

TRANSLATION

January 28, 2014

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
Sekisui House SI Asset Management, Ltd.
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Notice Concerning Borrowing of Funds

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

1. Borrowing of Funds

(1) Reason for the Borrowings

The Investment Corporation is using the borrowed funds as part of funds for the acquisition of the trust beneficiary interest in domestic real estate in respect of N.S.ZEAL AOI as described in the press release titled “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (MAST LIFE AKIHABARA and N.S.ZEAL AOI)” issued by the Investment Corporation on January 21, 2014 (the “Real Estate Trust Beneficiary Interest”) as well as the expenses related to the acquisition.

(Note) For an overview of the Real Estate Trust Beneficiary Interest, please refer to the press release titled “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (MAST LIFE AKIHABARA and N.S.ZEAL AOI)” issued by the Investment Corporation on January 21, 2014.

(2) Description of the Borrowings

<Individual loan contract (loan period: approximately 8 years and 1 month)>

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|-----------------------------------|--|
| (i) Lenders: | Mizuho Bank, Ltd. (individual agent), Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited and The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| (ii) Loan amount: | 1,800,000,000 yen |
| (iii) Interest rate, etc.: | Floating interest rate (base rate + 0.50%) (Notes 1 and 2) |
| (iv) Scheduled drawdown date: | January 31, 2014 |
| (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 (January 2014 / 8 years and 1 month) dated January 28, 2014 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 February 2014, and subsequent interest payments shall be due on the last day of each of February, May, August and November of every year thereafter, and the final interest payment shall be due on February 28, 2022 (or the immediately preceding business day if such date is not a business day). |
| (vii) Principal repayment method: | Lump-sum repayment on principal repayment date |
| (viii) Principal repayment date: | February 28, 2022 |
| (ix) Security: | Unsecured and unguaranteed |

This translation is for informational purpose only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

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

(Note 2) The interest rate applicable to the above borrowings will be fixed in effect at 1.17350% until the principal repayment date of the borrowings by the interest rate swap contract signed today. For details on the interest rate swap contract, please refer to the press release titled “Notice Concerning Interest Rate Swap Contract” separately issued today.

(3) Amount to be Procured, Specific Use of Funds and Schedule of Expenditure

(i) Amount to be procured: 1.8 billion yen

(ii) Specific use of funds:

Part of funds for the acquisition of the Real Estate Trust Beneficiary Interest and expenses related to the acquisition

(iii) Schedule of expenditure: January 31, 2014

2. Status of Loans, etc. after the Borrowings

(Unit: million yen)

	Before the Borrowings	After the Borrowings (Note 1)	Increase (Decrease)
Short-term loans	8,200	8,200	0
Current portion of long-term loans (to be repaid within one year or less)	19,646	19,646	0
Long-term loans	45,429	47,229	1,800
Investment corporation bonds	6,000	6,000	0
Total interest-bearing debt	79,275	81,075	1,800
Interest-bearing debt ratio (Note 2)	53.7%	54.3%	0.6 points

(Note 1) Each amount and percentage in the “After the Borrowings” column are the estimated figures as of January 31, 2014 based on the assumption that the Investment Corporation will obtain no new borrowings, etc. by that date.

(Note 2) In this document, the interest-bearing debt ratio is calculated by using the formula: “interest-bearing debt ratio” = “interest-bearing debt” / (“interest-bearing debt” + “unitholders’ capital”) × 100%, and rounded to the first decimal place. The unitholders’ capital used in this calculation is 68,294,216,745 yen, which is the amount as of the date of this document.

(Note 3) Amounts are rounded down to the nearest specified unit.

3. Others

Concerning the risks associated with the Borrowings, etc., there is no change from the “Investment Risks” stated in the semi-annual securities report submitted on December 26, 2013 that would have a material negative impact on the Investment Corporation.

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