

TRANSLATION

February 25, 2013

Real Estate Investment Trust Securities Issuer
Sekisui House SI Investment Corporation
2-12 Kojimachi, Chiyoda-ku, Tokyo
Representative: Junichi Inoue, Executive Director
(Securities Code: 8973)

Asset Management Company
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Notice Concerning Debt Financing

Sekisui House SI Investment Corporation (the “Investment Corporation”) hereby announces that it today reached an agreement with lenders for the debt financing (the “Borrowings”) as described below.

1. Borrowing of Funds

(1) Reason for the Borrowings

The Investment Corporation is borrowing funds to use them as part of funds for refinancing existing loans totaling 7,342.5 million yen due for repayment on February 28, 2013 and acquisition of domestic real estate trust beneficiary rights scheduled to be acquired on March 1, 2013 (the “Real Estate Trust Beneficiary Rights”) (Note), as well as related expenses to the acquisition.

(Note) For an overview on the acquisition of the Real Estate Trust Beneficiary Rights, please refer to the press releases entitled “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (KAWARAMACHI Flats and Kensington Mansion NISHITENMA)” issued on February 15, 2013 and “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Mirum SHIROKANEDAI)” which is separately issued today.

(2) Description of the Borrowings

<Individual loan contract (loan period: 7 years)>

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|--------|-----------------------------|---|
| (i) | Lenders: | Mizuho Corporate Bank, Ltd. (individual agent), Mizuho Trust & Banking Co., Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation and Resona Bank, Limited. |
| (ii) | Loan amount: | 5,242,500,000 yen |
| (iii) | Interest rate, etc.: | To be determined (floating interest rate) (Note 1 and 2) |
| (iv) | Scheduled drawdown date: | February 28, 2013 |
| (v) | Borrowing method: | Based on the basic agreement dated July 27, 2010 (as amended) entered into with the lenders stated in (i) above and other parties, and the individual loan contract (February 2013 / 7 years) dated February 25, 2013 entered into with the lenders stated in (i) above. |
| (vi) | Interest payment dates: | The first interest payment shall be due on the last day of May 2013, and subsequent interest payments shall be due on the last day of each of February, May, August and November of every year thereafter, until the final interest payment on February 28, 2020 (If the concerned date is not a business day, then the business day immediately preceding the concerned date will be due date.). |
| (vii) | Principal repayment method: | Lump-sum repayment on principal repayment date |
| (viii) | Principal repayment date: | February 28, 2020 |
| (ix) | Security: | Unsecured and unguaranteed |

積水ハウス・SI 投資法人
Sekisui House SI Investment Corporation

(Note 1) The interest rate will be announced when determined.

(Note 2) An interest rate swap contract signed today will, in effect, fix the floating interest rate for the above borrowing at 1.02225% until the principal repayment date. For details on the interest rate swap contract, please refer to the press release entitled “Notice Concerning Interest Rate Swap Contracts” which is separately issued today.

<Individual loan contract (loan period: 5 years)>

- (i) Lenders: Mizuho Corporate Bank, Ltd. (individual agent), The 77 Bank, Ltd, The Hiroshima Bank Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd. and Mitsubishi UFJ Trust and Banking Corporation
- (ii) Loan amount: 2,100,000,000 yen
- (iii) Interest rate, etc.: To be determined (floating interest rate) (Note 1 and 2)
- (iv) Scheduled drawdown date: February 28, 2013
- (v) Borrowing method: Based on the basic agreement dated July 27, 2010 (as amended) entered into with the lenders stated in (i) above and other parties, and the individual loan contract (February 2013 / 5 years) dated February 25, 2013 entered into with the lenders stated in (i) above.
- (vi) Interest payment dates: The first interest payment shall be due on the last day of May 2013, and subsequent interest payments shall be due on the last day of each of February, May, August and November of every year thereafter, until the final interest payment on February 28, 2018 (If the concerned date is not a business day, then the business day immediately preceding the concerned date will be due date.).
- (vii) Principal repayment method: Lump-sum repayment on principal repayment date
- (viii) Principal repayment date: February 28, 2018
- (ix) Security: Unsecured and unguaranteed

(Note 1) The interest rate will be announced when determined.

