SEKISUI HOUSE REIT, INC.

February 24, 2026

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
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(Securities Code: 3309)
Asset Management Company
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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, other)

Category	Lender	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	Development Bank of Japan Inc.	600	To be determined	February 27, 2026	Borrowing based on individual loan agreement, dated February 24, 2026. The lenders under the loan agreement are as indicated to the left of this table.	February 28, 2029	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	MUFG Bank, Ltd. (Note 5)	2,150				February 28, 2033		
	Mizuho Bank, Ltd. (Note 5)	1,150						
	Sumitomo Mitsui Banking Corporation (Note 5)	610						
	Development Bank of Japan Inc. (Note 5)	600						
Total		5,110	—	—	—	—	—	—

(Note 1) The interest rate will be announced once determined.
(Note 2) The first interest payment date will be the last day of August 2026. 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 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 Borrowings will be procured through green loans based on the Green Finance Framework established by SHR. For details of the Green Finance Framework, please refer to "Green Finance" on the ESG special website.

(2) Floating interest rate borrowing

<table>
<tr><th>Category</th><th>Lender</th><th>Borrowing amount (mm yen)</th><th>Interest rate (Note 1) (Note 2)</th><th>Drawdown date</th><th>Borrowing method</th><th>Repayment date (Note 3)</th><th>Repayment method (Note 4)</th><th>Security</th></tr>
<tr><td rowspan="13">Long-term</td><td>MUFG Bank, Ltd.</td><td>2,410</td><td rowspan="3">Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.190% (Note 5)</td><td rowspan="13">February 27, 2026</td><td rowspan="13">Borrowing based on individual loan agreement, dated February 24, 2026. The lenders under the loan agreement are as indicated to the left of this table.</td><td rowspan="3">February 28, 2029</td><td rowspan="13">Lump-sum repayment at maturity</td><td rowspan="13">Unsecured and Unguaranteed</td></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>1,360</td></tr>
<tr><td>Sumitomo Mitsui Banking Corporation</td><td>810</td></tr>
<tr><td>Sumitomo Mitsui Trust Bank, Limited</td><td>200</td><td rowspan="10">Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.240% (Note 5)</td><td rowspan="10">August 29, 2031</td></tr>
<tr><td>Mizuho Trust & Banking Co., Ltd.</td><td>600</td></tr>
<tr><td>Resona Bank, Limited</td><td>800</td></tr>
<tr><td>The Norinchukin Bank</td><td>900</td></tr>
<tr><td>The Bank of Fukuoka, Ltd.</td><td>900</td></tr>
<tr><td>Shinkin Central Bank</td><td>300</td></tr>
<tr><td>The Yamaguchi Bank, Ltd.</td><td>800</td></tr>
<tr><td>The 77 Bank, Ltd.</td><td>800</td></tr>
<tr><td>The Hiroshima Bank, Ltd.</td><td>500</td></tr>
<tr><td>Aozora Bank, Ltd.</td><td>300</td></tr>
<tr><td colspan="2">Total</td><td>10,680</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td></tr>
</table>

(Note 1) The borrowing expenses and other charges 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 InterBank 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 March 2026. 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.

2. Amount, Use and Scheduled Outlay of Funds to be Procured from the Borrowing
   (1) Amount of funds to be procured
   15,790 million yen
   (2) Specific use of funds to be procured
   The Borrowing (15,790 million yen) is for use as the repayment funds of the borrowings (15,790 million yen) which are due for repayment on February 27, 2026 (the "Existing Borrowing").
   For details of the Existing Borrowing, please refer to "Notice Concerning Borrowing of Funds" announced by Sekisui House Residential Investment Corporation ("SHI") (Note) on February 23, 2017, "Notice Concerning Borrowing of Funds" announced by SHI on February 21, 2018, "Notice Concerning Borrowing of Funds and Partial Early Repayment of Existing Borrowing" announced by SHR on September 20, 2019, and "Notice Concerning Borrowing of Funds (Green Loan, Other)" announced by SHR on February 25, 2025.
   (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) Scheduled outlay
   February 27, 2026

3. Status of Interest-Bearing Debts After the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term borrowings (Note)	660	—	(660)
Long-term borrowings (Note)	263,282	263,942	660
Total borrowings	263,942	263,942	—
Investment corporation bonds	17,500	17,500	—
Total interest-bearing debts	281,442	281,442	—

(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/Assessment 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 28, 2026.

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