SEKISUI HOUSE REIT, INC.

November 7, 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.
Representative: Toru Abe,
President & Chief Executive Officer
Inquiries: Koichi Saito, Chief Manager,
Investor Relations Department
TEL: +81-3-6447-4870 (main)

Notice Concerning Borrowing of Funds

Sekisui House Reit, Inc. ("SHR") hereby announces that it has decided today to undertake new borrowings (the "Borrowing") as described below.

1. Terms of the Borrowing

Floating Interest Rate Borrowing

Category	Lenders	Borrowing amount (mm yen)	Interest rate (Note 1) (Note 2)	Drawdown date	Borrowing method	Repayment Date (Note 3)	Repayment method (Note 4)	Security
Short term	MUFG Bank, Ltd.	5,540	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.170% (Note 5)	November 13, 2024	Borrowing based on individual loan agreement, dated November 7, 2024. The lenders under the loan agreement are as indicated to the left of this table.	November 13, 2025	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Mizuho Bank, Ltd.	4,500						
	Sumitomo Mitsui Banking Corporation	4,160						
Total		14,200	—	—	—	—	—	—

(Note 1) The borrowing expenses and other charge payable to the lenders are not included.

(Note 2) The base rate applicable to the calculation period for the interest payable on an interest payment date shall be the Japanese Yen TIBOR (Tokyo Inter Bank Offered Rate), corresponding to the calculation period of the interest, two business days prior to the immediately preceding relevant interest payment date. The Japanese Yen TIBOR is published by the Japanese Bankers Association (JBA) TIBOR Administration. The base rate is subject to review every interest payment date. Where no rate that corresponds to the interest calculation period exists, the base rate shall be that which corresponds to the concerned period calculated based on the method provided for in the relevant individual loan agreement. For changes in the base rate (being the Japanese Yen TIBOR published by JBA), please check the website of JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/).

(Note 3) Where the repayment date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls in the next calendar month) the immediately preceding business day.

(Note 4) SHR may, by giving prior written notice and if certain other terms and conditions are met, make early repayment of the borrowings (in whole or in part), in the period between the drawdown date and the repayment date.

(Note 5) The first interest payment date will be the last day of November 2024. Subsequent interest payment dates will be the last day of every month and the principal repayment date. Where the relevant date is not a business day, such date will be the immediately following business day or (if the immediately following business day falls into the next calendar month) the immediately preceding business day.

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

2. Purpose of the Borrowing

The Borrowing (14,200 million yen) is for use as the part of funds to invest in two U.S. LLCs located in the United States of America (hereinafter referred to as the "Two Overseas SPCs") and related expenses at the time of invest in Two Overseas SPCs, which will hold overseas real estate (hereinafter referred to as the "Investment"), announced in the press release "Notice Concerning Investment in an Overseas Real Estate Holding Corporation (City Ridge)" dated August 22, 2024.

For detail of the Investment, please refer to the press release referred above.

3. Amount, Use and Scheduled Outlay of Funds to be Procured from the Borrowing

(1) Amount of funds to be procured

14,200 million yen

(2) Specific use of funds to be procured

Part of funds to invest in Two Overseas SPCs and to allocate related expenses

(3) Scheduled outlay

November 15, 2024

4. Status of Borrowings, etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short term borrowings (Note)	5,160	19,360	14,200
Long term borrowings (Note)	230,582	230,582	—
Total borrowings	235,742	249,942	14,200
Investment corporation bonds	21,500	21,500	—
Total interest-bearing liabilities	257,242	271,442	14,200

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

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

With regard to risks associated with the Borrowing, 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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