

February 19, 2026

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
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 (Securities Code: 8986)
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Notice Concerning Debt Refinancing

Daiwa Securities Living Investment Corporation (hereinafter referred to as the “Investment Corporation”) has decided today to refinance the borrowings of 4,509 million yen in total (hereinafter referred to as the “Refinancing”).

I. The Refinancing

1. Borrowing of Funds

(1) Reason for the Borrowing

The Investment Corporation has decided to enter into new borrowing for purpose of refinancing the existing borrowings of 4,509 million yen, which are due for repayment on March 23, 2026. For the details of the existing borrowings, please refer to the press release “Notice Concerning Refinancing of Loans” on March 19, 2018.

(2) Summary of the Borrowing

The Investment Corporation has decided to borrow of 4,509 million yen from a financial institution with existing transactions.

i) Term Loans 26B

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
Aozora Bank, Ltd. (Note 1)	600	1-month JBA Japanese Yen TIBOR+0.3575% (Note 2)	March 23, 2026	Unsecured, Lump-sum repayment on the due date	March 29, 2030
The Bank of Fukuoka, Ltd.	450				

ii) Term Loans 26C

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
Aozora Bank, Ltd. (Note 1)	600	1-month JBA Japanese Yen TIBOR+0.4075% (Note 2)	March 23, 2026	Unsecured, Lump-sum repayment on the due date	March 31, 2031
Resona Bank, Limited	400				

iii) Term Loans 26D

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
MUFG Bank, Ltd.	459	1-month JBA Japanese Yen TIBOR+0.4575% (Note 2)	March 23, 2026	Unsecured, Lump-sum repayment on the due date	September 30, 2032
Mizuho Bank, Ltd.	500				

iv) Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
Sumitomo Mitsui Banking Corporation	1,500	1-month JBA Japanese Yen TIBOR+0.4575% (Note 2)	March 23, 2026	Unsecured, Lump-sum repayment on the due date	September 30, 2032

(Note 1) Aozora Bank, Ltd. falls under the category of interested persons or other close affiliate as stipulated in the Investment Trusts Act and is a related party as stipulated in the internal regulations of Daiwa Real Estate Asset Management Co. Ltd., to which the Investment Corporation entrusts management of its assets (the “Asset Manager”). The Asset Manager therefore has taken the decision-making procedures as stipulated in the rules on prevention of conflicts of interest.

(Note 2) The Interest Payment Date is the last day of each month (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

February 19, 2026

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

(Unit: JPY million)

	Before the Refinancing (March 22, 2026)	After the Refinancing (March 23, 2026)	Change
Short-term borrowings (loan period: 1 year or less)	28,074	23,565	(4,509)
Long-term borrowings (loan period: over 1 year) (Note)	164,563	169,072	+4,509
Total borrowings	192,637	192,637	-
Investment corporation bonds	12,100	12,100	-
Total interest-bearing debt	204,737	204,737	-

(Note) The long-term borrowings to be repaid within 1 year are included in the short-term borrowings.

III. Other

As for risks pertaining to the Refinancing, 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/>