

June 15, 2021

## Financial Report for the Fiscal Period Ended April 30, 2021

(For the Reporting Period from November 1, 2020 to April 30, 2021)

Name of REIT issuer: Sekisui House Reit, Inc. (“SHR”)  
 Stock exchange listing: Tokyo Stock Exchange  
 Securities code: 3309  
 URL: <https://sekisuihouse-reit.co.jp/en/>  
 Representative: Atsuhiro Kida, Executive Director

Asset management company: Sekisui House Asset Management, Ltd.  
 Representative: Toru Abe, President & Representative Director  
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Scheduled date to file securities report: July 26, 2021  
 Scheduled date to commence distribution payment: July 20, 2021  
 Preparation of supplementary material on financial report: Yes  
 Holding of financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen)

### 1. Summary of financial results for the fiscal period ended April 30, 2021

(November 1, 2020 – April 30, 2021)

#### (1) Operating results

(Percentages show changes from the previous period)

| Fiscal period ended | Operating Revenue |     | Operating Income |       | Ordinary Income |     | Net Income      |     |
|---------------------|-------------------|-----|------------------|-------|-----------------|-----|-----------------|-----|
|                     | Millions of yen   | %   | Millions of yen  | %     | Millions of yen | %   | Millions of yen | %   |
| April 30, 2021      | 15,055            | 1.5 | 7,989            | 1.5   | 7,103           | 1.6 | 7,103           | 1.6 |
| October 31, 2020    | 14,826            | 1.6 | 7,868            | (0.1) | 6,993           | 0.0 | 6,992           | 0.0 |

| Fiscal period ended | Net Income per Unit | Return on Equity | Ordinary Income to Total Assets | Ordinary Income to Operating Revenue |
|---------------------|---------------------|------------------|---------------------------------|--------------------------------------|
|                     | Yen                 | %                | %                               | %                                    |
| April 30, 2021      | 1,656               | 2.5              | 1.3                             | 47.2                                 |
| October 31, 2020    | 1,630               | 2.4              | 1.3                             | 47.2                                 |

(Note) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units outstanding during the period.

#### (2) Distributions

| Fiscal period ended | Distributions per Unit (excluding Distributions in Excess of Earnings) | Total Distributions (excluding Distributions in Excess of Earnings) | Distributions in Excess of Earnings per Unit | Total Distributions in Excess of Earnings | Payout Ratio | Distributions to Net Assets |
|---------------------|--|---|--|---|--------------|-----------------------------|
|                     | Yen  | Millions of yen   | Yen  | Millions of yen                           | %            | %                           |
| April 30, 2021      | 1,675  | 7,183   | —  | —   | 101.1        | 2.5                         |
| October 31, 2020    | 1,685  | 7,226   | —  | —   | 103.4        | 2.5                         |

This is an English translation of summarized financial report translated for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

(Note 1) Total distribution for the fiscal period ended April 30, 2021 is the amount reserved 103 million yen out of the unappropriated retained earnings as reserve for reduction entry and added 157 million yen of reversal of reserve for temporary difference adjustment (“RTA”) and 26 million yen of reversal of reserve for reduction entry to the unappropriated retained earnings.

(Note 2) Total distribution for the fiscal period ended October 31, 2020 is the amount added 136 million yen of reversal of RTA and 96 million yen of reversal of reserve for reduction entry to the unappropriated retained earnings.

### (3) Financial position

|                  | Total Assets    | Net Assets      | Equity Ratio | Net Assets per Unit |
|------------------|-----------------|-----------------|--------------|---------------------|
| As of            | Millions of yen | Millions of yen | %            | Yen                 |
| April 30, 2021   | 556,569         | 286,220         | 51.4         | 66,738              |
| October 31, 2020 | 554,067         | 286,259         | 51.7         | 66,747              |

### (4) Cash flows

|                     | Net Cash Provided by (Used in) Operating Activities | Net Cash Provided by (Used in) Investing Activities | Net Cash Provided by (Used in) Financing Activities | Cash and Cash Equivalents at End of Period |
|---------------------|---|---|---|--|
| Fiscal period ended | Millions of yen                                     | Millions of yen                                     | Millions of yen                                     | Millions of yen                            |
| April 30, 2021      | 10,106  | (4,606)   | (4,225)   | 29,708                                     |
| October 31, 2020    | 9,553   | (465)   | (7,194)   | 28,433                                     |

## 2. Forecasts of performance for the fiscal period ending October 31, 2021 (May 1, 2021 – October 31, 2021) and the fiscal period ending April 30, 2022 (November 1, 2021 – April 30, 2022)

(Percentages show changes from the previous period)

|                      | Operating Revenue |       | Operating Income |       | Ordinary Income |       | Net Income      |       | Distributions per Unit (excluding Distributions in Excess of Earnings) | Distributions in Excess of Earnings per Unit |
|----------------------|-------------------|-------|------------------|-------|-----------------|-------|-----------------|-------|--|--|
|                      | Millions of yen   | %     | Millions of yen  | %     | Millions of yen | %     | Millions of yen | %     | Yen  | Yen  |
| Fiscal period ending |                   |       |                  |       |                 |       |                 |       |  |  |
| October 31, 2021     | 14,578            | (3.2) | 7,452            | (6.7) | 6,540           | (7.9) | 6,540           | (7.9) | 1,649  | —  |
| April 30, 2022       | 14,521            | (0.4) | 7,392            | (0.8) | 6,481           | (0.9) | 6,481           | (0.9) | 1,625  | —  |

(Reference) Forecasted net income per unit (Forecasted net income / Forecasted number of investment units at end of period)

For the fiscal period ending October 31, 2021: 1,524 yen  
 For the fiscal period ending April 30, 2022: 1,511 yen

(Note) Forecasted distribution for the fiscal period ending October 31, 2021 is the amount added 173 million yen of reversal of RTA and 358 million yen of reversal of reserve for reduction entry to the unappropriated retained earnings and forecasted distribution for the fiscal period ending April 30, 2022 is the amount added 197 million yen of reversal of RTA and 290 million yen of reversal of reserve for reduction entry to the unappropriated retained earnings.

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**\* Other****(1) Changes in accounting policies, changes in accounting estimates, and retrospective restatement**

- a. Changes in accounting policies due to revisions to accounting standards and other regulations: None
- b. Changes in accounting policies due to reasons other than a. above: None
- c. Changes in accounting estimates: None
- d. Retrospective restatement: None

**(2) Number of investment units issued**

- a. Number of investment units issued at end of period (including treasury investment units)
  - As of April 30, 2021: 4,288,666 units
  - As of October 31, 2020: 4,288,666 units
  
- b. Number of treasury investment units at end of period
  - As of April 30, 2021: – units
  - As of October 31, 2020: – units

**\* Status of audit procedures**

This financial report is not subject to audit procedures by public accountants or audit corporations.

**\* Remarks on appropriate use of forecasts of performance and other special notes**

- Forward-looking statements presented in this financial report, including forecasts of performance, are based on information currently available to SHR and on certain assumptions it deems to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of numerous factors. These forecasts do not guarantee the distribution amount.