

January 26, 2022

For Immediate Release

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Notice Concerning Debt Financing and Repayment of Loans

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to conduct debt financing and repayment of loans (collectively referred to as the “Transaction”) as described below.

1. Details of the debt financing

Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	Borrowing period	Anticipated date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	Sumitomo Mitsui Banking Corporation; The Norinchukin Bank; Sumitomo Mitsui Trust Bank, Limited; Aozora Bank, Ltd.; Mizuho Bank, Ltd.; MUFG Bank, Ltd.; Mizuho Trust & Banking Co., Ltd.; The Chiba Bank, Ltd.	6,850	TBD (Fixed) (Note)	6.5 years	January 31, 2022	July 31, 2028	Bullet repayment	Unsecured and non- guaranteed

(Note) The interest rate will be announced once determined. The first interest payment date is the last day of February 2022 and subsequent interest payment dates are the last day of every three months thereafter and the principal repayment date (in case such date is not a business day, the following business day will be the interest payment date; however, in case this following business day falls into the following month, the immediately preceding business day will be the interest payment date).

2. Reason for conducting the debt financing

DHR will conduct the debt financing of 6,850 million yen on January 31, 2022 to repay its long-term loans of 6,858 million yen maturing on the same day. The difference of 8 million yen between the repayment amount and the debt financing amount will be repaid with cash on hand.

3. Details of the long-term loans to be repaid

Category	Lender	Borrowing amount (million yen)	Interest rate	Borrowing period	Date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	Sumitomo Mitsui Banking Corporation; The Norinchukin Bank; Sumitomo Mitsui Trust Bank, Limited; Aozora Bank, Ltd.; Mizuho Bank, Ltd.; MUFG Bank, Ltd.; Mizuho Trust & Banking Co., Ltd.; The Chiba Bank, Ltd.	6,858	0.6076% (Fixed) (Note)	7.0 years	January 30, 2015	January 31, 2022	Bullet repayment	Unsecured and non- guaranteed

(Note) Although the term loan agreement is based on a floating interest rate, the interest rate is fixed in effect by entering into an interest rate swap agreement.

4. Status of interest-bearing debt after the Transaction

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	—	—	—
Current portion of long-term loans	49,358	42,500	(6,858)
Long-term loans	320,200	327,050	6,850
Total loans	369,558	369,550	(8)
Current portion of investment corporation bonds	—	—	—
Investment corporation bonds due after one year	38,000	38,000	—
Total investment corporation bonds	38,000	38,000	—
Total interest-bearing debt	407,558	407,550	(8)

5. Other

For the risks concerning the Transaction, 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>