SEKISUI HOUSE REIT, INC.

January 27, 2026

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: Toshimitsu Fujiwara,
President & Chief Executive Officer
Inquiries: Koichi Saito, Chief Manager,
Investor Relations Department
TEL: +81-3-6447-4870 (main)

Notice Concerning Borrowing of Funds (Green Loan)

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 (Green Loan)

Category	Lender	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	MUFG Bank, Ltd.	6,150	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.150% (Note 5)	February 2, 2026	Borrowing based on individual loan agreement, dated January 27, 2026. The lenders under the loan agreement are as indicated to the left of this table.	February 26, 2027	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Mizuho Bank, Ltd.	4,650						
	Sumitomo Mitsui Banking Corporation	4,200						
Total		15,000	—	—	—	—	—	—

(Note 1) The borrowing expenses and other charges 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 February 2026. 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.
(Note 6) The Borrowing will be procured through green loan 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.

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

(1) Amount of funds to be procured
15,000 million yen

(2) Specific use of funds to be procured
The Borrowing (15,000 million yen) is to partially fund the acquisition of seven residential properties (the "Assets to be Acquired") and related expenses described in the "Notice Concerning Disposition and Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Disposition of Esty Maison Ebisu and 11 Other Properties and Acquisition of Prime Maison Yoga Kinuta Park and Six Other Properties)" announced on December 15, 2025, and "Notice Concerning the Changes in Planned Acquisition Date, Period of Trust Contract and Contract Period of Master Lease Agreement for Acquisition of Trust Beneficiary Interests in Domestic Real Estate" announced by SHR on January 27, 2026.
For details of the Assets to be Acquired, please refer to the above press release.

(3) Scheduled outlay
February 2, 2026

3. Status of Borrowings, etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short term borrowings (Note)	660	660	—
Long term borrowings (Note)	248,282	263,282	15,000
Total borrowings	248,942	263,942	15,000
Investment corporation bonds	17,500	17,500	—
Total interest-bearing debts	266,442	281,442	15,000

(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.

4. 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 30, 2025.

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

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