

January 25, 2024

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	Development Bank of Japan, Inc.	2,000	TBD (Fixed) (Note)	10.0 years	January 31, 2024	January 31, 2034	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 2024 and subsequent interest payment dates are the last day of the months of August and February 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

The Debt Financing will be used to repay long-term loans of 2,000 million yen due on January 31, 2024.

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	Development Bank of Japan, Inc.	2,000	0.8825% (Fixed)	9.0 years	January 30, 2015	January 31, 2024	Bullet repayment	Unsecured and non- guaranteed

4. Status of interest-bearing debt after the Transaction

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	4,000	4,000	—
Long-term loans (Note)	361,550	361,550	—
Total loans	365,550	365,550	—
Investment corporation bonds	44,000	44,000	—
Total interest-bearing debt	409,550	409,550	—

(Note) Current portion of long-term loans is included in Long-term loans.

5. Other

For the risks concerning the Transaction, there are no changes from the Japanese language securities report submitted on November 27, 2023.

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