

July 14, 2015

Real Estate Investment Trust Securities Issuer
 Sekisui House Reit, Inc.
 Representative: Junichi Inoue, Executive Director
 (Securities Code: 3309)

Asset Management Company
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Notice Concerning Partial Early Repayment of Borrowing

Sekisui House Reit, Inc. ("SHR") announces that it decided today to conduct partial early repayment of a loan (the "Early Repayment") as described below.

1. Content of the Early Repayment

Category	Lender	Balance before repayment (mm yen)	Repayment amount (mm yen)	Balance after repayment (mm yen)	Scheduled repayment date	Drawdown date	Repayment date
Short term	Loan syndicate with The Bank of Tokyo-Mitsubishi UFJ, Ltd. as arranger (Note 1)	15,600	2,500	13,100	July 22, 2015	May 19, 2015	May 18, 2016

(Note 1) The loan syndicate comprises The Bank of Tokyo-Mitsubishi UFJ, Ltd. and Sumitomo Mitsui Banking Corporation.

(Note 2) For details of the borrowing, please refer to the "Notice Concerning Borrowing of Funds" dated May 15, 2015 and "Notice Concerning Partial Early Repayment of Borrowing" dated June 10, 2015.

2. Funds for Repayment

The refund of consumption taxes (approximately 2,451 million yen) accompanying the acquisition of 3 properties acquired on December 3, 2014 and cash on hand will be used for the Early Repayment.

3. Status of Loans, Etc. After the Early Repayment

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase (Decrease)
Short-term loans (Note)	15,600	13,100	(2,500)
Long-term loans (Note)	55,000	55,000	—
Total loans	70,600	68,100	(2,500)
Investment corporation bonds	—	—	—
Total interest-bearing liabilities	70,600	68,100	(2,500)

(Note) Short-term loans refer to loans due for repayment in a period of one year or less, and long-term loans refer to loans due for repayment in a period of more than one year.

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. This document is an English translation of a press release for public announcement concerning partial early repayment of borrowing of Sekisui House Reit, Inc., and has not been prepared for the purpose of solicitation of investment. We caution investors to refer to Sekisui House Reit, Inc.'s prospectus and notice of amendments thereto, if any, without fail and to undertake investment at their own decision and responsibility.

4. Future Outlook

There are no changes to the forecast of management status and distribution as the Early Repayment is already incorporated in the management status and distribution forecast for the fiscal period ending October 2015 (May 1, 2015 – October 31, 2015) and the fiscal period ending April 2016 (November 1, 2015 – April 30, 2016) announced on June 15, 2015.

5. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of Concerned Information

Concerning the risks associated with the Early Repayment, etc., there is no change from the content of "Part 2. Fund Information; Section 1. Status of Fund; 3. Investment Risks" of the securities registration statement submitted on April 24, 2015.

*Sekisui House Reit, Inc. website: <http://www.sekisuihouse-reit.co.jp/en/>