

September 16, 2026

To All Concerned Parties

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

Daiwa Securities Living Investment Corporation (hereinafter referred to as the “Investment Corporation”) hereby announces that today it has decided to issue investment corporation bonds (hereinafter referred to as the “Investment Corporation Bonds”), based on the comprehensive resolution on issuance of the Investment Corporation Bonds of its Board of Directors held on August 26, 2026.

I. Outline of the Investment Corporation Bonds

(i) 5th Series

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| (1) Name of the Investment Corporation Bonds | 5th Unsecured Investment Corporation Bonds of Daiwa Securities Living Investment Corporation (with special pari passu conditions among specified Investment Corporation Bonds) |
| (2) Total issue amount | JPY 3.1 billion |
| (3) Form of bond certificate | Under the Act on Book-Entry of Company Bonds, Shares, etc., bond certificates for the Investment Corporation Bonds will not be issued. |
| (4) Issue Price | JPY 100 per value of JPY 100 of each bond |
| (5) Redemption Price | JPY 100 per value of JPY 100 of each bond |
| (6) Interest Rate | 2.436% per annum |
| (7) Amount of each bond | JPY 100 million |
| (8) Offering Method | Public offering |
| (9) Subscription date | September 16, 2026 (Wednesday) |
| (10) Payment date | September 25, 2026 (Friday) |
| (11) Collateral / Guarantee | There is no collateral or guarantee on the Investment Corporation Bonds. There are no assets reserved as security for the Investment Corporation Bonds. |
| (12) Redemption method and date | September 25, 2029 (Tuesday)
The total amount of the Investment Corporation Bonds will be redeemed on September 25, 2029 (Tuesday). The Investment Corporation Bonds may be purchased and cancelled at any time on or after the day following the payment date, except as otherwise stipulated by the securities depository stated in (16). |
| (13) Interest payment date | The first interest payment date is March 25, 2027 (Thursday). Thereafter, March 25 and September 25 of each year. (If the date of interest payment falls on a bank holiday, the said payment is moved up to the preceding bank business day.) |
| (14) Financial covenant | The provision for restriction on provision of security is included. |
| (15) Credit Rating | AA (Japan Credit Rating Agency, Ltd.) |
| (16) Securities depository | Japan Securities Depository Center, Incorporated |
| (17) Financial agent, issuing agent and paying agent | MUFG Bank, Ltd. |
| (18) Underwriters | Daiwa Securities Co. Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
SMBC Nikko Securities Inc.
Mizuho Securities Co., Ltd. |

(ii) 6th Series

(1) Name of the Investment Corporation Bonds	6th Unsecured Investment Corporation Bonds of Daiwa Securities Living Investment Corporation (with special pari passu conditions among specified Investment Corporation Bonds)
(2) Total issue amount	JPY 1.2 billion
(3) Form of bond certificate	Under the Act on Book-Entry of Company Bonds, Shares, etc., bond certificates for the Investment Corporation Bonds will not be issued.
(4) Issue Price	JPY 100 per value of JPY 100 of each bond
(5) Redemption Price	JPY 100 per value of JPY 100 of each bond
(6) Interest Rate	2.830% per annum
(7) Amount of each bond	JPY 100 million
(8) Offering Method	Public offering
(9) Subscription date	September 16, 2026 (Wednesday)
(10) Payment date	September 25, 2026 (Friday)
(11) Collateral / Guarantee	There is no collateral or guarantee on the Investment Corporation Bonds. There are no assets reserved as security for the Investment Corporation Bonds.
(12) Redemption method and date	September 25, 2031 (Thursday) The total amount of the Investment Corporation Bonds will be redeemed on September 25, 2031 (Thursday). The Investment Corporation Bonds may be purchased and cancelled at any time on or after the day following the payment date, except as otherwise stipulated by the securities depository stated in (16).
(13) Interest payment date	The first interest payment date is March 25, 2027 (Thursday). Thereafter, March 25 and September 25 of each year. (If the date of interest payment falls on a bank holiday, the said payment is moved up to the preceding bank business day.)
(14) Financial covenant	The provision for restriction on provision of security is included.
(15) Credit Rating	AA (Japan Credit Rating Agency, Ltd.)
(16) Securities depository	Japan Securities Depository Center, Incorporated
(17) Financial agent, issuing agent and paying agent	Sumitomo Mitsui Banking Corporation
(18) Underwriters	Daiwa Securities Co. Ltd. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. SMBC Nikko Securities Inc. Mizuho Securities Co., Ltd.

II. Reason for Issuance

The proceeds will be used to repay existing borrowings.

III. Total Amount to be Procured, Use of Funds and Scheduled Expenditure Date

(1) Total amount to be procured (approximate net proceeds; amounts are rounded down to the nearest million yen, and the same shall apply hereinafter)

JPY 4,272 million

(2) Use of funds and the scheduled expenditure date

The Investment Corporation plans to use the proceeds from the issuance of the Bonds for a portion of the funds required to repay the existing borrowings of JPY 6,000 million, which are due for repayment on December 30, 2026. For the details of the existing borrowings, please refer to the press release “Notice Concerning Borrowing of Funds” dated December 24, 2025.

IV. Status of Borrowings, etc. Before and After the Issuance of the Investment Corporation Bonds.

(Unit: JPY million)

	Before the issuance of the Bonds (September 24, 2026)	After the issuance of the Bonds (September 25, 2026)	Change
Short-term borrowings (loan period: 1 year or less)	27,671	27,671	-
Long-term borrowings (loan period: over 1 year) (Note)	172,966	172,966	-
Total borrowings	200,637	200,637	-
Investment corporation bonds	9,600	13,900	+4,300
Total interest-bearing debt	210,237	214,537	+4,300

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

V. Other

There are no material changes to the content of the investment risks described in “Investment Risk” of the 40th fiscal period securities report filed as of June 22, 2026 with respect to the risks involved in the issuance of the Bonds.

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* Website URL of the Investment Corporation: <https://www.daiwa-securities-living.co.jp/en/>