1,180,000	Estimated by primarily using the income approach value calculated by the DCF method, while correlating it to the income approach value calculated by the direct capitalization method.
Value based on direct capitalization method	1,190,000	
Operating revenue	87,270	
Unit rental revenues, etc. (including common area fees)	84,331	Assessed on the basis of the rent levels recognized to be stable over a medium to long term, using the current rents and the rent levels of similar properties as references.
Parking lot revenue	4,284	
Other revenues, etc.	4,027	Recorded utility expenses revenue, renewal fees revenue and revenue from antenna installment.
Vacancy loss, etc.	(5,371)	Assessed with considerations given to the standard vacancy rate and the individuality of the subject property
Operating expenses	23,099	
Maintenance expenses	5,676	Assessed on the basis of the levels of similar properties and past results of the property, etc.
Utility expenses	3,150	Assessed on the basis of the levels of similar properties and past results of the property, etc.
Repair expenses	2,655	Assessed based on the engineering report and the levels of similar properties, etc.
PM Fees	2,195	Assessed on the basis of the levels of similar properties and past results of the property, etc.
Tenant solicitation expenses, etc.	1,171	Recorded after assessing stable replacement rate by referring to similar properties and past results of the property, etc.
Taxes and public dues	7,010	Recorded based on the actual results for fiscal year of 2016.
Non-life insurance fees	185	Recorded based on past results of the property, etc.
Other expenses	1,056	Assessed based on past results of the property, etc.
Net operating income (NOI)	64,170	
Gain on management of income from lump-sum payment	321	Recorded investment returns at the assumed yield of 2.0%.
Capital expenditures	(4,040)	Assessed based on the engineering report and the levels of similar properties, etc.
Net income (NCF)	60,452	
Capitalization rate	5.1%	Assessed with comprehensive considerations given to the location conditions and individuality of the subject property and market trends, etc.
Value of earnings calculated by discounted cash flow (DCF) method	1,170,000	
Discount rate	5.0%	Assessed with comprehensive considerations given to the location conditions and individuality of the subject property and market trends, etc.
Terminal capitalization rate	5.2%	Assessed based on the capitalization rate with comprehensive considerations given to the building deterioration after expiration of the possession period, market trends and uncertainty risks in the future, etc.
Cost method value	1,200,000	
Land ratio	34.5%	
Building ratio	65.5%	

Other items considered by real estate appraisal agent upon appraisal	Determined the appraisal value based on the income approach value, recognizing the validity of the income approach value that reflects the price formation process by typical candidate purchasers of the subject property.
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(Note) Amounts are rounded down to the nearest thousand yen and therefore the total amount may differ from the figures for operating revenue, operating expenses and other items.

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

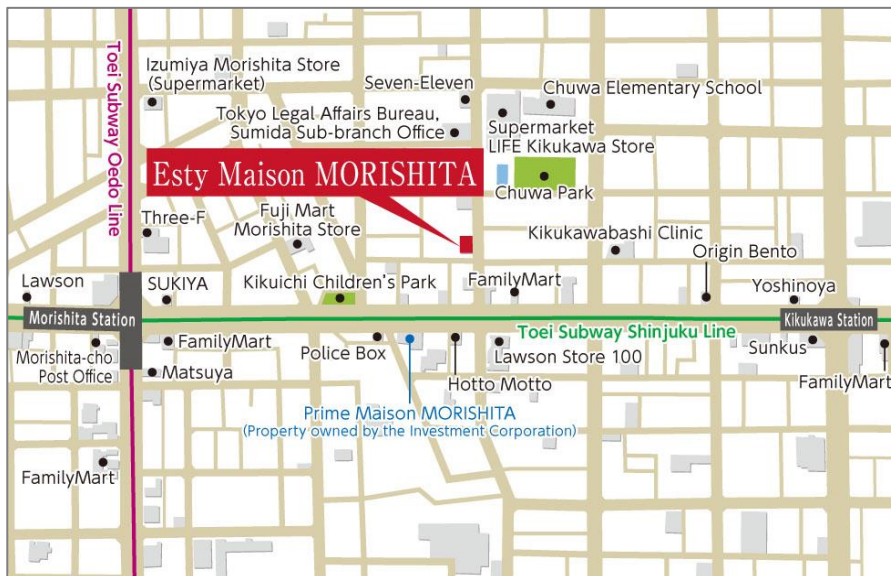
<Attachment>

[Reference 1] Architectural Rendering of the Asset to be Acquired and a Map

[Reference 2] Portfolio List after the Transaction

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[Reference 1] Architectural Rendering of the Asset to be Acquired and a Map



