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For Immediate Release

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### Notice Concerning Signing of Interest Rate Swap Agreements

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it has entered into the following interest rate swap agreements.

#### 1. Reason for Entering into Interest Rate Swap Agreements

DHR has entered into the interest rate swap agreements for the purpose of fixing the interest rates of the long-term borrowings announced in the press release, “Notice Concerning Debt Financing” dated March 3, 2014 and to be executed on April 1, 2014 (total borrowing amount: 11,500 million yen).

#### 2. Outline of Interest Rate Swap Agreements

##### (1) Long-term borrowing (3,000 million yen, borrowing period of 7 years)

- a) Counterparty : Sumitomo Mitsui Trust Bank, Limited
- b) Notional principal : 3,000 million yen
- c) Interest rate : Fixed interest rate payable: 0.54750%  
Floating interest rate receivable: Japanese Bankers Association 3 month yen TIBOR
- d) Contract agreement date : April 1, 2014
- e) Effective date : April 1, 2014
- f) Termination date : April 1, 2021
- g) Interest payment dates : The first interest payment date will be the last day of May 2014, subsequent interest payment dates will be the last day of August, November, February and May of every year and the principal payment date (if the payment date is not a business day, the next business day will be the date).

The interest rate of the borrowing will be in effect fixed at 1.0475% by this interest rate swap agreement.

##### (2) Long-term borrowing (3,500 million yen, borrowing period of 8 years)

- a) Counterparty : SMBC Nikko Securities Inc.
- b) Notional principal : 3,500 million yen
- c) Interest rate : Fixed interest rate payable: 0.65500%  
Floating interest rate receivable: Japanese Bankers Association 3 month yen TIBOR
- d) Contract agreement date : April 1, 2014

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- e) Effective date : April 1, 2014
- f) Termination date : April 1, 2022
- g) Interest payment dates : The first interest payment date will be the last day of May 2014, subsequent interest payment dates will be the last day of August, November, February and May of every year and the principal payment date (if the payment date is not a business day, the next business day will be the date).

The interest rate of the borrowing will be in effect fixed at 1.205% by this interest rate swap agreement.

(3) Long-term borrowing (3,000 million yen, borrowing period of 10 years)

- a) Counterparty : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
- b) Notional principal : 3,000 million yen
- c) Interest rate : Fixed interest rate payable: 0.86800%  
Floating interest rate receivable: Japanese Bankers Association 3 month yen TIBOR
- d) Contract agreement date : April 1, 2014
- e) Effective date : April 1, 2014
- f) Termination date : April 1, 2024
- g) Interest payment dates : The first interest payment date will be the last day of May 2014, subsequent interest payment dates will be the last day of August, November, February and May of every year and the principal payment date (if the payment date is not a business day, the next business day will be the date).

The interest rate of the borrowing will be in effect fixed at 1.518% by this interest rate swap agreement.

(4) Long-term borrowing (2,000 million yen, borrowing period of 12 years)

- a) Counterparty : Nomura Securities Co., Ltd.
- b) Notional principal : 2,000 million yen
- c) Interest rate : Fixed interest rate payable: 1.08300%  
Floating interest rate receivable: Japanese Bankers Association 3 month yen TIBOR
- d) Contract agreement date : April 1, 2014
- e) Effective date : April 1, 2014
- f) Termination date : April 1, 2026
- g) Interest payment dates : The first interest payment date will be the last day of May 2014, subsequent interest payment dates will be the last day of August, November, February and May of every year and the principal payment date (if the payment date is not a business day, the next business day will be the date).

The interest rate of the borrowing will be in effect fixed at 2.033% by this interest rate swap agreement.

### 3. Outlook

These agreements will have minimal impact on the forecasts of results for the fiscal period ending August 2014 (from March 1, 2014 to August 31, 2014) and the fiscal period ending February 2015 (from September 1, 2014 to February 28, 2015), thus there is no revision to the forecasts.

### 4. Other

For the risks concerning repayment, etc., of the debt financing, there is no change from the security registration statement submitted on March 3, 2014.

\* Distribution of this material: This material is distributed to “Kabuto Club” (a media correspondents’ club at the Tokyo Stock Exchange, Inc.), the press club at the Ministry of Land, Infrastructure, Transport and Tourism and the press club for construction trade newspapers at the Ministry of Land, Infrastructure, Transport and Tourism.

\* DHR’s website: <http://www.daiwahouse-reit.jp>

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