(Note 2) An interest rate swap contract signed today will, in effect, fix the floating interest rate for the above borrowing at 0.75600% until the principal repayment date. For details on the interest rate swap contract, please refer to the press release entitled “Notice Concerning Interest Rate Swap Contracts” which is separately issued today.

<Individual loan contract (loan period: 4 years)>

- (i) Lenders: Mizuho Corporate Bank, Ltd. (individual agent), Aozora Bank, Ltd., Shinkin Central Bank., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation and Resona Bank, Limited.
- (ii) Loan amount: 3,000,000,000 yen
- (iii) Interest rate, etc.: To be determined (floating interest rate) (Note 1 and 2)
- (iv) Scheduled drawdown date: March 1, 2013
- (v) Borrowing method: Based on the basic agreement dated July 27, 2010 (as amended) entered into with the lenders stated in (i) above and other parties, and the individual loan contract (February 2013 / 4 years) dated February 25, 2013 entered into with the lenders stated in (i) above.
- (vi) Interest payment dates: The first interest payment shall be due on the last day of May 2013, and subsequent interest payments shall be due on the last day of each of February, May, August and November of every year thereafter, until the final interest payment on February 28, 2017 (If the concerned date is not a business day, then the business day immediately preceding the concerned date will be due date.).
- (vii) Principal repayment method: Lump-sum repayment on principal repayment date.
- (viii) Principal repayment date: February 28, 2017
- (ix) Security: Unsecured and unguaranteed

(Note 1) The interest rate will be announced when determined.

(Note 2) An interest rate swap contract signed today will, in effect, fix the floating interest rate for the above borrowing at 0.65475% until the principal repayment date. For details on the interest rate swap contract, please refer to the press release entitled “Notice Concerning Interest Rate Swap Contracts” which is separately issued today.

(3) Specific Use of Funds and Schedule of Expenditure

- (i) The borrowings under the individual loan contract (loan period: 7 years) and the individual loan contract (loan period: 5 years)
- Specific use of funds: Funds for refinancing existing loans totaling 7,342.5 million yen
 - Schedule of expenditure: February 28, 2013
- (ii) The borrowing under the individual loan contract (loan period: 4 years)
- Specific use of funds: Part of funds for acquisition of the Real Estate Trust Beneficiary Rights, as well as related expenses to the acquisition.
 - Schedule of expenditure: March 1, 2013

2. Status of Loans, etc. after the Borrowings

(Unit: million yen)

	Before the Borrowings	After the Borrowings (Note 1)	Increase (Decrease)
Short-term loans	3,800	3,800	0
Current portion of long-term loans (to be repaid within one year or less)	15,342	8,000	(7,342)
Long-term loans	46,733	57,075	10,342
Investment Corporation Bonds	6,000	6,000	0
Subtotal	71,875	74,875	3,000
Interest-bearing security deposits (Note 2)	370	370	0
Total interest-bearing debt	72,245	75,245	3,000
Interest-bearing debt ratio (Note 3)	55.6%	56.6%	1.0 point

(Note 1) Each amount and the percentage in the “After the Borrowings” column are the estimated figures as of March 1, 2013 and changes other than the Borrowings are not included.

(Note 2) This is the security deposit received from Ito-Yokado Co., Ltd. The principal of such security deposit is being returned over 120 equal installments starting from November 30, 2005 with 2% per annum interest charged on the balance outstanding at the end of every month, after a deferment period of five years started from the store opening date (November 30, 2000) (no interest during the deferment period).

(Note 3) Interest-bearing debt ratio is calculated as follows:

“interest-bearing debt ratio” = “interest-bearing debt” / (“interest-bearing debt” + “unitholders’ capital”) × 100%; and rounded to the first decimal place. For “unitholders’ capital”, the unitholders’ capital as of the date of this document, which is 57,755,115,550 yen, is used.

(Note 4) Amounts are rounded down to the nearest specified unit.

3. Others

Concerning the risks associated with the Borrowing, etc., there is no change from the “Investment Risks” stated in the semi-annual securities report submitted on December 26, 2012 that would have material negative impact to the Investment Corporation.

* Sekisui House SI Investment Corporation website: <http://www.shsi-reit.co.jp/eng/>