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[Reference 2] Portfolio List after the Transaction

Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Date	(Planned) Acquisition Price (Million yen) (Note 2)	Investment Ratio (Note 3)
Residence-1	Esty Maison GINZA	Ginza, Chuo-ku, Tokyo	Aug. 2, 2005	5,290	2.6%
Residence-3	Esty Maison AZABUNAGASAKA	Roppongi, Minato-ku, Tokyo	Aug. 2, 2005	1,730	0.8%
Residence-4	Esty Maison EBISU II	Higashi, Shibuya-ku, Tokyo	Aug. 2, 2005	1,960	0.9%
Residence-5	Esty Maison EBISU	Hiroo, Shibuya-ku, Tokyo	Aug. 2, 2005	700	0.3%
Residence-6	Esty Maison KANDA	Kandata-cho, Chiyoda-ku, Tokyo	Aug. 2, 2005	1,360	0.7%
Residence-8	Esty Maison KITASHINJUKU	Kita-shinjuku, Shinjuku-ku, Tokyo	Aug. 2, 2005	1,290	0.6%
Residence-10	Esty Maison ASAKUSAKOMAGATA	Komagata, Taito-ku, Tokyo	Aug. 2, 2005	1,870	0.9%
Residence-11	Esty Maison MACHIDA	Hara-machida, Machida-shi, Tokyo	Aug. 2, 2005	1,360	0.7%
Residence-12	Esty Maison KAWASAKI	Ogawa-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa	Aug. 2, 2005	2,130	1.0%
Residence-14	Esty Maison SHINKAWASAKI	Furuichiba, Saiwai-ku, Kawasaki-shi, Kanagawa	Nov. 1, 2005	1,018	0.5%
Residence-15	Esty Maison YOKOHAMA	Tsuruya-cho, Kanagawa-ku, Yokohama-shi, Kanagawa	Feb. 28, 2007	2,090	1.0%
Residence-16	Esty Maison KAMEIDO	Kameido, Koto-ku, Tokyo	Jan. 31, 2006	1,650	0.8%
Residence-17	Esty Maison MEGURO	Mita, Meguro-ku, Tokyo	Feb. 1, 2006	887	0.4%
Residence-19	Esty Maison SUGAMO	Sugamo, Toshima-ku, Tokyo	Mar. 9, 2007	1,510	0.7%
Residence-20	Esty Maison KYOBASHI	Higashinoda-machi, Miyakojima-ku, Osaka-shi, Osaka	Apr. 3, 2006	2,774	1.3%
Residence-21	Esty Maison MEGUROHONCHO	Megurohoncho, Meguro-ku, Tokyo	Mar. 30, 2006	1,220	0.6%
Residence-22	Esty Maison HAKURAKU	Rokkakubashi, Kanagawa-ku, Yokohama-shi, Kanagawa	Apr. 3, 2006	844	0.4%
Residence-23	Esty Maison MINAMIHORIE	Minamihorie, Nishi-ku, Osaka-shi, Osaka	Mar. 9, 2007	1,055	0.5%
Residence-24	Esty Maison GOTANDA	Nishi-gotanda, Shinagawa-ku, Tokyo	Sep. 14, 2006	3,043	1.5%
Residence-25	Esty Maison OISENDAIZAKA	Higashi-oi, Shinagawa-ku, Tokyo	Sep. 14, 2006	2,440	1.2%
Residence-26	Esty Maison SHINAGAWA SEASIDE	Higashi-Shinagawa, Shinagawa-ku, Tokyo	Sep. 14, 2006	2,200	1.1%
Residence-27	Esty Maison MINAMIAZABU	Minamiazabu, Minato-ku, Tokyo	Oct. 23, 2006	1,300	0.6%
Residence-28	Esty Maison JOTO	Noe, Joto-ku, Osaka-shi, Osaka	Nov. 15, 2006	1,075	0.5%
Residence-29	Esty Maison TSUKAMOTO	Tsukamoto, Yodogawa-ku, Osaka-shi, Osaka	Dec. 1, 2006	1,250	0.6%
Residence-30	Esty Maison KAWASAKI II	Ogawa-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa	Mar. 28, 2007	1,900	0.9%
Residence-31	Esty Maison AZABUJUBAN	Azabujuban, Minato-ku, Tokyo	May 11, 2007	2,700	1.3%
