

May 17, 2016

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Junichi Inoue, Executive Director
(Securities Code: 3309)

Asset Management Company
Sekisui House Investment Advisors, Ltd.
Representative: Junichi Inoue,
President & Representative Director

Inquiries: Atsuhiko Kida,
Director & General Manager
Management Division
TEL: +81-3-6447-4870 (main)

Notice Concerning Determination of Price, Etc. of
Issuance of New Investment Units and Secondary Offering of Investment Units

Sekisui House Reit, Inc. ("SHR") announces that, concerning the issuance of new investment units and secondary offering of investment units for which resolution was passed at a meeting of the board of directors of SHR held on May 9, 2016, the following issue price, distribution price, etc. were determined at a meeting of the board of directors of SHR held today.

1. Issuance of New Investment Units through Public Offering (primary offering)

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| (1) | Amount to be paid in (issue amount): | 122,967 yen per unit |
| (2) | Total amount to be paid in (total issue amount): | 11,706,458,400 yen |
| (3) | Issue price (offer price): | 127,140 yen per unit |
| (4) | Total amount of issue price (total offer price): | 12,103,728,000 yen |
| (5) | Subscription period: | From May 18, 2016 (Wednesday) to May 19, 2016 (Thursday) |
| (6) | Payment date: | May 24, 2016 (Tuesday) |
| (7) | Delivery date: | May 25, 2016 (Wednesday) |
- (Note) The underwriters shall purchase and underwrite at the amount to be paid in (issue amount) and offer at the issue price (offer price).

2. Secondary Offering of Investment Units (secondary offering via over-allotment)

- (1) Number of investment units to be distributed: 4,800 units
- (2) Distribution price: 127,140 yen per unit
- (3) Total amount of secondary distribution price: 610,272,000 yen
- (4) Subscription period: From May 18, 2016 (Wednesday) to May 19, 2016 (Thursday)
- (5) Delivery date: May 25, 2016 (Wednesday)

3. Issuance of New Investment Units by Way of Third-Party Allotment

- (1) Amount to be paid in (issue amount): 122,967 yen per unit
- (2) Total amount to be paid in (total issue amount): 590,241,600 yen (maximum)
- (3) Subscription period (subscription date): June 20, 2016 (Monday)
- (4) Payment date: June 21, 2016 (Tuesday)
- (Note) The investment units not subscribed for by the end of the subscription period (subscription date) stated in (3) above shall not be issued.

<Reference Information>
1. Calculation of the issue price and the distribution price

- (1) Calculation reference date and its value: May 17, 2016 (Tuesday) 130,400 yen
- (2) Discount rate: 2.50%

2. Syndicated cover transaction period

From May 20, 2016 (Friday) to June 14, 2016 (Tuesday)

3. Use of the funds to be procured

The net proceeds SHR will receive from the public offering (11,706,458,400 yen) will be used to partly fund the acquisition of the specified asset (as defined in Paragraph 1 of Article 2 of the Act on Investment Trusts and Investment Corporations; the same shall apply hereinafter) that SHR plans to acquire and was described in the press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate and its Lease (Garden City Shinagawa Gotenyama: Additional Acquisition and 2 other properties)” announced on May 9, 2016 (Monday). Moreover, the maximum amount of net proceeds of (590,241,600 yen) that SHR will receive from the issuance of new investment units by way of third-party allotment, which was resolved on the same date as for the public offering, will be kept as cash on hand and be deposited at financial institutions until the outlay, and are scheduled to be used for part of future repayment of borrowings or part of acquisition funds of specified assets in the future.

*This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

*Sekisui House Reit, Inc. website: <http://www.sekisuihouse-reit.co.jp/en/>