

August 3, 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 Partial Early Repayment of Existing Borrowings

Sekisui House Reit, Inc. hereby announces that it has decided today to make a partial early repayment of existing borrowings (the “Early Repayment”) as described below.

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
Short-term	MUFG Bank, Ltd.	1,230	308	922	May 31, 2023	May 31, 2024	August 10, 2023
	Mizuho Bank, Ltd.	980	245	735			
	Sumitomo Mitsui Banking Corporation	900	225	675			
	Sumitomo Mitsui Trust Bank, Limited	510	127	383			
	Mizuho Trust & Banking Co., Ltd.	380	95	285			
Total		4,000	1,000	3,000	—	—	—

(Note) For details of the above borrowing, please refer to the “Notice Concerning Borrowing of Funds (Green Loan, Other)” announced by SHR on May 26, 2023.

2. Funds for Repayment

A portion of the disposition price from the asset disposition settled as of August 3, 2023 is scheduled to be appropriated.

(Note) For details of asset disposition, please refer to the “Notice Concerning Disposition of Trust Beneficiary Interest in Domestic Real Estate (Sha Maison Stage Kanazawa Nishiizumi)” announced separately by SHR today.

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

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase (Decrease)
Short-term borrowings (Note)	4,000	3,000	(1,000)
Long-term borrowings (Note)	222,742	222,742	—
Total borrowings	226,742	225,742	(1,000)
Investment corporation bonds	31,500	31,500	—
Total interest-bearing liabilities	258,242	257,242	(1,000)

(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 Early Repayment, 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 28, 2023 (available in Japanese only).

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