Residence-33	Esty Maison ITABASHIHONCHO	Yamato-cho, Itabashi-ku, Tokyo	Aug. 21, 2007	1,000	0.5%
Residence-34	Esty Maison OIZUMIGAKUEN	Higashi-Oizumi, Nerima-ku, Tokyo	Aug. 21, 2007	871	0.4%
Residence-35	Esty Maison TENJINHIGASHI I	Susaki-machi, Hakata-ku, Fukuoka-shi, Fukuoka	Sep. 28, 2007	445	0.2%
Residence-36	Esty Maison TENJINHIGASHI II	Susaki-machi, Hakata-ku, Fukuoka-shi, Fukuoka	Sep. 28, 2007	840	0.4%
Residence-37	Esty Maison SHIJONISHINOTOIN	Myodenji-cho, Shijo-sagaru, Nishinotoin-dori, Shimogyo-ku, Kyoto-shi, Kyoto	Apr. 25, 2008	1,420	0.7%
Residence-39	Esty Maison HIGASHISHINAGAWA	Higashi-Shinagawa, Shinagawa-ku, Tokyo	Jul. 1, 2008	2,610	1.3%
Residence-40	Esty Maison HACHIOJIMINAMINO	Nishikatakura, Hachioji-shi, Tokyo	Nov. 1, 2007	1,000	0.5%
Residence-41	Esty Maison NISHINAKAJIMA	Higashinakajima, Higashiyodogawa-ku, Osaka-shi, Osaka	Nov. 1, 2007	2,250	1.1%
Residence-42	Esty Maison ITABASHIKUYAKUSHOMAE	Itabashi, Itabashi-ku, Tokyo	Nov. 1, 2007	2,700	1.3%
Residence-43	Esty Maison MUSASHIKOYAMA	Ebara, Shinagawa-ku, Tokyo	Nov. 30, 2007	1,012	0.5%
Residence-44	Esty Maison SENDAGI	Sendagi, Bunkyo-ku, Tokyo	Feb. 6, 2008	757	0.4%
Residence-45	Esty Maison YOTSUYASA KAMACHI	Yotsuyasakamachi, Shinjuku-ku, Tokyo	Apr. 25, 2008	2,300	1.1%
Residence-46	Esty Maison HAKATAHIGASHI	Yoshizuka, Hakata-ku, Fukuoka-shi, Fukuoka	Mar. 26, 2008	2,250	1.1%
Residence-47	Esty Maison KAMIGOFUKU	Kamigofukumachi, Hakata-ku, Fukuoka-shi, Fukuoka	Apr. 25, 2008	900	0.4%
Residence-48	Esty Maison SANGENJAYA	Sangenjaya, Setagaya-ku, Tokyo	Dec. 15, 2008	871	0.4%
Residence-50	Prime Maison MUSASHINONOMORI	Josuihoncho, Kodaira-shi, Tokyo	Oct. 1, 2010	1,560	0.8%
Residence-51	Prime Maison HIGASHISAKURA	Higashisakura, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2010	1,140	0.6%
Residence-52	Prime Maison KAYABAKOEN	Kayaba, Chikusa-ku, Nagoya-shi, Aichi	Oct. 1, 2010	640	0.3%
Residence-53	Esty Maison SANGENJAYA II	Shimouma, Setagaya-ku, Tokyo	Mar. 25, 2011	714	0.3%
Residence-54	Esty Maison ITABASHI C6	Oyama-higashi-cho, Itabashi-ku, Tokyo	Jun. 10, 2011	2,260	1.1%
Residence-55	MAST HAKATA	Hakata Ekimae, Hakata-ku, Fukuoka-shi, Fukuoka	Feb. 1, 2012	1,920	0.9%
Residence-56	Esty Maison KINSHICHO	Kinshi, Sumida-ku, Tokyo	Feb. 1, 2012	1,050	0.5%
Residence-57	Esty Maison MUSASHIKOGANEI	Honcho, Koganei-shi, Tokyo	Mar. 2, 2012	1,450	0.7%
Residence-58	Prime Maison GOKISO	Ayuchitori, Showa-ku, Nagoya-shi, Aichi	Apr. 2, 2012	1,640	0.8%
Residence-59	Prime Maison YUHIGAOKA	Ueshio, Tennoji-ku, Osaka-shi, Osaka	Apr. 2, 2012	810	0.4%
Residence-60	Prime Maison KITATANABE	Kitatanabe, Higashiumiyoshi-ku, Osaka-shi, Osaka	Apr. 2, 2012	540	0.3%
Residence-61	Prime Maison MOMOCHIHAMA	Momochihama, Sawara-ku, Fukuoka-shi, Fukuoka	Apr. 2, 2012	1,810	0.9%

