Daiwa House REIT Investment Corporation

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For Immediate Release

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Notice Concerning Debt Financing (Including Green Loan) 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; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.; Resona Bank, Limited; Mizuho Trust & Banking Co., Ltd.; SBI Shinsei Bank, Limited; Shinkin Central Bank; The Bank of Fukuoka, Ltd.	9,000	JBA 1-month yen TIBOR +0.20% (Floating) (Note 1)	6.5 years	September 29, 2025	March 31, 2032	Bullet repayment	Unsecured and non-guaranteed
	SBI Shinsei Bank, Limited (Green Loan) (Note 2)	1,000	JBA 1-month yen TIBOR +0.195% (Floating) (Note 1)	7.0 years	September 30, 2025	September 30, 2032		
	Sumitomo Mitsui Trust Bank, Limited; Aozora Bank, Ltd.; The Norinchukin Bank; Sumitomo Mitsui Banking Corporation; The Chiba Bank Ltd.; Mizuho Bank, Ltd.; The Bank of Fukuoka, Ltd.; The Shizuoka Bank, Ltd.	7,600	JBA 1-month yen TIBOR +0.25% (Floating) (Note 1)	7.5 years	September 30, 2025	March 31, 2033		

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	MUFG Bank, Ltd.	3,000	TBD (Fixed) (Note 3)	5.0 years	October 1, 2025	September 30, 2030	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation; Sumiomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	TBD (Fixed) (Note 3)	8.5 years	October 1, 2025	March 31, 2034		
Total		24,600						

(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 October 2025 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 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").

(Note 3) The initial interest rate will be announced once determined. The first interest payment date is the last day of November 2025 and subsequent interest payment dates are the last day of every three 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 a total of 24,600 million yen due on September 29, 2025, September 30, 2025, and October 1, 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; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.; Resona Bank, Limited; Mizuho Trust & Banking Co., Ltd.; SBI Shinsei Bank, Limited; Shinkin Central Bank; The Bank of Fukuoka, Ltd.	9,000	0.63479% (Fixed)	9.0 years	September 28, 2016	September 29, 2025	Bullet repayment	Unsecured and non-guaranteed
	Taiyo Life Insurance Company	1,000	0.600% (Fixed)	7.0 years	September 27, 2018	September 30, 2025		
	Sumitomo Mitsui Trust Bank, Limited; Aozora Bank, Ltd.; The Norinchukin Bank; Sumitomo Mitsui Banking Corporation; The Chiba Bank Ltd.; Mizuho Bank, Ltd.; The Bank of Fukuoka, Ltd.; The Shizuoka Bank, Ltd.	7,600	0.42882% (Fixed)	6.5 years	March 29, 2019	September 30, 2025		

Cate-gory	Lender	Borrowing amount (million yen)	Interest rate	Borrowing period	Date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	MUFG Bank, Ltd.	3,000	1.1815% (Fixed)	10.5 years	April 1, 2015	October 1, 2025	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation; Sumiomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,000	1.2315% (Fixed) (Note)	10.5 years	April 1, 2015	October 1, 2025		
Total		24,600						

(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