

April 16, 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	Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; The Norinchukin Bank; Aozora Bank, Ltd.; SBI Shinsei Bank, Limited; Shinkin Central Bank	5,000	JBA 1-month yen TIBOR +0.195% (Floating) (Note)	3.0 years	April 30, 2024	April 30, 2027	Bullet repayment	Unsecured and non-guaranteed

(Note) 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 May 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).

2. Reason for conducting the Debt Financing

The Debt Financing will be used to repay long-term loans of 5,000 million yen due on April 30, 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	Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; The Norinchukin Bank; Aozora Bank, Ltd.; SBI Shinsei Bank, Limited; Shinkin Central Bank	5,000	0.52004% (Fixed)	6.1 years	April 10, 2018	April 30, 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	14,000	14,000	—
Long-term loans (Note)	366,550	366,550	—
Total loans	380,550	380,550	—
Investment corporation bonds	44,000	44,000	—
Total interest-bearing debt	424,550	424,550	—

(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>