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Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Date	(Planned) Acquisition Price (Million yen) (Note 2)	Investment Ratio (Note 3)
Residence-62	Esty Maison AKIHABARA	Ueno, Taito-ku, Tokyo	Jun. 29, 2012	1,560	0.8%
Residence-63	Esty Maison SASAZUKA	Sasazuka, Shibuya-ku, Tokyo	Sep. 5, 2012	2,830	1.4%
Residence-64	Prime Maison GINZA EAST	Tsukiji, Chuo-ku, Tokyo	Oct. 1, 2012	5,205	2.5%
Residence-65	Prime Maison TAKAMI	Takami, Chikusa-ku, Nagoya-shi, Aichi	Oct. 1, 2012	905	0.4%
Residence-66	Prime Maison YADAMINAMI	Yadaminami, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2012	715	0.3%
Residence-67	Prime Maison TERIHA	Kashiiteriha, Higashi-ku, Fukuoka-shi, Fukuoka	Oct. 1, 2012	1,110	0.5%
Residence-68	Esty Maison HIGASHISHIRAKABE	Yoshino, Higashi-ku, Nagoya-shi, Aichi	Oct. 1, 2012	1,350	0.7%
Residence-69	Esty Maison SENGOKU	Sengoku, Bunkyo-ku, Tokyo	Feb. 8, 2013	1,075	0.5%
Residence-70	Esty Maison DAIZA WA	Daizawa, Setagaya-ku, Tokyo	Feb. 8, 2013	1,870	0.9%
Residence-71	Esty Maison TOGOSHI	Togoshi, Shinagawa-ku, Tokyo	Feb. 8, 2013	1,370	0.7%
Residence-72	Esty Maison KAWARAMACHI	Kawaramachi, Chuo-ku, Osaka-shi, Osaka	Mar. 1, 2013	1,640	0.8%
Residence-73	Esty Maison NISHITENMA	Nishitenma, Kita-ku, Osaka-shi, Osaka	Mar. 1, 2013	1,440	0.7%
Residence-74	Esty Maison SHIROKANEDAI	Kamiosaki, Shinagawa-ku, Tokyo	Mar. 1, 2013	1,900	0.9%
Residence-75	Esty Maison HIGASHISHINJUKU (Note4)	Shinjuku, Shinjuku-ku, Tokyo	May 1, 2013	1,363	0.7%
Residence-76	Esty Maison MOTOAZABU	Motoazabu, Minato-ku, Tokyo	May 1, 2013	1,170	0.6%
Residence-77	Esty Maison TORITSUDAIGAKU	Tairamachi, Meguro-ku, Tokyo	May 1, 2013	729	0.4%
Residence-78	Esty Maison MUSASHIKOYAMA II	Koyama, Shinagawa-ku, Tokyo	May 1, 2013	844	0.4%
Residence-79	Esty Maison NAKANO	Chuo, Nakano-ku, Tokyo	May 1, 2013	1,540	0.7%
Residence-80	Esty Maison SHINNAKANO	Honcho, Nakano-ku, Tokyo	May 1, 2013	847	0.4%
Residence-81	Esty Maison NAKANOFUJIMICHO	Yayoicho, Nakano-ku, Tokyo	May 1, 2013	863	0.4%
Residence-82	Esty Maison TETSUGAKUDO	Matsugaoka, Nakano-ku, Tokyo	May 1, 2013	954	0.5%
Residence-83	Esty Maison KOENJI	Koenjiminami, Suginami-ku, Tokyo	May 1, 2013	958	0.5%
Residence-84	Esty Maison OSHIAGE	Narihira, Sumida-ku, Tokyo	May 1, 2013	1,950	0.9%
Residence-85	Esty Maison AKABANE	Akabane, Kita-ku, Tokyo	May 1, 2013	2,730	1.3%
Residence-86	Esty Maison OJI	Oji, Kita-ku, Tokyo	May 1, 2013	1,380	0.7%
Residence-87	Prime Maison WASEDA	Wasedaturumaki-cho, Shinjuku-ku, Tokyo	Oct. 1, 2013	1,280	0.6%
Residence-88	Prime Maison HATCHOBORI	Hatchobori, Chuo-ku, Tokyo	Oct. 1, 2013	1,160	0.6%
