

December 10, 2021

For Immediate Release

Investment Corporation:  
 Daiwa House REIT Investment Corporation  
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### Notice Concerning Issuance of Investment Corporation Bonds

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to issue investment corporation bonds (the “Bonds”) based on the comprehensive resolution at the board of directors’ meeting held on November 25, 2021.

#### 1. Overview of the investment corporation bonds

(1) Name	Daiwa House REIT Investment Corporation 17th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)
(2) Total issue amount	4 billion yen
(3) Form of bond certificate	No bond certificates will be issued subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc.
(4) Issue price	100 yen per value of 100 yen of each bond
(5) Redemption price	100 yen per value of 100 yen of each bond
(6) Interest rate	0.240% per annum
(7) Denomination of each bond	100 million yen
(8) Offering method	Public offering
(9) Subscription period	December 10, 2021 (Friday)
(10) Payment date	December 16, 2021 (Thursday)
(11) Collateral and guarantee	No collateral or guarantee is provided for the Bonds, and no asset is reserved as security specifically for the Bonds.
(12) Redemption method and date	The total issue amount will be redeemed on December 16, 2027. The Bonds may be retired by purchase at any time after the payment date unless otherwise stipulated by the depository.
(13) Interest payment date	June 16 and December 16 every year (In case such date is a bank holiday, the immediately preceding bank business day will be the date.)
(14) Financial covenants	Negative pledge clause is applicable.
(15) Credit rating	AA (Japan Credit Rating Agency, Ltd.)
(16) Fiscal, issuing and paying agent	Sumitomo Mitsui Trust Bank, Limited
(17) Underwriters	SMBC Nikko Securities Inc. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

#### 2. Reason for the issuance

DHR decided to issue the Bonds (maturity: 6 years, interest rate: 0.240%) to lengthen and diversify debt maturities by using the proceeds from the Bonds as part of the funds for redemption of the existing investment corporation bonds (maturity: 5 years, interest rate: 0.240%).

3. Amount of funds to be procured, use of proceeds and scheduled outlay period

(1) Amount of funds to be procured (approximate net proceeds)

3,977 million yen

(2) Use of proceeds and scheduled outlay period

DHR will allocate the proceeds as part of the funds for redemption of the 5th unsecured investment corporation bonds scheduled for maturity on December 20, 2021. The balance of 22 million yen between the redemption amount of 4,000 million yen and the procurement amount of 3,977 million yen will be paid by cash on hand.

4. Status of interest-bearing debt after the issuance of the Bonds and redemption of the 5th unsecured investment corporation bonds

(Unit: million yen)

	Before	After	Increase (Decrease)
Short-term loans	—	—	—
Current portion of long-term loans	38,858	38,858	—
Long-term loans	330,700	330,700	—
Total loans	369,558	369,558	—
Current portion of investment corporation bonds	4,000	—	(4,000)
Investment corporation bonds due after one year	34,000	38,000	4,000
Investment corporation bonds	38,000	38,000	—
Total interest-bearing debt	407,558	407,558	—

5. Other

For the risks concerning issuance and redemption, etc. of the Bonds, there are no changes from the Japanese language securities report submitted on November 25, 2021.

\* DHR's website: <https://www.daiwahouse-reit.co.jp/en/>