

May 18, 2023

 Real Estate Investment Trust Securities Issuer
 Sekisui House Reit, Inc.

 Representative: Atsuhiko Kida, Executive Director
 (Securities Code: 3309)

Asset Management Company

Sekisui House Asset Management, Ltd.

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Notice Concerning Borrowing of Funds (Green Loan) and Early Repayment of Existing Borrowings

Sekisui House Reit, Inc. (“SHR”) hereby announces that it has decided today to undertake new borrowings (the “Borrowing”) and make an early repayment of existing borrowings (the “Early Repayment”) as described below.

1. Borrowing of Funds

(1) Terms of the Borrowing

Fixed Interest Rate Borrowing

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	Nippon Life Insurance Company	2,000	1.040%	May 31, 2023	Borrowing based on individual loan agreement, dated May 18, 2023. The lender under the loan agreement is as indicated to the left of this table.	January 30, 2032	Lump-sum repayment at maturity	Unsecured and Unguaranteed
		2,000	1.120%			November 30, 2032		
Total		4,000	—	—	—	—	—	—

(Note 1) The borrowing expenses and other charges payable to the lender are not included.

(Note 2) The first interest payment date will be the last day of November 2023. 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.

(2) Purpose of the Borrowing

The Borrowing (4,000 million yen) is for use as funds for the Early Repayment on May 31, 2023. For details, please refer to “2. Early Repayment” below.

The Borrowing will be a green loan executed based on the Green Finance Framework established by SHR in December 2022. For details of the Green Finance Framework, please refer to “[Green Finance](#)” on the ESG special website.

In addition, the existing borrowings, to be repaid by the Early Repayment, is procured as the funds for repayment of borrowings related to part of the funds for the acquisition of assets fulfilling the eligibility

criteria (Eligible Green Projects), based on SHR's Green Finance Framework.

SHR aims to promote 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

- a. Amount of funds to be procured
4,000 million yen
- b. Specific use of funds to be procured
Funds for the Early Repayment
- c. Scheduled outlay
May 31, 2023

2. Early Repayment

(1) Terms of the Early Repayment

Category	Lenders	Balance before repayment (mm yen)	Repayment amount (mm yen)	Balance after repayment (mm yen)	Drawdown date	Repayment date	Scheduled repayment date
Long-term	MUFG Bank, Ltd.	1,550	1,550	—	November 30, 2021	November 30, 2023	May 31, 2023
	Mizuho Bank, Ltd.	1,270	1,270	—			
	Sumitomo Mitsui Banking Corporation	1,180	1,180	—			
Total		4,000	4,000	—	—	—	—

(Note) For details of the above borrowings, please refer to "Notice Concerning Borrowing of Funds" announced on November 25, 2021.

(2) Funds for Repayment

The total borrowings of 4,000 million yen to be procured, as described in "1. Borrowing of Funds", will be used for the Early Repayment.

3. Status of Borrowings, etc. after the Borrowing and the Early Repayment

(Unit: million yen)

	Before the Borrowing and the Early Repayment	After the Borrowing and Early Repayment	Increase (Decrease)
Short-term borrowings (Note 1)	—	—	—
Long-term borrowings (Note 1)	226,742	226,742	—
Total borrowings	226,742	226,742	—
Investment corporation bonds	31,500	31,500	—
Total interest-bearing liabilities	258,242	258,242	—

(Note 1) 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.

(Note 2) Only the Borrowing and the Early Repayment are included, and on the other hand, long-term borrowings due for repayment on May 31, 2023 are excluded.



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 January 30, 2023 (available in Japanese only).

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