



November 27, 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.

Representative: Toru Abe,  
President & Representative Director

Inquiries: Koichi Saito, Chief Manager,  
Investor Relations 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**

**(1) Fixed Interest Rate Borrowing (Green Loan)**

Category	Lenders (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3)	Drawdown date	Borrowing method	Repayment date (Note 4)	Repayment method (Note 5)	Security
Long-term	Mizuho Bank, Ltd.	230	To be determined	November 30, 2023	Borrowing based on individual loan agreement, dated November 27, 2023. The lenders under the loan agreement are as indicated to the left of this table.	November 29, 2030	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	570						
	Mizuho Trust & Banking Co., Ltd.	100						
	Development Bank of Japan Inc.	220	To be determined					
	Sumitomo Mitsui Banking Corporation	510						
	MUFG Bank, Ltd. (Note 6)	1,810	To be determined					
Total		3,440	—	—	—	—	—	

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

(Note 2) The interest rate will be announced once determined.

(Note 3) The first interest payment date will be the last day of May 2024. 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 4) 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 5) 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 6) The borrowing from MUFG Bank, Ltd. is an ESG Loan for J-REIT.

**(2) Floating Interest Rate Borrowing**

Category	Lenders (Note 1)	Borrowing amount (mm yen)	Interest rate (Note 2) (Note 3) (Note 4)	Drawdown date	Borrowing method	Repayment date (Note 5)	Repayment method (Note 6)	Security
Long-term	MUFG Bank, Ltd. (Note 7)	990	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.190%	November 30, 2023	Borrowing based on individual loan agreement, dated November 27, 2023. The lenders under the loan agreement are as indicated to the left of this table.	November 28, 2025	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Mizuho Bank, Ltd.	810						
	Sumitomo Mitsui Banking Corporation	740						
	Sumitomo Mitsui Trust Bank, Limited	440						
	Mizuho Trust & Banking Co., Ltd.	320						
	MUFG Bank, Ltd. (Note 7)	900				November 30, 2027		
	Mizuho Bank, Ltd.	110						
	Sumitomo Mitsui Banking Corporation	250						
	Sumitomo Mitsui Trust Bank, Limited	1,140						
	Mizuho Trust & Banking Co., Ltd.	100						
Resona Bank, Limited.	100							
Total		5,900	—	—	—	—	—	

(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 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 4) The first interest payment date will be the last day of December 2023. 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 5) 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 6) 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 7) The borrowing from MUFG Bank, Ltd. is an ESG Loan for J-REIT.

**2. Purpose of the Borrowing**

The Borrowing (9,340 million yen) is for use as repayment funds of the long-term borrowings (9,340 million yen) which is due for repayment on November 30, 2023 (the “Existing Borrowing”).

Part of the borrowings under 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.

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.

In addition, for details of the Existing Borrowing, please refer to “Notice Concerning Borrowing of Funds, Establishment of Interest Rate Swaps and Early Repayment of Existing Borrowing” announced by SHR on July 24, 2015, “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowing” announced by SHR on August 23, 2017, and “Notice Concerning Borrowing of Funds” announced by SHR on November 26, 2019.

SHR aims to continue promoting 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

#### (1) Amount of funds to be procured

9,340 million yen

#### (2) Specific use of funds to be procured

Funds for repayment of the Existing Borrowing

#### (3) Scheduled outlay

November 30, 2023

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

(Unit: million yen)

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

(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.

### 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 28, 2023 (available in Japanese only).

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