

October 7, 2025

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 Early Repayment of Existing Borrowings

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

1. 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
Short-term	MUFG Bank, Ltd.	5,540	1,950	3,590	November 13, 2024	November 13, 2025	October 15, 2025
	Mizuho Bank, Ltd.	4,500	1,600	2,900			
	Sumitomo Mitsui Banking Corporation	4,160	1,450	2,710			
Total		14,200	5,000	9,200	—	—	—

(Note) For details of the above borrowing, please refer to “Notice Concerning Borrowing of Funds” announced on November 7, 2024.

(2) Funds for Repayment

SHR repay with cash on hand.

2. 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)	14,860	9,860	(5,000)
Long-term borrowings (Note)	239,082	239,082	—
Total borrowings	253,942	248,942	(5,000)
Investment corporation bonds	17,500	17,500	—
Total interest-bearing liabilities	271,442	266,442	(5,000)

(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.



3. 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 30, 2025.

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