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For Immediate Release

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Notice Concerning Debt Financing (Including Sustainability Loan) 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	Development Bank of Japan, Inc.	1,000	TBD (Fixed) (Note 1)	4.5 years	September 28, 2026	March 31, 2031	Bullet repayment	Unsecured and non-guaranteed
	Mitsui Sumitomo Insurance Company, Limited (Sustainability Loan) (Note 2)	500	TBD (Fixed) (Note 1)	3.5 years	September 30, 2026	March 29, 2030		
	Sumitomo Mitsui Banking Corporation; The Norinchukin Bank; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	4,500	TBD (Fixed) (Note 3)	4.0 years	September 30, 2026	September 30, 2030		
Total		6,000						

(Note 1) 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 February and August 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 2) This refinancing is scheduled to be conducted as a sustainability loan based on the sustainability finance framework designed by DHR (the “Sustainability Loan”). The sustainability finance framework has received the highest evaluation of “SU 1 (F)” in the “JCR Sustainability Finance Framework Evaluation” by Japan Credit Rating Agency, Ltd. (“JCR”).

(Note 3) The interest rate will be announced once determined. The first interest payment date is the last day of November 2026 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).

2. Reason for conducting the debt financing

DHR will conduct the debt financing to use as part of the funds to repay long-term loans of a total of 7,000 million yen due on September 28, 2026 and September 30, 2026.

3. Details of the long-term loans to be repaid

Category	Lender	Borrowing amount (million yen)	Interest rate	Borrowing period	Date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	Development Bank of Japan, Inc.	1,000	0.6888% (Fixed)	10.0 years	September 28, 2016	September 28, 2026	Bullet repayment	Unsecured and non-guaranteed
	Mitsui Sumitomo Insurance Company, Limited	500	0.410% (Fixed)	6.5 years	April 3, 2020	September 30, 2026		
	Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Mizuho Bank, Ltd.; The Norinchukin Bank; Nippon Life Insurance Company	5,500	0.28474% (Fixed)	5.4 years	April 30, 2021	September 30, 2026		
Total		7,000						

4. Status of interest-bearing debt after the Transaction

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	-	-	-
Long-term loans (Note)	369,550	368,550	(1,000)
Total loans	369,550	368,550	(1,000)
Investment corporation bonds	38,400	38,400	-
Total interest-bearing debt	407,950	406,950	(1,000)

(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 May 22, 2026.

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