SEKISUI HOUSE REIT, INC.

October 25, 2024

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Atsuhiro Kida, Executive Director
(Securities Code: 3309)
Asset Management Company
Sekisui House Asset Management, Ltd.
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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

Sekisui House Reit, Inc. ("SHR") hereby announces that it has decided today to conduct issuance of investment corporation bonds (green bonds) (the "Investment Corporation Bonds") as described below.

1. Issuance of the Investment Corporation Bonds

(1) Outline

a.	Name:	10th Series Bonds Sekisui House Reit, Inc. 10th Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (Green Bonds) (the "Bond #10 (5-year Bond)") 11th Series Bonds Sekisui House Reit, Inc. 11th Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (Green Bonds) (the "Bond #11 (10-year Bond)")
b.	Total issue amount:	Bond #10 (5-year Bond) 2,200 million yen Bond #11 (10-year Bond) 2,800 million yen
c.	Form of the bond certificate:	Subject to the provision of the Act on Book-Entry Transfer of Company Bonds, Shares, etc., bond certificates for the Investment Corporation Bonds will not be issued.
d.	Issue price:	100 yen per 100 yen of each bond
e.	Redemption price:	100 yen per 100 yen of each bond
f.	Interest rate:	Bond #10 (5-year Bond) 0.963% per annum Bond #11 (10-year Bond) 1.542% per annum
g.	Denomination of each bond:	100 million yen
h.	Offering method:	Public offering
i.	Subscription date:	October 25, 2024 (Friday)
j.	Payment date:	November 1, 2024 (Friday)
k.	Collateral and guarantee:	No secured mortgage or guarantee is applicable, and no assets are specifically reserved as security for the Investment Corporation Bonds.
l.	Redemption method and date:	The total amount will be redeemed on November 1, 2029 for Bond #10 (5-year Bond) and on November 1, 2034 for Bond #11 (10-year Bond), respectively. The Investment Corporation Bonds may be repurchased and cancelled at any time after the payment date unless otherwise specified by Japan

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		Securities Depository Center, Incorporated or laws and regulations.
m.	Interest payment dates:	May 1 and November 1 of each year (The first interest payment date will be May 1, 2025.)
n.	Financial covenants:	"Negative Pledge Clause" is applicable.
o.	Credit ratings:	AA (Japan Credit Rating Agency, Ltd.)
p.	Fiscal agent, issuing agent and paying agent:	MUFG Bank, Ltd.
q.	Underwriters:	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. Mizuho Securities Co., Ltd. SMBC Nikko Securities Inc.

(2) Reason for issuance

SHR decided to issue the Investment Corporation Bonds with the purpose of diversifying the means of financing, extending the maturity of interest-bearing liabilities, and promoting fixed interest rates based on the financial strategy.

In addition, the Investment Corporation Bonds will be issued based on the Green Finance Framework established by SHR.

Through the issuance of the Investment Corporation Bonds, SHR aims for further promotion of asset management with due consideration given to ESG as well as for reinforcement of its fund procurement base by reaching out to investors who are interested in ESG investment to expand its investor base.

For details of the Green Finance Framework, please refer to "Green Finance" on the ESG special website.

(3) Amount, specific use and scheduled outlay of funds to be procured

a. Amount of funds to be procured

4,962 million yen (estimated approximate net proceeds)

b. Specific use of funds to be procured

The funds will be used for the redemption of the Sekisui House Reit, Inc. Fifth Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (Green Bonds) (the "Bond #5 (5-year Bond)"), which shall be due for redemption on November 1, 2024. Furthermore, the Bond #5 (5-year Bond) were issued as funds for the repayment of borrowing procured for the acquisition of the Eligible Green Projects.

For detail of the Bond #5 (5-year Bond), please refer to "Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and Partial Early Repayment of Existing Borrowing" announced by SHR on October 25, 2019.

c. Scheduled outlay of funds to be procured

November 1, 2024

(4) Investors who declared investment in the Investment Corporation Bonds

Listed below are investors who declared investment in the Investment Corporation Bonds by today:

- Aichi Shinkin Bank
- THE ALUPUSCHUO SHINKIN BANK
- THE EIWA SHINKIN BANK
- Ohtawara Shinkin Bank
- THE KITAOSAKA SHINKIN BANK
- Gifu Prefectural Credit Federation of Agricultural Cooperatives
- KIRYU SHINKIN BANK

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・SHINONOME SHINKIN BANK
・Suwa Shinkin Bank
・The Dai-ichi Frontier Life Insurance Co., Ltd.
・Daichimirai Shinkin Bank
・Chunichi Shinkin Bank
・Nagano Shinkin Bank
・Niigata Shinkin Bank
・Nishihyogo Shinkin Bank
・The Habataki Shinkumi Credit Cooperative
・The Fuji Shinkin Bank
・Hokuriku Labour Bank
・Matsumoto Shinkin Bank
・JA-MINAMISHINSHU.
・Murakami Shinkin Bank
・The Yokohama Shinkin Bank

(Note) Listed in Japanese alphabetical order.

2. Status of Borrowings, etc. After the Issuance of the Investment Corporation Bonds

(Unit: million yen)

	Before the issuance of the Investment Corporation Bonds	After the issuance of the Investment Corporation Bonds	Increase (Decrease)
Short-term borrowings (Note)	5,160	5,160	—
Long-term borrowings (Note)	230,582	230,582	—
Total borrowings	235,742	235,742	—
Investment corporation bonds	21,500	21,500	—
Total interest-bearing liabilities	257,242	257,242	—

(Note) Short-term borrowings refer to borrowings due for repayment with a period of one year or less from the relevant drawdown date, and long-term borrowings refer to borrowings due for repayment with a period of more than one year from the relevant drawdown date.

3. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of Relevant Information

With regard to risks associated with the issuance of the Investment Corporation Bonds, there is no change from the contents of "Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks" of the securities report submitted on July 26, 2024 (available in Japanese only).

* Sekisui House Reit, Inc. website: https://sekisuihouse-reit.co.jp/en/

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