SEKISUI HOUSE REIT, INC.

November 11, 2025

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

Sekisui House Reit, Inc. ("SHR") hereby announces that, SHR has established interest rate swap for the long-term borrowing with floating interest rate announced in the press release "Notice Concerning Borrowing of Funds (Sustainability Linked Loan)" dated November 10, 2025, as described below.

1. Establishment of the Interest Rate Swap

(1) Reason for establishment

The interest rate swap has been established in order to hedge the risk of interest rate fluctuations by converting the interest rate payable into a fixed rate for the floating interest rate borrowing based on the individual loan agreement concluded on November 10, 2025 stated in "(2) Content of the interest rate swap" below.

(2) Content of the interest rate swap

Interest rate swap agreement (Contract period: 6 years)

(i) Counterparty	Daiwa Securities Co. Ltd.
(ii) Notional principal	9,200 million yen
(iii) Interest rate	Fixed interest rate payable: 1.530% Floating interest rate receivable: JBA 1-month JPY TIBOR
(iv) Commencement date	November 13, 2025
(v) Termination date	November 28, 2031
(vi) Interest payment date	The first interest payment date will be the last day of November 2025, and subsequent interest payment dates will be the last day of every month and the principal repayment date (however, if the concerned date is not a business day, then it will be the following business day, and if that next business day falls into the next calendar month, then it will be the business day immediately preceding the concerned date).

(Note) Conclusion of the interest rate swap agreement will, in effect, fix the interest rate for the below borrowing at 1.765% to 1.785%.

<Hedge target>

Category	Lenders	Borrowing amount (mm yen)	Interest rate	Drawdown date	Borrowing method	Repayment Date	Repayment method	Security
Long term	MUFG Bank, Ltd.	1,500	Base rate (JBA 1-month Japanese Yen TIBOR) plus 0.245% (Note)	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) The borrowing is a sustainability linked loan. The 0.245% spread may change depending on future SPT achievement status. For details of the borrowing, please refer to the "Notice Concerning Borrowing of Funds (Sustainability Linked Loan)" announced by SHR on November 10, 2025.

2. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of Relevant Information
   With regard to risks associated with the establishment of interest rate swap, 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/