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.

November 20, 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 1,000 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 1,000 million yen, which are due for repayment on November 28, 2025. For the details of the existing borrowings, please refer to the press release "Notice concerning Borrowing of Funds and Early Repayment of Loans" on November 19, 2020.

(2) Summary of the Borrowing

The Investment Corporation has decided to borrow of 1,000 million yen from a financial institution with existing transactions.

Term Loans 25I

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
Mizuho Trust & Banking Co., Ltd.	1,000	1-month JBA Japanese Yen TIBOR+0.4075% (Note)	November 28, 2025	Unsecured, Lump-sum repayment on the due date	November 29, 2030

(Note) The Interest Payment Date is the last day of each month after December 30, 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

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

(Unit: JPY million)

	Before the Refinancing (November 27, 2025)	After the Refinancing (November 28, 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)	15,002	14,002	(1,000)
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/