

TRANSLATION

September 26, 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 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 borrowing funds to use them as part of funds for the acquisition of the trust beneficiary interests in domestic real estate (Prime Maison WASEDA and 3 other properties) as described in the press release titled “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)” issued on September 6, 2013 (the “Real Estate Trust Beneficiary Interests”) as well as the expenses related to the acquisition.

(Note) For an overview of the acquisition of the Real Estate Trust Beneficiary Interests, please refer to the press release titled “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate (Prime Maison WASEDA and 3 Other Properties)” issued on September 6, 2013.

(2) Description of the Borrowings

<Individual loan contract (loan period : approximately 11 months)>

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|--------|-----------------------------|--|
| (i) | Lenders: | Mizuho Bank, Ltd. (individual agent), Sumitomo Mitsui Banking Corporation and The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| (ii) | Loan amount: | 3,300,000,000 yen |
| (iii) | Interest rate, etc.: | Floating interest rate (base rate + 0.20%) (Note) |
| (iv) | Scheduled drawdown date: | October 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 (September 2013 / 11 months) dated September 26, 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 October 2013, and subsequent interest payments shall be due on the last day of every month thereafter until the final interest payment on August 29, 2014 (or the business day immediately preceding the concerned date if any concerned date is not a business day). |
| (vii) | Principal repayment method: | Lump-sum repayment on principal repayment date |
| (viii) | Principal repayment date: | August 29, 2014 |
| (ix) | Security: | Unsecured and unguaranteed |

(Note) The interest rate will be announced when determined. The base rate applicable to the interest rate calculation period for each interest payment date will be the 1-month Japanese Yen TIBOR announced by The Japanese Bankers Association

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(JBA) on the date two business days prior to each interest payment date. The relevant base rate will be available on the website of JBA (<http://www.zenginkyo.or.jp/en/tibor/>). Moreover, the subsequent floating interest rates on these borrowings will be disclosed on the website of the Investment Corporation.

(3) Use of Funds

(i) Specific use of funds

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

(ii) Schedule of expenditure

October 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	4,900	8,200	3,300
Current portion of long-term loans (to be repaid within one year or less)	19,646	19,646	0
Long-term loans	45,429	45,429	0
Investment corporation bonds	6,000	6,000	0
Subtotal	75,975	79,275	3,300
Interest-bearing security deposits (Note 2)	300	0	(300)
Total interest-bearing debt	76,276	79,275	2,999
Interest-bearing debt ratio (Note 3)	52.8%	53.7%	0.9 points

(Note 1) Each amount and the percentage in the “After the Borrowings” column are the estimated figures as of October 1, 2013 based on the assumption that the Investment Corporation will obtain no new borrowings, etc. by that date.

(Note 2) The security deposit has been deposited by Ito-Yokado Co., Ltd., a major tenant of HAMAMATSU Plaza which is owned by the Investment Corporation. The security deposit was to be refunded to Ito-Yokado over 120 equal installments for the principal, with 2% annual interest on the balance outstanding, at the end of each month starting on November 30, 2005. However, the Investment Corporation is going to assign the quasi-co-ownership share of trust beneficiary interests in real estate for the Ito-Yokado building of Hamamatsu Plaza East to Sekisui House, Ltd. (“Sekisui House”) as of September 30, 2013. In accordance with the assignment, the obligation relating to the interest-bearing security deposit will be fully transferred to Sekisui House, the assignee. For details of the assignment, please refer to the press release titled “Notice Concerning Assignment of Trust Beneficiary Interests in Domestic Real Estate (Quasi-co-ownership share of trust beneficiary interests in real estate for Hamamatsu Plaza East Ito-Yokado Building)” issued on September 6, 2013.

(Note 3) 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 4) 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 June 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/>

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