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.

April 22, 2026

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo 104-0061
Hidenobu Shirota, Executive Director
(Securities Code: 8986)
Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Yoshiki Nishigaki, President and Representative Director
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Notice Concerning Borrowing of Funds

Daiwa Securities Living Investment Corporation (hereinafter referred to as the "Investment Corporation") has decided today to borrow a total of 5,500 million yen (hereinafter referred to as the "Financing ").

I. The Financing

1. Borrowing of Funds

(1) Reason for the Borrowing

The funds will be used for the acquisition of assets scheduled to be acquired on May 1, 2026, and to partially fund related incidental expenses.
For the details of the assets to be acquired, please refer to the press release "Notice Concerning Acquisition of Domestic Real Estate and Domestic Trust Beneficiary Interests (Rental Housing 4 Properties) and Disposition of Domestic Real Estate (Rental Housing 2 Properties) " on March 23, 2026.

(2) Summary of the Borrowing

The Investment Corporation has decided to borrow a total of 5,500 million yen from financial institutions with existing transactions.

i) Term Loans 26E

Lenders	Amount of borrowing (JPY million)	Interest rate	Borrowing date	Method	Due date
MUFG Bank, Ltd.	500	1-month JBA Japanese Yen TIBOR+0.3783% (Note 1)	May 1, 2026	Unsecured, Lump-sum repayment on the due date	September 30, 2030
The Bank of Fukuoka, Ltd.	500				

ii) Term Loans 26F

Lenders	Amount of borrowing (JPY million)	Interest rate	Borrowing date	Method	Due date
MUFG Bank, Ltd.	1,000	1-month JBA Japanese Yen TIBOR+0.4783% (Note 1)	May 1, 2026	Unsecured, Lump-sum repayment on the due date	March 31, 2033
SBI Shinsei Bank, Limited	1,000				
Aozora Bank, Ltd. (Note 2)	1,000				
The 77 Bank, Ltd.	500				

iii) Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Borrowing date	Method	Due date
Mizuho Bank, Ltd.	1,000	1-month JBA Japanese Yen TIBOR+0.4783% (Note 1)	May 1, 2026	Unsecured, Lump-sum repayment on the due date	March 31, 2033

(Note 1) The Interest Payment Date is the last day of each month (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.
(Note 2) Aozora Bank, Ltd. falls under the category of interested parties, etc. as stipulated in the Investment Trusts Act and is a related party as stipulated in the internal regulations of Daiwa Real Estate Asset Management Co. Ltd., to which the Investment Corporation entrusts management of its assets (the "Asset Manager"). The Asset Manager therefore has taken the decision-making procedures as stipulated in the rules on prevention of conflicts of interest.

The JPY TIBOR of the JBA TIBOR Administration ("JBA TA") is available on the JBA TA website
*URL: https://www.jbatibor.or.jp/english/rate/

2. The Date of This Agreement

April 22, 2026

II. Status of the Borrowings Before and After the Financing .

(Unit: JPY million)

	Before the Financing (April 30, 2026)	After the Financing (May 1, 2026)	Change
Short-term borrowings (loan period: 1 year or less)	28,265	28,265	-
Long-term borrowings (loan period: over 1 year) (Note)	164,372	169,872	+5,500
Total borrowings	192,637	198,137	+5,500
Investment corporation bonds	12,100	12,100	-
Total interest-bearing debt	204,737	210,237	+5,500

(Note) The long-term borrowings to be repaid within 1 year are included in the short-term borrowings.

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III. Other

As for risks pertaining to the Financing, there are no material changes from the content described in “Investment Risks” in the 39th FP Securities Report submitted on December 22, 2025.

End

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