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For Immediate Release

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### Notice Concerning Debt Financing (Including Green Loan)

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to conduct debt financing (the “Debt Financing”) 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
Short-term	Sumitomo Mitsui Trust Bank, Limited	2,500	JBA 1-month yen TIBOR +0.175% (Floating) (Note 1)	1.0 year	March 1, 2024	February 28, 2025	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation	2,500						
	MUFG Bank, Ltd.	2,500						
	Mizuho Bank, Ltd.	2,500						
Long-term	Mizuho Bank, Ltd.; The Chiba Bank, Ltd.; The Keiyo Bank, Ltd.; The Yamaguchi Bank, Ltd.; Kansai Mirai Bank, Limited (Green Loan) (Note 2)	5,000	TBD (Fixed) (Note 3)	5.0 years	March 1, 2024	February 28, 2029		
Total		15,000						

(Note 1) Base interest rate is the Japanese Bankers Association (“JBA”) 1-month Japanese yen TIBOR (Tokyo Interbank Offered Rate) at 11 a.m. as of two business days prior to the loan disbursement date and subsequently the latest interest payment date. For the JBA Japanese yen TIBOR, which is the base interest rate, please refer to the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>). The first interest payment date is the last day of March 2024 and subsequent interest payment dates are the last day of every month 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).

(Note 2) This debt financing is scheduled to be conducted as a green loan based on the green finance framework designed by DHR (the “Green Loan”). The green finance framework has received an evaluation as “Green 1 (F)”, the highest rating among “JCR Green Finance Framework Evaluation” by Japan Credit Rating Agency, Ltd. (“JCR”). The Green Loan is complied with “Green Loan Principles” which is an international guideline. The Green Loan has also received a preliminary evaluation as “Green 1” among “JCR Green Loan Evaluation” by JCR. For details of the “JCR Green Loan Evaluation”, please refer to the JCR website (<https://www.jcr.co.jp/en/greenfinance/>).

(Note 23) The interest rate will be announced once determined. The first interest payment date is the last day of May 2024 and subsequent interest payment dates are the last day of every 3 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

The Debt Financing will be used as part of the funds for acquiring DPL Urayasu III (the anticipated acquisition price of 30,000 million yen) as announced today in the press release “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate”, and other related expenses.

## 3. Status of interest-bearing debt after the Debt Financing

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	4,000	14,000	10,000
Long-term loans (Note)	361,550	366,550	5,000
Total loans	365,550	380,550	15,000
Investment corporation bonds	44,000	44,000	—
Total interest-bearing debt	409,550	424,550	15,000

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

## 4. Other

For the risks concerning the Debt Financing, 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>