

August 26, 2021

Real Estate Investment Trust Securities Issuer  
 Sekisui House Reit, Inc.  
 Representative: Atsuhiro Kida, Executive Director  
 (Securities Code: 3309)

Asset Management Company  
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### 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

##### (1) Fixed Interest Rate Borrowing

Category	Lender (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3) (Note 4) (Note 5)	Drawdown date	Borrowing method	Repayment date (Note 6)	Repayment method (Note 7)	Security
Long-term	Mizuho Bank, Ltd.	2,650	To be determined	August 31, 2021	Borrowing based on individual loan agreement, dated August 26, 2021. The lenders under the loan agreement are as indicated to the left of this table.	August 31, 2029	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Sumitomo Mitsui Banking Corporation	2,110						
	Sumitomo Mitsui Trust Bank, Limited	480						
	Mizuho Trust & Banking Co., Ltd.	200						
	Resona Bank, Limited.	300						
	The Norinchukin Bank	210						
Total		5,950	—	—	—	—	—	—

(Note 1) MUFG Bank, Ltd., Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation are arrangers of the above borrowings.

(Note 2) The borrowing expenses and other charge payable to the lenders are not included.

(Note 3) The first interest payment date will be the last day of February 2022. Subsequent interest payment dates will be the last day of August and February of each year 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 4) The first interest calculation period is from August 31, 2021 to the last day of February 2022.

(Note 5) The interest rates will be announced once determined.

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.

(Note 6) 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 7) SHR may, by giving prior written notice and if certain other terms and conditions are met, make early repayment of the above borrowings (in whole or in part) in the period between the drawdown date and the repayment date.

## (2) Floating Interest Rate Borrowing

Category	Lenders (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3) (Note 4) (Note 5)	Drawdown date	Borrowing method	Repayment date (Note 6)	Repayment method (Note 7)	Security
Long-term	Mizuho Bank, Ltd.	1,280	Base rate (JBA 3-month Japanese Yen TIBOR) plus 0.190%	August 31, 2021	Borrowing based on individual loan agreement, dated August 26, 2021. The lenders under the loan agreement are as indicated to the left of this table.	August 30, 2024	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Sumitomo Mitsui Banking Corporation	1,030						
	Sumitomo Mitsui Trust Bank, Limited	500						
Total		2,810	—	—	—	—	—	—

(Note 1) MUFG Bank, Ltd., Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation are arrangers of the above borrowings.

(Note 2) The borrowing expenses and other charge payable to the lenders are not included.

(Note 3) The base rate applicable to the calculation period for the interest payable on an interest payment date shall be the 3-month Japanese Yen TIBOR (Tokyo Inter Bank Offered Rate) published by the Japanese Bankers Association (JBA) TIBOR Administration, two business days prior to the immediately preceding relevant interest payment date. 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 (<http://www.jbatibor.or.jp/english/rate/>).

(Note 4) The first interest payment date will be the last day of November 2021. Subsequent interest payment dates will be the last day of every three 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 5) The first interest calculation period is from August 31, 2021 to the last day of November 2021.

(Note 6) 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 7) 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.

## 2. Purpose of the Borrowing

The Borrowing (8,760 million yen) is for use as repayment funds of a long-term borrowings (8,760 million yen) which shall be due for repayment on August 31, 2021 (the “Existing Borrowing”).

For details of the Existing Borrowing, please refer to “Notice Concerning Borrowing of Funds” announced on August 26, 2014 by Sekisui House Residential Investment Corporation (“SHI”) (Note), “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowing” announced on August 23, 2017 and “Notice Concerning Borrowing of Funds” announced on August 28, 2018 by SHR.

(Note) SHR has implemented an absorption-type merger, effective as of May 1, 2018, whereby SHR was the surviving corporation and SHI was the dissolving corporation in the merger. Therefore, the debt obligation of SHI has been succeeded by SHR.

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

- (1) Amount of funds to be procured  
8,760 million yen
- (2) Specific use of funds to be procured  
Funds for repayment of the Existing Borrowing
- (3) Scheduled outlay  
August 31, 2021

**4. Status of Borrowings, etc. after the Borrowing**

(Unit: million yen)

	Before the Borrowing (Note 1)	After the Borrowing	Increase (Decrease)
Short-term borrowings (Note 2)	—	—	—
Long-term borrowings (Note 2)	215,442	215,442	—
(repayment due within one year)	47,990	39,230	(8,760)
Total borrowings	215,442	215,442	—
Investment corporation bonds	34,500	34,500	—
(redemption due within one year)	3,000	3,000	—
Total interest-bearing liabilities	249,942	249,942	—

(Note 1) Before the Borrowing indicates the balance of borrowings, etc. after the early repayment described in the "Notice Concerning Early Repayment of Borrowing" announced on July 30, 2021.

(Note 2) 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, 2021.

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