

February 20, 2020

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 Early Repayment of Existing Borrowing

Sekisui House Reit, Inc. hereby announces that it has decided today to make early repayment of existing borrowing (the “Early Repayment”) as described below.

1. Content of the Early Repayment

Category	Lenders	Balance before repayment (mm yen)	Repayment amount (mm yen)	Balance after repayment (mm yen)	Drawdown date	Repayment date	Scheduled repayment date
Short-term	MUFG Bank, Ltd.	200	200	—	January 31, 2020	January 29, 2021	February 28, 2020
	Mizuho Bank, Ltd.	200	200	—			
	Sumitomo Mitsui Banking Corporation	200	200	—			
Total		600	600	—	—	—	—

(Note) For details of the above borrowing, please refer to the “Notice Concerning Borrowing of Funds” dated January 28, 2020.

2. Funds for Repayment

Long-term borrowings to be implemented will be used for the Early Repayment. There will be an announcement once such details have been determined.

3. Status of Borrowings, etc. after the Early Repayment

(Unit: million yen)

	Before the Early Repayment	After the Early Repayment	Increase (Decrease)
Short-term borrowings (Note 1)	8,600	8,000	(600)
Long-term borrowings (Note 1) (Note 2)	211,742	212,342	600
(repayment due within one year) (Note 2)	34,842	34,842	—
Total borrowings	220,342	220,342	—
Investment corporation bonds (Note 3)	24,500	24,500	—
(redemption due within one year) (Note 3)	2,000	—	(2,000)
Total interest-bearing liabilities	244,842	244,842	—

(Note 1) 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.

(Note 2) Only long-term borrowings described in “2. Funds for Repayment” are included, and on the other hand, long-term borrowings due for repayment on February 28, 2020 are excluded.

(Note 3) For details, please refer to the “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” dated February 14, 2020.

4. Other Matters Necessary for Investors’ Appropriate Understanding/Judgment of Relevant Information

With regard to risks associated with the Early Repayment, 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 27, 2020.

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