

October 17, 2025

For Immediate Release

Investment Corporation:
Daiwa House REIT Investment Corporation
2-4-8, Nagatacho, Chiyoda-ku, Tokyo
Tsuyoshi Saito, Executive Director
(TSE Code: 8984)

Asset Manager:
Daiwa House Asset Management Co., Ltd.
Koji Narumiya, President and CEO
Inquiries:
Koyu Asahina, General Manager,
Fund Management Department, Daiwa House REIT Division
TEL: +81-3-3595-1265

Notice Concerning Partial Prepayment of Loans

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

1. Details of the Prepayment

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 Trust Bank, Limited	1,750	750	1,000	JBA 1-month yen TIBOR +0.175% (Floating) (Note)	February 28, 2025	February 27, 2026	October 31, 2025
	Sumitomo Mitsui Banking Corporation	1,750	750	1,000				
	MUFG Bank, Ltd.	1,750	750	1,000				
	Mizuho Bank, Ltd.	1,750	750	1,000				
Total		7,000	3,000	4,000				

(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/>).

2. Source of funds for the Prepayment

Cash on hand will be allocated for the Prepayment.

3. Status of interest-bearing debt after the Prepayment

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	7,000	4,000	(3,000)
Long-term loans (Note)	365,550	365,550	—
Total loans	372,550	369,550	(3,000)
Investment corporation bonds	38,400	38,400	—
Total interest-bearing debt	410,950	407,950	(3,000)

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

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