

積水ハウス・SI レジデンシャル投資法人  
Sekisui House SI Residential Investment Corporation

TRANSLATION

February 24, 2015

Real Estate Investment Trust Securities Issuer  
Sekisui House SI Residential Investment Corporation  
3-1-31 Minami-Aoyama, Minato-ku, Tokyo  
Representative: Osamu Minami, Executive Director  
(Securities Code: 8973)

Asset Management Company  
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Notice Concerning Interest Rate Swap Contract

Sekisui House SI Residential Investment Corporation (the “Investment Corporation”) hereby announces that, concerning the borrowing of funds announced in the press release titled “Notice Concerning Borrowing of Funds” separately issued today, it reached an agreement with the counterparty for entering into an interest rate swap contract (the “Interest Rate Swap Contract”) as described below.

1. Reason for Entering into the Interest Rate Swap Contract

The Investment Corporation seeks to hedge the risks of interest rate hikes by fixing the future interest payments payable for the floating-rate borrowing totaling 14.35 billion yen among the borrowings totaling 15.35 billion yen scheduled to be made on February 27, 2015 under the individual loan contract (February 2015 / 8 years), the individual loan contract (February 2015 / 7 years) and the individual loan contract (February 2015 / 6 years) signed today.

2. Overview of the Interest Rate Swap Contract

<Hedge target: Individual loan contract (February 2015 / 8 years) — Floating interest rate borrowing — >

- |                                   |   |
|-----------------------------------|---|
| (i) Counterparty:                 | Mitsubishi UFJ Trust and Banking Corporation  |
| (ii) Notional principal:          | 7,100,000,000 yen   |
| (iii) Interest rates, etc.:       | Fixed interest rate payable: 0.41650%<br>Floating interest rate receivable: JBA Japanese Yen TIBOR (1-month rate)   |
| (iv) Scheduled commencement date: | February 27, 2015 (same date as the relevant borrowing’s scheduled drawdown date)   |
| (v) Scheduled termination date:   | February 28, 2023 (same date as the relevant borrowing’s principal repayment date)  |
| (vi) Interest payment dates:      | Interest payments shall be due on March 31, 2015, and the last business day of each month thereafter until the final interest payment on February 28, 2023. |

\*The Interest Rate Swap Contract will, in effect, fix the interest rate for the borrowing at 0.86650% until the principal repayment date.

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.

**積水ハウス・SI レジデンシャル投資法人**  
 Sekisui House SI Residential Investment Corporation

<Hedge target: Individual loan contract (February 2015 / 7 years)>

- |                                   |   |
|-----------------------------------|---|
| (i) Counterparty:                 | Mitsubishi UFJ Trust and Banking Corporation  |
| (ii) Notional principal:          | 3,350,000,000 yen   |
| (iii) Interest rates, etc.:       | Fixed interest rate payable: 0.33975%<br>Floating interest rate receivable: JBA Japanese Yen TIBOR (1-month rate)   |
| (iv) Scheduled commencement date: | February 27, 2015 (same date as the relevant borrowing's scheduled drawdown date)   |
| (v) Scheduled termination date:   | February 28, 2022 (same date as the relevant borrowing's principal repayment date)  |
| (vi) Interest payment dates:      | Interest payments shall be due on March 31, 2015, and the last business day of each month thereafter until the final interest payment on February 28, 2022. |

\*The Interest Rate Swap Contract will, in effect, fix the interest rate for the borrowing at 0.73975% until the principal repayment date.

<Hedge target: Individual loan contract (February 2015 / 6 years)>

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|-----------------------------------|--|
| (i) Counterparty:                 | Mizuho Bank, Ltd.  |
| (ii) Notional principal:          | 3,900,000,000 yen  |
| (iii) Interest rates, etc.:       | Fixed interest rate payable: 0.27800%<br>Floating interest rate receivable: JBA Japanese Yen TIBOR (1-month rate)  |
| (iv) Scheduled commencement date: | February 27, 2015 (same date as the relevant borrowing's scheduled drawdown date)  |
| (v) Scheduled termination date:   | February 26, 2021 (same date as the relevant borrowing's principal repayment date)   |
| (vi) Interest payment dates:      | Interest payments shall be due on March 31, 2015 and the last business day of each month thereafter until the final interest payment on February 26, 2021. |

\*The Interest Rate Swap Contract will, in effect, fix the interest rate for the borrowing at 0.62800% until the principal repayment date.

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