Daiwa House REIT Investment Corporation

May 23, 2025

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

Cate-gory	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 Banking Corporation; Sumiomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	TBD (Fixed) (Note)	4.5 years	May 30, 2025	Nov. 30, 2029	Bullet repayment	Unsecured and non-guaranteed

(Note) The initial interest rate will be announced once determined. The first interest payment date is the last day of August 2025 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

DHR will conduct the debt financing to repay long-term loans of 4,000 million yen due on May 30, 2025.

3. Details of the long-term loans to be repaid

Cate-gory	Lender	Borrowing amount (million yen)	Interest rate	Borrowing period	Date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	Sumitomo Mitsui Banking Corporation; Sumiomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	0.970% (Fixed) (Note)	9.5 years	November 30, 2015	May 30, 2025	Bullet repayment	Unsecured and non-guaranteed

(Note) Although the term loan agreement is based on a floating interest rate, the interest rate is fixed in effect by entering into an interest rate swap agreement.

4. Status of interest-bearing debt after the Transaction

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	7,000	7,000	—
Long-term loans (Note)	365,550	365,550	—
Total loans	372,550	372,550	—
Investment corporation bonds	38,400	38,400	—
Total interest-bearing debt	410,950	410,950	—

(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 securities report in Japanese submitted on May 23, 2025.

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