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.

September 19, 2025

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 2,450 million yen in total (hereinafter referred to as the "Refinancing").

I. The Refinancing

1. Borrowing of Funds

(1) Reason for the Borrowing

The Investment Corporation has decided to enter into new borrowing for purpose of refinancing the existing borrowings of totaling 2,450 million yen, which are due for repayment on September 30, 2025. For the details of the existing borrowings, please refer to the press release "Notice Concerning Refinancing of Loans" on February 19, 2020.

(2) Summary of the Borrowing

The Investment Corporation has decided to borrow a total of 2,450 million yen from a financial institution with existing transactions.

i) Term Loans 25H

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
MUFG Bank, Ltd.	1,050	1-month JBA Japanese Yen TIBOR+0.5325% (Note)	September 30, 2025	Unsecured, Lump-sum repayment on the due date	September 30, 2033
SBI Shinsei Bank, Limited	700				

ii) Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
Sumitomo Mitsui Banking Corporation	700	1-month JBA Japanese Yen TIBOR+0.5325% (Note)	September 30, 2025	Unsecured, Lump-sum repayment on the due date	September 30, 2033

(Note) The Interest Payment Date is the last day of each month after October 31, 2025 (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 1-month JBA TIBOR published two business days prior to the commencement of the calculation period for interest.

2. The Date of This Agreement

September 19, 2025

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

(Unit: JPY million)

	Before the Refinancing (September 29, 2025)	After the Refinancing (September 30, 2025)	Change
Short-term borrowings (Note 1)	0	0	-
Long-term borrowings (Note 1)	182,637	182,637	-
(Long-term borrowings due within one year) (Note 2)	17,452	15,002	(2,450)
Total borrowings	182,637	182,637	-
Investment corporation bonds	22,100	22,100	-
Total interest-bearing debt	204,737	204,737	-

(Note 1) The debt periods for short-term borrowings are within one year and long-term borrowings are over one year.
(Note 2) Long-term borrowings due within one year represent borrowings due within one year from the respective dates indicated above.

III. Other

As for risks pertaining to the Refinancing, there are no material changes from the content described in “Investment Risks” in the 38th FP Securities Report submitted on June 19, 2025.

End

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