

TRANSLATION

February 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 Debt Financing (Determination of Interest Rate)

Concerning debt financing announced on February 23, 2011, June 7, 2011, August 31, 2012, September 26, 2012 and February 25, 2013, Sekisui House SI Investment Corporation (the “Investment Corporation”) hereby announces that applicable interest rates for the following period have been determined as described below.

(1) New contract portions (dated February 25, 2013) (Note 1)

Contract	Lender	Drawdown date	Loan amount	Repayment date	Interest rate (applicable period) (Note 2)
Individual loan contract dated Feb. 25, 2013 (Feb. 2013 / 7 years)	Mizuho Corporate Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Resona Bank, Limited.	Feb. 28, 2013 (scheduled)	5.2425 billion yen	Feb. 28, 2020	0.82000% (from Feb. 28, 2013 to May 31, 2013)
Individual loan contract dated Feb. 25, 2013 (Feb. 2013 / 5 years)	Mizuho Corporate Bank, Ltd. The 77 Bank, Ltd. The Hiroshima Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation	Feb. 28, 2013 (scheduled)	2.1 billion yen	Feb. 28, 2018	0.72000% (from Feb. 28, 2013 to May 31, 2013)

(Note 1) For details on the concerned debt financing, please refer to the “Notice Concerning Debt Financing” press release dated February 25, 2013 issued by the Investment Corporation.

(Note 2) The signing of interest rate swap contracts will, in effect, fix the interest rates for “Individual loan contract (Feb. 2013 / 7 years)” and “Individual loan contract (Feb. 2013 / 5 years)” at 1.02225% and 0.75600%, respectively, until the principal repayment date. Therefore, no announcement will be made concerning determination of the floating interest rate for the concerned debt financing in the future. For details on the concerned interest rate swap contract, please refer to the “Notice Concerning Interest Rate Swap Contracts” press release dated February 25, 2013 issued by the Investment Corporation.

(2) Existing contract portions

Contract	Lender	Drawdown date	Loan amount	Repayment date	Interest rate (applicable period)
Individual loan contract dated Feb. 23, 2011 (Feb. 2011 / 2 years and 6 months)	Aozora Bank, Ltd. Mizuho Corporate Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	Feb. 28, 2011	5.7 billion yen	Aug. 31, 2013	0.97000% (from Feb. 28, 2013 to May 31, 2013)
Individual loan contract dated Jun. 7, 2011 (Jun. 2011 / 2 years and 3 months)	Mizuho Corporate Bank, Ltd. Mizuho Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Resona Bank, Limited.	Jun. 10, 2011	2.3 billion yen	Aug. 30, 2013	0.97000% (from Feb. 28, 2013 to May 31, 2013)
Individual loan contract dated Aug. 31, 2012 (Aug. 2012 / 1 year)	Mizuho Corporate Bank, Ltd. Sumitomo Mitsui Banking Corporation	Sep. 5, 2012	1.5 billion yen	Aug. 30, 2013	0.57000% (from Feb. 28, 2013 to Mar. 29, 2013)
Individual loan contract dated Sep. 26, 2012 (Sep. 2012 / 11 months)	Mizuho Corporate Bank, Ltd. Sumitomo Mitsui Banking Corporation	Oct. 1, 2012	2.3 billion yen	Aug. 30, 2013	0.57000% (from Feb. 28, 2013 to Mar. 29, 2013)

(Note) For details on debt financing, please refer to the following press releases issued by the Investment Corporation:
 Individual loan contract dated February 23, 2011 (February 2011 / 2 years and 6 months):
 “Notice Concerning Debt Financing and Repayment of Borrowings (partial early repayment)” dated February 23, 2011;
 Individual loan contract dated June 7, 2011 (June 2011 / 2 years and 3 months):
 “Notice Concerning Debt Financing” dated June 7, 2011;
 Individual loan contract dated August 31, 2012 (August 2012 / 1 year):
 “Notice Concerning Debt Financing” dated August 31, 2012; and
 Individual loan contract dated September 26, 2012 (September 2012 / 11 months):
 “Notice Concerning Debt Financing” dated September 26, 2012.

Please note that the English versions of press releases up to the end of 2012 are not available.

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