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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

Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	Borrowing period	Anticipated date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	The Dai-ichi Life Insurance Company, Limited (Green Loan) (Note 1)	1,500	1.950% (Fixed) (Note 2)	3.0 years	March 31, 2026	March 30, 2029	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Mizuho Bank, Ltd.; The Chiba Bank, Ltd.; The 77 Bank, Ltd.	3,000	JBA 1-month yen TIBOR +0.250% (Floating) (Note 3) (Note 4)	7.5 years	March 31, 2026	September 30, 2033		
	Sumitomo Mitsui Banking Corporation; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Development Bank of Japan Inc.	2,000	TBD (Fixed) (Note 5)	5.0 years	April 1, 2026	March 31, 2031		
Total		6,500						

(Note 1) 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 2) The first interest payment date is the last day of August 2026 and subsequent interest payment dates are the last day of every February and August 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 3) 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/>).

(Note 4) The first interest payment date is the last day of April 2026 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 5) The initial interest rate will be announced once determined. The first interest payment date is the last day of May 2026 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 6,500 million yen due on March 31, 2025 and April 1, 2026.

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

Category	Lender	Borrowing amount (million yen)	Interest rate	Borrowing period	Date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	The Dai-ichi Life Insurance Company, Limited	500	0.400%	6.0 years	April 3, 2020	March 31, 2026	Bullet repayment	Unsecured and non-guaranteed
	The Dai-ichi Life Insurance Company, Limited	1,000	0.440%	5.5 years	September 30, 2020	March 31, 2026		
	Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Mizuho Bank, Ltd.; The Chiba Bank, Ltd.; The 77 Bank, Ltd.	3,000	0.28037%	4.5 years	October 1, 2021	March 31, 2026		
	Sumitomo Mitsui Banking Corporation; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Development Bank of Japan Inc.	2,000	2.033% (Note)	12.0 years	April 1, 2014	April 1, 2026		
Total		6,500						

(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	—	—	—
Long-term loans (Note)	369,550	369,550	—
Total loans	369,550	369,550	—
Investment corporation bonds	38,400	38,400	—
Total interest-bearing debt	407,950	407,950	—

(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 November 25, 2025.

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