大和証券リビング投資法人
Daiwa Securities Living Investment Corporation

English Translation
The following is an English translation of the Japanese original press release and is being provided for information purposes only.

August 22, 2024

To All Concerned Parties

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Notice Concerning Debt Refinancing

Daiwa Securities Living Investment Corporation (hereinafter referred to as the "Investment Corporation") has decided today to refinance the borrowings of 1,500 million yen in total (hereinafter referred to as the "Refinancing").

I. The Refinancing

1. Borrowing of Funds

(1) Reason for the Borrowings

The Investment Corporation has decided to enter into new borrowings for purpose of refinancing the existing borrowings of totaling 1,500 million yen, which are due for repayment on August 30, 2024. For the details of the existing borrowings, please refer to the press release "Notice Concerning Refinancing of Loans" on August 27, 2019.

(2) Summary of Borrowings

The Investment Corporation has decided to borrow a total of 1,500 million yen from financial institutions with existing transactions and a new institution.

① Term Loans 24J

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
The Hiroshima Bank, Ltd.	500	3-month JBA Japanese Yen TIBOR+0.4075% (Note)	August 30, 2024	Unsecured, Lump-sum repayment on the due date	August 31, 2029

② Term Loans 24K

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
The Senshu Ikeda Bank, Ltd.	500	3-month JBA Japanese Yen TIBOR+0.4617% (Note)	August 30, 2024	Unsecured, Lump-sum repayment on the due date	March 31, 2031

③ Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
The Yamagata Bank,Ltd.	500	3-month JBA Japanese Yen TIBOR+0.4617% (Note)	August 30, 2024	Unsecured, Lump-sum repayment on the due date	March 31, 2031

(Note) The Interest Payment Date is the last day of March, June, September and December of each year after September 30, 2024 (if the relevant day is not a business day, the next business day, and if the next business day falls into the next month, the immediately preceding business day). The base interest rate applied to the calculation period for interest paid on the Interest Payment Date is calculated on the basis of the 3-month JBA TIBOR published two business days prior to the commencement of the calculation period for interest.

2. The Date of This Agreement

August 22, 2024

II. Status of the Balance and Interest-bearing Debt Ratio Before and After the Refinancing.

(Unit: JPY million)

	Before the Refinancing (August 29, 2024)	After the Refinancing (August 30, 2024)	Change
Short-term borrowings (Note1)	0	0	-
Long-term borrowings (Note1)	182,637	182,637	-
(Long-term borrowings due within one year) (Note2)	20,660	19,160	-1,500
Total borrowings	182,637	182,637	-
Investment corporation bonds	22,100	22,100	-
Total interest-bearing debt	204,737	204,737	-

(Note1) The debt periods for short-term borrowings are within one year and long-term borrowings are over one year.
(Note2) Long-term borrowings due within one year represent borrowings due within one year from the respective dates indicated above.

III. Forecasts

There is minimal impact from the Refinancing on asset management conditions for the fiscal period ending September, 2024 (April 1, 2024 to September 30, 2024) and the fiscal period ending March, 2025 (October 1, 2024 to March 31, 2025) and will have no impact on the forecast of operational status.

IV. Other

As for risks pertaining to the Refinancing, there are no material changes from the content described in “Investment Risks” in the 36th FP Securities Report submitted on June 20, 2024.

End

*URL: https://www.daiwa-securities-living.co.jp/en/