Daiwa House REIT Investment Corporation

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For Immediate Release

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Notice Concerning Debt Financing 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	Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; MUFG Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Resona Bank, Limited	15,000	JBA 1-month yen TIBOR +0.225% (Floating) (Note 1) (Note 2)	7.0 years	November 30, 2026	November 30, 2033	Bullet repayment	Unsecured and non-guaranteed
	MUFG Bank, Ltd.	1,400	TBD (Fixed) (Note 3)	3.0 years	December 18, 2026	December 18, 2029		
	Mizuho Bank, Ltd.	1,500	TBD (Fixed) (Note 2) (Note 4)	3.0 years	December 18, 2026	December 18, 2029		

(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/).

(Note 2) The first interest payment date is the last day of December 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 3) The interest rate will be announced once determined. The first interest payment date is the last day of February 2027 and subsequent interest payment dates are the last day of every 3 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).

(Note 4) The interest rate will be announced once determined. With respect to the applicable interest rate for each interest calculation period, if the JBA 1-month Japanese Yen TIBOR published by the JBA TIBOR Administration two business days prior to the interest payment date pertaining to the immediately preceding interest calculation period (or, in the case of the first interest calculation period, the drawdown date) exceeds 2.0%, the excess of the JBA 1-month Japanese Yen TIBOR over 2.0% will be added to the fixed interest rate.

2. Reason for conducting the debt financing

DHR will conduct the debt financing to refinance the 15,000 million yen long-term loans due on November 30, 2026 and to finance a portion of the redemption of the 6th unsecured investment corporation bonds in the amount of 4,000 million yen due on December 18, 2026.

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; Mizuho Bank, Ltd.; MUFG Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Resona Bank, Limited	15,000	0.87061%	10.0 years	November 29, 2016	November 30, 2026	Bullet repayment	Unsecured and non-guaranteed

4. Status of interest-bearing debt after the Transaction

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	—	—	—
Long-term loans (Note)	368,550	371,450	2,900
Total loans	368,550	371,450	2,900
Investment corporation bonds	39,500	35,500	-4,000
Total interest-bearing debt	408,050	406,950	-1,100

(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 19, 2026.

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