SEKISUI HOUSE REIT, INC.

November 25, 2025

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Atsuhiro Kida, Executive Director
(Securities Code: 3309)
Asset Management Company
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Notice Concerning Borrowing of Funds

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

Floating Interest Rate Borrowing

Category	Lenders	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	MUFG Bank, Ltd.	990	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.190% (Note 5)	November 28, 2025	Borrowing based on individual loan agreement, dated November 25, 2025. The lenders under the loan agreement are as indicated to the left of this table.	November 30, 2027	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						
Total		3,300	—	—	—	—	—	—

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

(Note 2) 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 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.

(Note 5) The first interest payment date will be the last day of December 2025. 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.

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.

2. Amount, Use and Scheduled Outlay of Funds to be Procured from the Borrowing
   (1) Amount of funds to be procured
   3,300 million yen
   (2) Specific use of funds to be procured
   The Borrowing is for use as the repayment funds of the borrowings (3,300 million yen) which are due for repayment on November 28, 2025 (the "Existing Borrowing").
   For details of the Existing Borrowing, please refer to "Notice Concerning Borrowing of Funds (Green Loan, Other)" announced by SHR on November 27, 2023.
   (3) Scheduled outlay
   November 28, 2025

3. Status of Borrowings, etc. After the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short term borrowings (Note)	660	660	—
Long term borrowings (Note)	248,282	248,282	—
Total borrowings	248,942	248,942	—
Investment corporation bonds	17,500	17,500	—
Total interest-bearing liabilities	266,442	266,442	—

(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 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 30, 2025.

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

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