

December 24, 2025

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
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Notice Concerning Borrowing of Funds

Daiwa Securities Living Investment Corporation (hereinafter referred to as the “Investment Corporation”) has decided today to borrow a total of 10,000 million yen in total (hereinafter referred to as the “Financing”).

I. The Financing

1. Borrowing of Funds

(1) Reason for the borrowing

This borrowing is to finance the redemption of the 4,000 million yen of 1st Unsecured Investment Corporation Bond of Daiwa Securities Living Investment Corporation (with special pari passu conditions among specified Investment Corporation bonds) maturing on January 28, 2026, and the 6,000 million yen of 2nd Unsecured Investment Corporation Bonds of Daiwa Securities Living Investment Corporation (with special pari passu conditions among specified Investment Corporation bonds) (nickname: “Tsunagaru-sai”) maturing on February 9, 2026. For the details of these existing Investment Corporation bonds, please refer to the press release “Notice Concerning Issuance of Investment Corporation Bonds” on January 21, 2021.

(2) Summary of the borrowing

The Investment Corporation has decided to borrow a total of 10,000 million yen from a financial institution with existing transactions.

Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
MUFG Bank, Ltd.	4,000	1-month JBA Japanese Yen TIBOR+0.3000% (Note 1)	January 27, 2026	Unsecured, Lump-sum repayment on the due date	December 30, 2026
	6,000	1-month JBA Japanese Yen TIBOR+0.3000% (Note 2)	February 6, 2026		

(Note 1) The Interest Payment Date is the last day of each month after January 30, 2026 (if the relevant day is not a business day, the next business day, and if the next business day falls into the next month, the immediately preceding business day). The base interest rate applied to the calculation period for interest paid on the Interest Payment Date is calculated on the basis of the 1-month JBA TIBOR published two business days prior to the commencement of the calculation period for interest.

(Note 2) The Interest Payment Date is the last day of each month after February 27, 2026 (if the relevant day is not a business day, the next business day, and if the next business day falls into the next month, the immediately preceding business day). The base interest rate applied to the calculation period for interest paid on the Interest Payment Date is calculated on the basis of the 1-month JBA TIBOR published two business days prior to the commencement of the calculation period for interest.

The JPY TIBOR of the JBA TIBOR Administration (“JBA TA”) is available on the JBA TA website
*URL: <https://www.jbatibor.or.jp/english/rate/>

2. The Date of This Agreement

December 24, 2025

II. Status of the Balance and Interest-bearing Debt Ratio Before and After the Financing.

(Unit: JPY million)

	Before the Financing (January 26, 2026)	After the Financing (February 9, 2026)	Change
Short-term borrowings (Note 1)	0	10,000	+10,000
Long-term borrowings (Note 1)	182,637	182,637	-
(Long-term borrowings due within one year) (Note 2)	20,665	20,665	-
Total borrowings	182,637	192,637	+10,000
Investment corporation bonds	22,100	12,100	(10,000)
Total interest-bearing debt	204,737	204,737	-

(Note 1) The debt periods for short-term borrowings are within one year and long-term borrowings are over one year.

(Note 2) Long-term borrowings due within one year represent borrowings due within one year from the respective dates indicated above.

III. Other

As for risks pertaining to the Financing, there are no material changes from the content described in “Investment Risks” in the 39th FP Securities Report submitted on December 22, 2025.

End

*URL: <https://www.daiwa-securities-living.co.jp/en/>