



February 22, 2024

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, 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	The Norinchukin Bank	400	To be determined	February 28, 2024	Borrowing based on individual loan agreement, dated February 22, 2024. The lenders under the loan agreement are as indicated to the left of this table.	August 31, 2032	Lump-sum repayment at maturity	Unsecured and Unguaranteed	
	Shinkin Central Bank	400							
	The Yamaguchi Bank, Ltd.	400							
	THE NISHI-NIPPON CITY BANK, LTD.	300							
	Sumitomo Mitsui Trust Bank, Limited	450	To be determined			February 28, 2031			
	Resona Bank, Limited.	300							
	The Norinchukin Bank	300							
	Sumitomo Mitsui Banking Corporation	910	To be determined						
	Mizuho Bank, Ltd.	890	To be determined	February 29, 2024					August 29, 2031
	Mizuho Trust & Banking Co., Ltd.	500							
	Development Bank of Japan Inc.	600							
	The Bank of Fukuoka, Ltd.	200							
	Shinkin Central Bank	100							

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	The Yamaguchi Bank, Ltd.	100						
	The 77 Bank, Ltd.	100						
	The Senshu Ikeda Bank, Ltd.	100						
	The Shizuoka Bank, Ltd.	100						
	The Hiroshima Bank, Ltd.	100						
	Aozora Bank, Ltd.	200						
	MUFG Bank, Ltd. (Note 6)	890	To be determined					
	<b>Total</b>	<b>7,340</b>	—	—	—	—	—	—

(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
Short-term	MUFG Bank, Ltd. (Note 7)	1,500	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.170%	February 28, 2024	Borrowing based on individual loan agreement, dated February 22, 2024. The lenders under the loan agreement are as indicated to the left of this table.	February 28, 2025	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	MUFG Bank, Ltd. (Note 7)	260		February 29, 2024				
	Mizuho Bank, Ltd.	210						
	Sumitomo Mitsui Banking Corporation	190						
	<b>Total</b>	<b>2,160</b>	—	—	—	—	—	

(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 March 2024. 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.

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(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 (9,500 million yen) is for use as the redemption of the Sekisui House Residential Investment Corporation Forth Series Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds) (the “Bond #4 (10-year Bond)”), which is due for redemption on February 28, 2024 and repayment funds of the long-term borrowings (6,500 million yen) which is due for repayment on February 29, 2024 (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.

In addition, for detail of the Bond #4 (10-year Bond), please refer to “Notice Concerning Issuance of Investment Corporation Bonds” announced by Sekisui House Residential Investment Corporation (“SHI”) on February 18, 2014, and for details of the Existing Borrowing, please refer to “Notice Concerning Borrowing of Funds” announced by SHI on March 29, 2016.

SHR aims to continue promoting asset management with consideration to ESG (Environment, Social and Governance) and strengthen the financial base through green finance.

(Note) SHR executed an absorption-type merger, with May 1, 2018 as the effective date, whereby SHR was the surviving corporation and SHI was the dissolving corporation in the merger. Therefore, the debt obligation related to SHI’s borrowings was succeeded by SHR.

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

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

9,500 million yen

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

Funds for the redemption of 3,000 million yen of the Bond #4 (10-year Bond) and repayment of 6,500 million yen of the Existing Borrowing

### (3) Scheduled outlay

February 28, 2024: 3,000 million yen

February 29, 2024: 6,500 million yen

## 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	5,160	2,160
Long-term borrowings (Note)	222,742	223,582	840
Total borrowings	225,742	228,742	3,000
Investment corporation bonds	31,500	28,500	(3,000)
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 January 23, 2024 (available in Japanese only).

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

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