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.

June 24, 2026

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 borrowings totaling 700 million yen (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 borrowings for the purpose of refinancing the existing borrowings of 700 million yen, which are due for repayment on June 30, 2026. For the details of the existing borrowings, please refer to the press release "Notice Concerning Refinancing of Loans" on June 25, 2019.

(2) Summary of the Borrowing

The Investment Corporation has decided to borrow 700 million yen from a financial institution with existing transactions.

Term Loans 26K

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
THE KAGAWA BANK,Ltd.	700	1-month JBA Japanese Yen TIBOR+0.4700% (Note)	June 30, 2026	Unsecured, Lump-sum repayment on the due date	March 31, 2033

(Note) 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.

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

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

(Unit: JPY million)

	Before the Refinancing (June 29, 2026)	After the Refinancing (June 30, 2026)	Change
Short-term borrowings (loan period: 1 year or less)	23,113	22,413	(700)
Long-term borrowings (loan period: over 1 year) (Note)	177,524	178,224	+700
Total borrowings	200,637	200,637	-
Investment corporation bonds	9,600	9,600	-
Total interest-bearing debt	210,237	210,237	-

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

III. Other

There are no material changes to the content of the investment risks described in “Investment Risk” of the 40th scurities report filed as of June 22, 2026 with respect to the risks involved in repayment of the borrowing.

End

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