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For Immediate Release

Investment Corporation:  
 Daiwa House REIT Investment Corporation  
 2-4-8, Nagatacho, Chiyoda-ku, Tokyo  
 Toshiharu Asada, Executive Director  
 (TSE Code: 8984)

Asset Manager:  
 Daiwa House Asset Management Co., Ltd.  
 Koichi Tsuchida, President and CEO  
 Inquiries:  
 Yoshikazu Tamura, General Manager,  
 Fund Management Department, Daiwa House REIT Division  
 TEL: +81-3-3595-1265

### Notice Concerning Debt Financing

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to conduct debt financing (the “Debt Financing”) 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
Short-term	Sumitomo Mitsui Trust Bank, Limited	1,000	JBA 1-month yen TIBOR +0.175% (Floating) (Note 1)	1.0 year	September 3, 2021	September 2, 2022	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation	1,000						
	MUFG Bank, Ltd.	1,000						
	Mizuho Bank, Ltd.	1,000						

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Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	Borrowing period	Anticipated date of execution	Principal repayment date	Method of repayment	Collateral
Long-term	Sumitomo Mitsui Banking Corporation; Sumitomo Mitsui Trust Bank, Limited; MUFG Bank, Ltd.; Mizuho Bank, Ltd.; Development Bank of Japan Inc.; Mizuho Trust & Banking Co., Ltd.; Shinsei Bank, Limited; The Yamanashi Chuo Bank, Ltd.; Kansai Mirai Bank, Limited; Shinkin Central Bank; The Bank of Kyoto, Ltd.; The Yamaguchi Bank, Ltd.	10,500 (Note 2)	TBD (Fixed) (Note 3)	10.0 years	September 3, 2021	August 29, 2031	Bullet repayment	Unsecured and non-guaranteed
	The Dai-ichi Life Insurance Company, Limited	1,000	TBD (Fixed) (Note 4)	12.0 years	September 3, 2021	August 31, 2033		
	Sumitomo Mitsui Trust Bank, Limited; The Chiba Bank, Ltd.; The 77 Bank, Ltd.; Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Mizuho Bank, Ltd.	3,000	TBD (Fixed) (Note 3)	4.5 years	October 1, 2021	March 31, 2026		
	MUFG Bank, Ltd.; Mizuho Bank, Ltd.; The Norinchukin Bank; Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; Development Bank of Japan Inc.; Aozora Bank, Ltd.; Resona Bank, Limited; The Nishi-Nippon City Bank, Ltd.; The Keiyo Bank, Ltd.	10,500	TBD (Fixed) (Note 3)	7.0 years	October 1, 2021	September 29, 2028		
Total		29,000						

(Note 1) Base interest rate is the JBA 1-month Japanese yen TIBOR (Tokyo Interbank Offered Rate) at 11 a.m. as of two business days prior to the loan disbursement date and subsequently the latest interest payment date. For the JBA Japanese yen TIBOR, which is the base interest rate, please refer to the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>). The first interest payment date is the last day of September 2021 and subsequent interest payment dates are the last day of every month 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 debt financing is scheduled to be conducted as a green loan based on the green finance framework designed by DHR (the "Green Loan"). The green finance framework has received an evaluation as "Green 1" (F), the highest rating among "JCR Green Finance Framework Evaluation" by Japan Credit Rating Agency, Ltd. ("JCR"). The Green Loan is complied with "Green Loan Principles" which is an international guideline. The Green Loan also receives a preliminary evaluation as "Green 1" among "JCR Green Loan Evaluation" by JCR. For details of "JCR Green Loan Evaluation", please refer to the JCR website

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(<https://www.jcr.co.jp/en/greenfinance/>).

This debt financing also falls under the category of “SDGs Green Loan” provided by Sumitomo Mitsui Banking Corporation, the loan proceeds of which are to be used for eco-friendly green projects. For details of “SDGs Green Loan”, please refer to the website of Sumitomo Mitsui Banking Corporation ([https://www.smbc.co.jp/hojin/financing/sdgs\\_loan/](https://www.smbc.co.jp/hojin/financing/sdgs_loan/)).

(Note 3) The interest rate will be announced once determined. The first interest payment date is the last day of November 2021 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).

(Note 4) The interest rate will be announced once determined. The first interest payment date is the last day of February 2022 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).

## 2. Reason for conducting the Debt Financing

DHR will conduct the Debt Financing of short-term loans and long-term loans totaling 29,000 million yen, to use as part of the funds for acquiring the trust beneficiary interests of the anticipated acquisitions (four properties with a total anticipated acquisition price of 72,350 million yen), as announced today in the press release “Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate”, and other related expenses.

## 3. Status of interest-bearing debt after the Debt Financing

(Unit: million yen)

	Before (as of August 18, 2021)	After (as of October 1, 2021)	Increase / Decrease
Short-term loans	—	4,000	4,000
Current portion of long-term loans	33,858	40,858	7,000
Long-term loans	310,700	328,700	18,000
Total loans	344,558	373,558	29,000
Current portion of investment corporation bonds	4,000	4,000	—
Investment corporation bonds due after one year	30,000	30,000	—
Total investment corporation bonds	34,000	34,000	—
Total interest-bearing debt	378,558	407,558	29,000

## 4. Other

For the risks concerning this Debt Financing, there are no changes from the security registration statement submitted on August 18, 2021.

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

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