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.

September 24, 2026

To All Concerned Parties

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Notice Concerning Debt Refinancing and Early Repayment of Loans

Daiwa Securities Living Investment Corporation (hereinafter referred to as the "Investment Corporation") has decided today to refinance borrowings totaling JPY 500 million (hereinafter referred to as the "Refinancing") and repay JPY 5,000 million of existing borrowings prior to the due date (hereinafter referred to as the "Early Repayment").

I. The Refinancing

1. Borrowing of Funds

(1) Reason for the Borrowing

The proceeds will be used to repay the existing borrowings of JPY 500 million, which are due on September 30, 2026. For details of the existing borrowings, please refer to the press release "Notice Concerning Borrowing of Funds and Early Repayment of Loans" dated September 10, 2021.

(2) Summary of the Borrowing

Individual Loans

Lender	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Repayment Method	Due date
Sumitomo Mitsui Trust Bank, Limited	500	JBA 3-month Japanese Yen TIBOR +0.3575% (Note)	September 30, 2026	Unsecured, Lump-sum repayment on the due date	September 30, 2030

(Note) Interest payment dates shall be the last day of March, June, September and December of each year (provided, however, that if such day is not a business day, the interest payment date shall be the immediately following business day, and if such following business day falls in the next month, the immediately preceding business day). The base rate applied to the interest calculation period for the interest payable on an interest payment date shall be calculated based on the JBA 3 month Japanese Yen TIBOR published by the Japanese Bankers Association ("JBA") two business days prior to the commencement of the relevant interest calculation period.

For the JBA Japanese Yen TIBOR, please refer to the website of the JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/).

2. The Date of Contract Execution

September 24, 2026

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II. The Early Repayment

Lender	MUFG Bank, Ltd.
Outstanding balance (JPY million)	6,000
Amount of Repayment (JPY million)	4,300
Drawdown Date	February 6, 2026
Due Date	December 30, 2026
Scheduled Early Repayment Date	September 30, 2026
Source of Repayment Funds	Funds raised through the issuance of Investment Corporation Bonds
Collateral and Guarantee	Unsecured and unguaranteed

III. Status of Borrowings and Interest-bearing Debt Before and After the Refinancing and the Early Repayment

(Unit: JPY million)

	Before the Refinancing and the Early Repayment	After the Refinancing and the Early Repayment	Change
Short-term borrowings (loan period: 1 year or less)	29,971	25,171	-4,800
Long-term borrowings (loan period: over 1 year) (Note)	170,666	171,166	+500
Total borrowings	200,637	196,337	-4,300
Investment corporation bonds	13,900	13,900	-
Total interest-bearing debt	214,537	210,237	-4,300

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

IV. Other

There are no material changes to the content of the investment risks described in “Investment Risk” of the Securities Report for the 40th fiscal period filed on June 22, 2026 with respect to the risks involved in the Refinancing and the Early Repayment.

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