SEKISUI HOUSE REIT, INC.

November 27, 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 (Determination of Interest Rate) and Establishment of Interest Rate Swap

Sekisui House Reit, Inc. ("SHR") hereby announces that concerning borrowing of funds (the "Borrowing") announced in the press release "Notice Concerning Borrowing of Funds (Green Loan, Other)" dated November 26, 2024, the interest rate of the fixed interest rate borrowing indicated as "To be determined" has been determined, and SHR has established an interest rate swap for the long-term borrowing with floating interest rate in the above mentioned press release as described below.

1. Terms of the Borrowing (Determination of Interest Rate)

Fixed Interest Rate Borrowing (Green Loan, Other)

<table>
<tr><th>Category</th><th>Lenders</th><th>Borrowing amount (mm yen)</th><th>Interest rate (Note 1)</th><th>Drawdown date</th><th>Borrowing method</th><th>Repayment date</th><th>Repayment method</th><th>Security</th></tr>
<tr><td rowspan="4">Long term</td><td>Sumitomo Mitsui Banking Corporation</td><td>1,800</td><td>1.115%</td><td rowspan="4">November 29, 2024</td><td rowspan="4">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.</td><td>November 30, 2029</td><td rowspan="4">Lump-sum repayment at maturity</td><td rowspan="4">Unsecured and Unguaranteed</td></tr>
<tr><td>MUFG Bank, Ltd. (Note 2)</td><td>4,600</td><td rowspan="3">1.535%</td><td rowspan="3">November 30, 2033</td></tr>
<tr><td>Mizuho Bank, Ltd. (Note 2)</td><td>700</td></tr>
<tr><td>Development Bank of Japan Inc. (Note 2)</td><td>300</td></tr>
<tr><td colspan="2">Total</td><td>7,400</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td></tr>
</table>

(Note 1) The borrowing expenses and other charges payable to the lenders are not included.
(Note 2) The borrowings are green loan.

2. Establishment of the Interest Rate Swap

(1) Reason for establishment

The interest rate swap has been established in order to hedge the risk of interest rate fluctuations by converting the interest rate payable into a fixed rate for the floating interest rate borrowing based on the individual loan agreement concluded on November 26, 2024 stated in "(2) Content of the interest rate swap" below.

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) Content of the interest rate swap

Interest rate swap agreement (Contract period: 9 years)

(i) Counterparty	Sumitomo Mitsui Trust Bank, Limited
(ii) Notional principal	2,600 million yen
(iii) Interest rate	Fixed interest rate payable: 1.49875% Floating interest rate receivable: JBA 1-month JPY TIBOR plus 0.385%
(iv) Commencement date	November 29, 2024
(v) Termination date	November 30, 2033
(vi) Interest payment date	The first interest payment date will be the last day of December 2024, and subsequent interest payment dates will be the last day of every month and the principal repayment date (however, if the concerned date is not a business day, then it will be the following business day, and if that next business day falls into the next calendar month, then it will be the business day immediately preceding the concerned date).

(Note) Conclusion of the interest rate swap agreement will, in effect, fix the interest rate for the below borrowing at 1.49875%.

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Category	Lenders	Borrowing amount (mm yen)	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Long-term	Sumitomo Mitsui Banking Corporation (Note)	1,900	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.385%	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 (Note)	700						
Total		2,600	—	—	—	—	—	—

(Note) The borrowings are green loan.

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

With regard to risks associated with the determination of the interest rate and the establishment of interest rate swap of 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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