SEKISUI HOUSE REIT, INC.

November 26, 2024

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
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(Securities Code: 3309)
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Notice Concerning Borrowing of Funds (Green Loan, Other)

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

(1) Fixed Interest Rate Borrowing (Green Loan, Other)

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
Long term	Sumitomo Mitsui Banking Corporation	1,800	To be determined	November 29, 2024	Borrowing based on individual loan agreement, dated November 26, 2024. The lenders under the loan agreement are as indicated to the left of this table.	November 30, 2029	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	MUFG Bank, Ltd. (Note 5)	4,600	To be determined			November 30, 2033		
	Mizuho Bank, Ltd. (Note 5)	700						
	Development Bank of Japan Inc. (Note 5)	300						
Total		7,400	—	—	—	—	—	—

(Note 1) The interest rate will be announced once determined.
(Note 2) The first interest payment date will be the last day of May 2025. Subsequent interest payment dates will be the last day of every six months 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.
(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 borrowings are green loan.

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(2) Floating Interest Rate Borrowing (Green Loan)

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
Long term	Sumitomo Mitsui Banking Corporation	1,900	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.385% (Note 5)	November 29, 2024	Borrowing based on individual loan agreement, dated November 26, 2024. The lenders under the loan agreement are as indicated to the left of this table.	November 30, 2033	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	700						
Total		2,600	—	—	—	—	—	—

(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 December 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.

2. Purpose of the Borrowing

The Borrowing (10,000 million yen) is for use as the repayment funds of the long term borrowings (10,000 million yen) which is due for repayment on November 29, 2024 (the "Existing Borrowing").

For details of the Existing Borrowing, please refer to "Notice Concerning Borrowing of Funds and Establishment of Interest Rate Swaps" announced by SHR on December 3, 2014.

Of the Borrowing, part of the borrowings will be procured through green loans based on the Green Finance Framework established by SHR. For details of the Green Finance Framework, please refer to "Green Finance" on the ESG special website.

SHR aims to continue promoting asset management with consideration to ESG (Environment, Social and Governance) and strengthen the financial base through green finance.

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

(1) Amount of funds to be procured
10,000 million yen

(2) Specific use of funds to be procured
Funds for the repayment of the Existing Borrowing

(3) Scheduled outlay
November 29, 2024

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4. Status of Borrowings, etc. After the Borrowing

(Unit: million yen)

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

(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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