SEKISUI HOUSE REIT, INC.

November 10, 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 (Sustainability Linked Loan)

Sekisui House Reit, Inc. ("SHR") hereby announces that it has decided today to undertake new borrowings (the "Borrowing") as described below. The Borrowing will be SHR's first financing conducted through a Sustainability Linked Loan.

1. Terms of the Borrowing

Floating Interest Rate Borrowing (Sustainability Linked Loan (Note 1))

Category	Lenders	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	MUFG Bank, Ltd.	1,500	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.245% (Note 1) (Note 6)	November 13, 2025	Borrowing based on individual loan agreement, dated November 10, 2025. The lenders under the loan agreement are as indicated to the left of this table.	November 28, 2031	Lump-sum repayment at maturity	Unsecured and Unguaranteed
	Mizuho Bank, Ltd.	700						
	Sumitomo Mitsui Banking Corporation	700						
	Sumitomo Mitsui Trust Bank, Limited	700						
	Mizuho Trust & Banking Co., Ltd.	600						
	Resona Bank, Limited	500						
	The Bank of Fukuoka, Ltd.	500						
	The Yamaguchi Bank, Ltd.	500						
	The Shizuoka Bank, Ltd.	500						
	The Hiroshima Bank, Ltd.	500						
	Aozora Bank, Ltd.	500						

	The Juhachi-Shinwa Bank, Ltd.	500						
	The Joyo Bank, Ltd.	500						
	The Yamagata Bank, Ltd.	500						
	THE HACHIJUNI BANK, LTD.	500						
Total		9,200	—	—	—	—	—	—

(Note 1) For the details of a Sustainability Linked Loan, please refer to 3. About “Sustainability Linked Loan”.
(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) 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 first interest payment date will be the last day of November 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.

2. Amount, Use and Scheduled Outlay of Funds to be Procured from the Borrowing
   (1) Amount of funds to be procured
   9,200 million yen
   (2) Specific use of funds to be procured
   The Borrowing is for use as the repayment funds of the borrowings (9,200 million yen) which are due for repayment on November 13, 2025 (the “Existing Borrowing”).
   For details of the Existing Borrowing, please refer to “Notice Concerning Borrowing of Funds” announced by SHR on November 7, 2024, and “Notice Concerning Early Repayment of Existing Borrowings” announced by SHR on October 7, 2025.
   (3) Scheduled outlay
   November 13, 2025

3. About “Sustainability Linked Loan”

Sustainability Linked Loan is a financial product designed to support companies' sustainable business activities and growth from environmental and social perspectives. Specifically, it establishes sustainability performance targets (the “SPT”) for borrowers and links financing terms such as interest rates to the achievement of these targets, thereby providing incentives for meeting the SPT.

The Borrowing will be procured as a Sustainability Linked Loan (the "SLL") based on the “Green and Sustainability Linked Finance Framework" (the “Framework”) formulated by MUFG Bank, Ltd. The Framework has received a third-party opinion from DNV BUSINESS ASSURANCE JAPAN K.K..

The SPT for the SLL is the Investment Corporation's “CDP Climate Change Score”. This SPT was selected because it promotes the Investment Corporation's efforts toward achieving net zero by 2050, as stated in its KPIs, and because CDP Climate Change is a program that evaluates companies' climate change initiatives and is widely used by investors and companies both domestically and internationally.

The spread changes based on SPT achievement status are as follows.

Spread Changes Based on the SPT Achievement Status in the SLL

CDP Climate Change Score	Spread
A	0.235% (Initial spread -0.010%)
A-	0.245% (Initial spread ±0.000%)
Below B	0.255% (Initial spread +0.010%)

(Note 1) The first determination date for SPT achievement under the SLL will be the end of April 2026. Subsequent determination dates will be the end of April of each year until the 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 2) The first spread revision date will be on May 29, 2026. Subsequent spread revision dates will be the end of May of each year until the 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) If the CDP Climate Change Score cannot be obtained on the determination date due to reasons such as the assessment agency not conducting the assessment, the initial spread (0.245%) will be applied.

(Note 4) For details on the Framework, please refer to the "Green and Sustainability Linked Finance Framework". (https://www.bk.mufg.jp/csr/framework/pdf/framework.pdf) posted on the website of Mitsubishi UFJ Bank, Ltd. (available in Japanese only).

4. Status of Borrowings, etc. After the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short term borrowings (Note)	9,860	660	(9,200)
Long term borrowings (Note)	239,082	248,282	9,200
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.

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 July 30, 2025.

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