SEKISUI HOUSE REIT, INC.

February 27, 2026

Real Estate Investment Trust Securities Issuer
Sekisui House Reit, Inc.
Representative: Kimiyoshi Otani, 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	Lender	Borrowing amount (mm yen)	Interest rate (Note 1) (Note 2)	Drawdown date	Borrowing method	Repayment date (Note 3)	Repayment method (Note 4)	Security
Short-term	MUFG Bank, Ltd.	2,590	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.150% (Note 5)	March 5, 2026	Borrowing based on individual loan agreement, dated February 27, 2026. The lenders under the loan agreement are as indicated to the left of this table.	February 26, 2027	Lump-sum repayment at maturity	Unsecured and Unguaranteed
Total		2,590	—	—	—	—	—	—

(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 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
   2,590 million yen
   (2) Specific use of funds to be procured
   The Borrowing (2,590 million yen) is to partially fund the acquisition of a residential property (the "Asset to be Acquired") and related expenses described in the "Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Esty Maison Kawaguchi)" announced on February 26, 2026.
   For details of the Asset to be Acquired, please refer to the above press release.
   (3) Scheduled outlay
   March 5, 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)	—	2,590	2,590
Long-term borrowings (Note)	263,942	263,942	—
Total borrowings	263,942	266,532	2,590
Investment corporation bonds	17,500	17,500	—
Total interest-bearing debts	281,442	284,032	2,590

(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/