

September 22, 2022

For Immediate Release

Investment Corporation:  
 Daiwa House REIT Investment Corporation  
 2-4-8, Nagatacho, Chiyoda-ku, Tokyo  
 Toshiharu Asada, Executive Director  
 (TSE Code: 8984)

Asset Manager:  
 Daiwa House Asset Management Co., Ltd.  
 Koichi Tsuchida, President and CEO  
 Inquiries:  
 Koyu Asahina, General Manager,  
 Fund Management Department, Daiwa House REIT Division  
 TEL. +81-3-3595-1265

### 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 Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	TBD (Fixed) (Note)	9.0 years	September 28, 2022	September 30, 2031	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; The Norinchukin Bank	3,000	TBD (Fixed) (Note)	8.0 years	October 3, 2022	September 30, 2030		

(Note) The interest rate will be announced once determined. The first interest payment date is the last day of November 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 on September 28, 2022 to fund the repayment of long-term loans of 4,000 million yen maturing on the same day, and on October 3, 2022 to fund the repayment of long-term loans of 3,000 million yen maturing on the same day.

#### 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 Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	0.6498% (Fixed) (Note)	7.0 years	September 28, 2015	September 28, 2022	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; The Norinchukin Bank	3,000	0.8711% (Fixed) (Note)	7.5 years	April 1, 2015	October 3, 2022		

(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 (as of September 22, 2022)	After (as of October 3, 2022)	Increase / Decrease
Short-term loans	—	—	—
Current portion of long-term loans	34,900	50,600	15,700
Long-term loans	330,650	314,950	(15,700)
Total loans	365,550	365,550	—
Current portion of investment corporation bonds	—	—	—
Investment corporation bonds due after one year	42,000	42,000	—
Total investment corporation bonds	42,000	42,000	—
Total interest-bearing debt	407,550	407,550	—

5. Other

For the risks concerning this matter, there are no changes from the Japanese language securities report submitted on May 27, 2022.

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