SEKISUI HOUSE REIT, INC.

September 3, 2026

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Kimiyoshi Otani, Executive Director
(Securities Code: 3309)
Asset Management Company
Sekisui House Asset Management, Ltd.
Representative: Toshimitsu Fujiwara,
President & Chief Executive Officer
Inquiries: Koichi Saito,
Head of Investor Relations Group,
Corporate Strategy & Planning Department
TEL: +81-3-6447-4870 (main)

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

Floating interest rate borrowing (green loan, other)

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
Short-Term	Sumitomo Mitsui Banking Corporation	2,000	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.170% (Note 6)	September 8, 2026	Borrowing based on individual loan agreement, dated September 3, 2026. The lenders under the loan agreement are as indicated to the left of this table.	August 31, 2027	Lump-sum repayment at maturity	Unsecured and Unguaranteed
Long-term	MUFG Bank, Ltd.	750	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.215% (Note 6)			August 29, 2031		
	Mizuho Bank, Ltd.	300						
	MUFG Bank, Ltd. (Note 5)	1,500	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.295% (Note 6)			August 31, 2033		
	Mizuho Bank, Ltd. (Note 5)	600						
Total		5,150	—	—	—	—	—	—

(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 InterBank 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 Borrowings will be procured through green loans based on the Green Finance Framework established by SHR. For details of the

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.

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

(Note 6) The first interest payment date will be the last day of September 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.

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

(1) Amount of funds to be procured

5,150 million yen

(2) Specific use of funds to be procured

The Borrowing is for use as the redemption of the Sekisui House Reit, Inc. First Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (2,000 million yen), which is due for redemption on September 8, 2026 (the "Bond #1 (10-year Bond)") and repayment funds of the borrowings (3,150 million yen) which are due for repayment on August 31, 2026 (the "Existing Borrowing").

For details of the Bond #1 (10-year Bond), please refer to "Notice Concerning Issuance of Investment Corporation Bonds and Early Repayment of Existing Borrowings" announced by SHR on September 2, 2016, and for the details of the Existing Borrowing, please refer to "Notice Concerning Borrowing of Funds" announced by SHR on September 7, 2016.

(3) Scheduled outlay

September 8, 2026

3. Status of Interest-Bearing Debts After the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term borrowings (Note)	3,090	5,090	2,000
Long-term borrowings (Note)	263,442	263,442	—
Total borrowings	266,532	268,532	2,000
Investment corporation bonds	17,500	15,500	(2,000)
Total interest-bearing debts	284,032	284,032	—

(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/Assessment 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, 2026.

* Website of SHR: https://sekisuihouse-reit.co.jp/en/

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.