

August 6, 2024

For Immediate Release

Investment Corporation:
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Notice Concerning Prepayment of Loans

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to repay the existing loans before the due date (the “Prepayment”) as described below.

1. Details of the loans to be prepaid

Category	Lender	Balance before prepayment (million yen)	Prepayment amount (million yen)	Balance after prepayment (million yen)	Interest rate	Borrowing date	Repayment due date	Prepayment date
Short-term	Sumitomo Mitsui Banking Corporation; Sumitomo Mitsui Trust Bank, Limited; Mizuho Bank, Ltd.; Resona Bank, Limited	4,000	4,000	0	JBA 1-month yen TIBOR +0.175% (Floating)	October 2, 2023	September 30, 2024	August 30, 2024

2. Source of funds for the Prepayment

Part of the proceeds from sale of D Project Tomisato and D Project Kaminokawa ^(Note) will be allocated.

(Note) For details of the sale, please refer to the press release “Notice Concerning Disposition of Trust Beneficiary Interests in Domestic Real Estate” on April 16, 2024.

3. Status of interest-bearing debt after the Prepayment

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	14,000	10,000	(4,000)
Long-term loans (Note)	366,550	366,550	—
Total loans	380,550	376,550	(4,000)
Investment corporation bonds	44,000	44,000	—
Total interest-bearing debt	424,550	420,550	(4,000)

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

4. Other

For the risks concerning the Prepayment, there are no changes from the Japanese language securities report submitted on May 24, 2024.

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