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For Immediate Release

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Notice Concerning Signing of Interest Rate Swap Agreement

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it has decided to enter into the following interest rate swap agreement.

1. Reason for Entering into Interest Rate Swap Agreement

DHR concluded the interest swap agreement for the purpose of fixing the interest rate of the long-term borrowing (10-year, 2,000 million yen) outlined in the press release, “Notice concerning Debt Finance” dated March 22, 2013.

2. Outline of Interest Rate Swap Agreement

- (1) Counterparty : Sumitomo Mitsui Trust Bank, Limited
- (2) Notional principal : 2,000 million yen
- (3) Interest rate : Fixed interest payable: 1.49625%
Floating interest receivable:
Japanese Bankers Association 3 month yen TIBOR+0.50%
- (4) Contract agreement date : August 15, 2013
- (5) Effective date : August 19, 2013
- (6) Termination date : March 27, 2023
- (7) Interest payment dates : The first payment date will be September 27, 2013, subsequent payment dates will be December 27, March 27, June 27, September 27 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).

Because of the aforementioned agreement, the interest rate applicable from August 19, 2013 and thereafter for the term loan will be in effect fixed at 1.49625%.

3. Outlook

This transaction will have minimal impact on the forecasts of results for the 11th fiscal period (ending August 2013) and the 12th period (ending February 2014) and there is no revision to the forecasts.

4. Other

For the risks concerning repayment, etc., of the debt financing, there are no significant changes from the securities report submitted on May 24, 2013.

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