Residence-89	Prime Maison JINBOCHO	Kandajinbo-cho, Chiyoda-ku, Tokyo	Oct. 1, 2013	1,640	0.8%
Residence-90	Prime Maison GOTENYAMA EAST	Kitashinagawa, Shinagawa-ku, Tokyo	Oct. 1, 2013	2,120	1.0%
Residence-91	MAST LIFE AKIHABARA	Kandasakumagashi, Chiyoda-ku, Tokyo	Jan. 21, 2014	480	0.2%
Residence-92	Esty Maison AOI	Aoi, Higashi-ku, Nagoya-shi, Aichi	Jan. 31, 2014	2,160	1.0%
Residence-93	Esty Maison YAKUIN	Hirao, Chuo-ku, Fukuoka-shi, Fukuoka	Mar. 28, 2014	2,008	1.0%
Residence-94	Esty Maison KINSHICHO II	Kotobashi, Sumida-ku, Tokyo	May 1, 2014	6,720	3.2%
Residence-95	Esty Maison OJIMA	Ojima, Koto-ku, Tokyo	May 1, 2014	7,120	3.4%
Residence-96	Prime Maison FUJIMIDAI	Fujimidai, Chikusa-ku, Nagoya-shi, Aichi	May 1, 2014	1,755	0.8%
Residence-97	Esty Maison TSURUMAI	Chiyoda, Naka-ku, Nagoya-shi, Aichi	May 1, 2014	3,760	1.8%
Residence-98	Prime Maison MORISHITA	Morishita, Koto-ku, Tokyo	Nov. 4, 2014	1,720	0.8%
Residence-99	Prime Maison SHINAGAWA	Kita-Shinagawa, Shinagawa-ku, Tokyo	Nov. 4, 2014	1,680	0.8%
Residence-100	Prime Maison ODORI KOEN	Odori-Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Nov. 4, 2014	2,660	1.3%
Residence-101	Prime Maison MINAMI 2-JO	Minami 2-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Nov. 4, 2014	1,470	0.7%
Residence-102	Prime Maison KAMOKAMOGAWA	Minami 7-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Nov. 4, 2014	970	0.5%
Residence-103	Prime Maison CENTRAL PARK	Kashiiteriha, Higashi-ku, Fukuoka-shi, Fukuoka	Nov. 4, 2014	2,230	1.1%
Residence-104	MAST LIFE YAHIRO	Yahiro, Sumida-ku, Tokyo	Nov. 4, 2014	1,670	0.8%
Residence-105	Prime Maison EBISU	Ebisu, Shibuya-ku, Tokyo	Jan. 15, 2015	3,585	1.7%
Residence-106	Esty Maison SHIBAURA	Shibaura, Minato-ku, Tokyo	Mar. 31, 2015	2,730	1.3%
Residence-107	Granmast KANAZAWA NISHIZUMI	Nishiizumi, Kanazawa-shi, Ishikawa	Apr. 2, 2015	1,005	0.5%
Residence-108	Granmast UNOMORI	Unomori, Yokkaichi-shi, Mie	Apr. 2, 2015	745	0.4%
Residence-109	Esty Maison TSUTSUJIGAOKA	Nishitsutsujigoka, Chofu-shi, Tokyo	May 14, 2015	871	0.4%
Residence-110	Esty Maison KOHOKU TSUNASHIMA	Shin-yoshida Higashi, Kohoku-ku, Yokohama-shi, Kanagawa	Jul 10, 2015	2,680	1.3%
Residence-111	MAST LIFE HINO	Shimmachi, hino-shi, Tokyo	Oct 1, 2015	1,290	0.6%
Residence-112	Prime Maison YOKOHAMA NIHON-ODORI	Honcho Naka-ku, Yokohama-shi, Kanagawa	Jan 29, 2016	4,270	2.1%
Residence-113	KOBE Women's Student House	Koyochi Naka, Higashinada-ku, Kobe-shi, Hyogo	Mar. 1, 2016	5,700	2.8%
Residence-114	Prime Maison SHIBUYA	Shibuya, Shibuya-ku, Tokyo	Apr 1, 2016	2,190	1.1%

