

October 2, 2026

For Immediate Release

Investment Corporation:

Daiwa House REIT Investment Corporation
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Tsuyoshi Saito, Executive Director
(TSE Code: 8984)

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Notice Concerning Issuance of Investment Corporation Bonds

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it decided today to issue investment corporation bonds (the “Bonds”) based on the comprehensive resolution at the board of directors’ meeting held on September 18, 2026.

1. Overview of the investment corporation bonds

(1) Name	Daiwa House REIT Investment Corporation 21st Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)
(2) Total issue amount	1,100 million yen
(3) Form of bond certificate	No bond certificates will be issued subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc.
(4) Issue price	100 yen per value of 100 yen of each bond
(5) Redemption price	100 yen per value of 100 yen of each bond
(6) Interest rate	2.490% per annum
(7) Denomination of each bond	100 million yen
(8) Offering method	Public offering
(9) Subscription period	October 2, 2026 (Friday)
(10) Payment date	October 16, 2026 (Friday)
(11) Collateral and guarantee	No collateral or guarantee is provided for the Bonds, and no asset is reserved as security specifically for the Bonds.
(12) Redemption method and date	The total issue amount will be redeemed on October 16, 2029. The Bonds may be retired by purchase at any time after the payment date unless otherwise stipulated by the depository.
(13) Interest payment date	April 16 and October 16 every year (In case such date is a bank holiday, the immediately preceding bank business day will be the date.)
(14) Financial covenants	Negative pledge clause is applicable.
(15) Credit rating	AA (Japan Credit Rating Agency, Ltd.)
(16) Fiscal, issuing and paying agent	Resona Bank, Limited
(17) Underwriter	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. Mizuho Securities Co., Ltd. SMBC Nikko Securities Inc.

2. Reason for the issuance

DHR decided to issue the Bonds to diversify our sources of interest-bearing debt and use the proceeds from the Bonds as part of the funds for redemption of the existing investment corporation bonds.

3. Amount of funds to be procured, use of proceeds and scheduled outlay period

(1) Amount of funds to be procured (approximate net proceeds)

1,090 million yen

(2) Use of proceeds and scheduled outlay period

DHR will use the proceeds as part of the funds for redemption of the 6th unsecured investment corporation bonds due for maturity on December 18, 2026.

4. Status of interest-bearing debt after the issuance of the Bonds

(Unit: million yen)

	Before	After	Increase / Decrease
Short-term loans	-	-	-
Long-term loans (Note)	368,550	368,550	-
Total loans	368,550	368,550	-
Investment corporation bonds	38,400	39,500	1,100
Total interest-bearing debt	406,950	408,050	1,100

(Note) Current portion of long-term loans is included in Long-term loans.

5. Other

For the risks concerning issuance and redemption, etc. of the Bonds, there are no changes from the Japanese language securities report submitted on May 22, 2026.

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