

Financial Report for the Fiscal Period ended September 30, 2017

Name of Real Estate Investment Trust Securities Issuer : Sekisui House Residential Investment Corporation
 Stock Exchange Listing : Tokyo Stock Exchange (code number 8973)
 URL : <http://www.shi-reit.co.jp/eng/>
 Representative : Osamu Minami, Executive Director

Asset Management Company : Sekisui House Asset Management, Ltd.
 Representative : Osamu Minami, President
 Inquiries : Koichi Iso, General Manager, Management Department
 TEL: +81-3-5770-8973 (main)

Planned Date of Submission of the Securities Report : December 26, 2017 (*Japanese only*)
 Planned Commencement Date of Distribution Payment : December 15, 2017

Preparation of Supplementary Material on Financial Report : Yes
 Holding of Financial Report Presentation Meeting : Yes (for institutional investors and analysts)

(Note: Figures rounded down to nearest million yen)

1. Performance for the Fiscal Period ended September 30, 2017 (April 1, 2017 to September 30, 2017)

(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, 2017	6,916	(0.0)	3,001	(1.9)	2,494	(0.3)	2,493	(0.3)
Fiscal period ended March 31, 2017	6,919	3.4	3,060	11.7	2,502	14.1	2,501	14.1

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
	Yen	%	%	%
Fiscal period ended September 30, 2017	2,255	2.5	1.2	36.1
Fiscal period ended March 31, 2017	2,288	2.6	1.2	36.2

(2) Distributions

	Distribution per Unit (excluding Distribution in Excess of Earnings)	Total Distributions (excluding Distribution in Excess of Earnings)	Distribution in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distribution Ratio to Net Assets
	Yen	Million yen	Yen	Million yen	%	%
Fiscal period ended September 30, 2017	2,255	2,492	0	0	100.0	2.5
Fiscal period ended March 31, 2017	2,234	2,469	0	0	98.7	2.5

Note 1: Distribution per unit for the fiscal period ended March 31, 2017 is calculated based on the amount of unappropriated retained earnings less the amount of reserve for reduction entry of 31 million yen, divided by the number of investment units issued as of the end of the fiscal period.

Note 2: The payout ratio is rounded down to the first decimal place.

Note 3: The payout ratio for the fiscal period ended March 31, 2017 is calculated by the following formula as new investment units were issued:

$$\text{Payout Ratio} = \frac{\text{Total Distributions (excluding Total Distributions in Excess of Earnings)}}{\text{Net Income}} \times 100$$

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity Ratio	Net Assets per Unit
	Million yen	Million yen	%	Yen
Fiscal period ended September 30, 2017	210,009	101,341	48.3	91,669
Fiscal period ended March 31, 2017	210,166	101,318	48.2	91,648

(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 Fiscal Period
	Million yen	Million yen	Million yen	Million yen
Fiscal period ended September 30, 2017	4,127	(452)	(2,646)	9,918
Fiscal period ended March 31, 2017	5,150	(9,747)	4,477	8,889

2. Forecasts of Operating Results for the Fiscal Periods ending March 31, 2018 (October 1, 2017 to March 31, 2018) and September 30, 2018 (April 1, 2018 to September 30, 2018)

*Percentages indicate changes over the previous fiscal period.

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distribution per Unit (excluding Distribution in Excess of Earnings)	Distribution in Excess of Earnings per Unit
	Million yen	%*	Million yen	%*	Million yen	%*	Million yen	%*	Yen	Yen
Fiscal period ending March 31, 2018	6,965	0.7	2,986	(0.5)	2,467	(1.1)	2,465	(1.1)	2,230	0
Fiscal period ending September 30, 2018	6,902	(0.9)	2,950	(1.2)	2,434	(1.3)	2,432	(1.3)	2,200	0

Reference: Estimated net income per unit for the fiscal period ending March 31, 2018: 2,230 yen; and for the fiscal period ending September 30, 2018: 2,200 yen

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

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