This translation is for informational purpose only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

積水ハウス・SI レジデンシャル投資法人

Sekisui House SI Residential Investment Corporation

Property No.	Property Name	Location (Note 1)	(Planned) Acquisition Date	(Planned) Acquisition Price (Million yen) (Note 2)	Investment Ratio (Note 3)	
Residence-115	Prime Maison HATSUDAI	Hatsudai, Shibuya-ku, Tokyo	Apr 1, 2016	2,700	1.3%	
Residence-116	Esty Maison UEMACHIDAI	Uehonmachi-nishi, Chuo-ku, Osaka-shi, Osaka	Apr 1, 2016	950	0.5%	
Residence-117	Esty Maison KOBE-SANNOMIYA	Onoe-dori, Chuo-ku, Kobe-shi, Hyogo	Apr. 1, 2016	970	0.5%	
Residence-118	Prime Maison SHIROKANE-TAKANAWA	Mita, Meguro-ku, Tokyo	Nov. 1, 2016	4,500	2.2%	
Residence-119	Prime Maison ICHIGAYA YAMABUSHICHO	Ichigaya yamabushicho, Shinjuku-ku, Tokyo	Nov. 1, 2016	4,000	1.9%	
Residence-120	Esty Maison MORISHITA	Kikukawa, Sumida-ku, Tokyo	Mar. 17, 2017	628	0.3%	
Residential Properties				Subtotal	203,122	98.2%
Retail-1	HAMAMATSU Plaza (Note 5)	Kaminishi-cho/Barajima-cho/Miyatake-cho, Higashi-ku, Hamamatsu-shi, Shizuoka	Jul. 28, 2005	3,820	1.8%	
Other real estate in trust (retail property)				Subtotal	3,820	1.8%
Portfolio Total				206,943	100.0%	

(Note 1) The "Location" column is based on the registry.

(Note 2) The "(Planned) Acquisition Price" column indicates the transaction prices shown in the trust beneficiary interest transfer agreements, etc. (excluding miscellaneous acquisition related expenses, fixed asset tax, city planning tax, consumption tax and local consumption tax. However when additional work, etc. is conducted under the Investment Corporation's request prior to acquisition by the Investment Corporation and expenses for the additional work are not included in transaction prices, the estimate is added to the transaction prices). For the acquisition prices of Esty Maison HIGASHISHINJUKU and HAMAMATSU Plaza, please refer to below (Note 4) and (Note 5), respectively. In addition, as amounts are rounded down to the nearest million yen, the total of each of the (planned) acquisition prices may not match the total acquisition price of the portfolio.

(Note 3) The ratio of (planned) acquisition price of each (to-be-acquired) asset to the portfolio's (planned) total acquisition price in the table above is indicated in the "Investment Ratio" column. As numbers are rounded to the nearest first decimal place, the total of each of the investment ratios may not match the total acquisition price of the portfolio.

(Note 4) Concerning Esty Maison HIGASHISHINJUKU, the Investment Corporation disposed of part (measured area: 6.62m²) of the land with respect to the property on July 29, 2016. Therefore, the acquisition price does not include the amount for the disposed portion.

(Note 5) The Investment Corporation acquired HAMAMATSU Plaza on July 28, 2005 and started operations, but a portion was sold to Sekisui House on March 30, 2012 and September 30, 2013. As of today, the Investment Corporation holds only a 49% quasi-co-ownership interest in the real estate trust beneficiary interest of the Akachan Honpo Building, the Xebio Building, the Hamapla & Frespo Building, and a management Building and their sites, as well as sites commonly used by the tenants. Thus, the "(Planned) Acquisition Price" column does not include the disposed portion. For details of the disposition, please refer to the press releases titled "Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (part of HAMAMATSU Plaza and SPACIA MEGUROFUDOMAE) announced on March 21, 2012 and "Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (Quasi-co-ownership share of trust beneficiary interests in real estate for Hamamatsu Plaza East Ito-Yokado Building)" announced on September 6, 2013.