

September 30, 2026

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
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Representative: Hidenobu Shirota, Executive Director
(Securities Code: 8986)
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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 JPY 2,300 million (hereinafter referred to as the “Financing”).

I. The Financing

1. Borrowing of Funds

(1) Reason for the Borrowing

The funds will be used to cover a portion of the funds required for the acquisition of assets scheduled to be acquired on October 8, 2026. For details of the assets to be acquired, please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate (Rental Housing 4 Properties) and Disposition of Domestic Real Estate (Maison de Ville Takanawa Gyoranzaka)” dated September 30, 2026.

(2) Summary of the Borrowing

Individual Loans

Lender	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Borrowing / Repayment Method	Due date
MUFG Bank, Ltd.	2,300	JBA 1-month Japanese Yen TIBOR +0.3000% (Note)	October 8, 2026	Unsecured, Lump-sum repayment on the due date	September 30, 2027

(Note) Interest payment dates shall be the last day of each month (provided, however, that if such day is not a business day, the interest payment date shall be the immediately following business day, and if such following business day falls in the next month, the immediately preceding business day). The base rate applied to the interest calculation period for the interest payable on an interest payment date shall be calculated based on the JBA 1-month Japanese Yen TIBOR published by the Japanese Bankers Association (“JBA”) two business days prior to the commencement of the relevant interest calculation period.

For the JBA Japanese Yen TIBOR, please refer to the website of the JBA TIBOR Administration

(<https://www.jbatibor.or.jp/english/rate/>).

2. Date of Contract Execution

September 30, 2026

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

(Unit: JPY million)

	Before the Financing	After the Financing	Change
Short-term borrowings (loan period: 1 year or less)	25,171	27,471	+2,300
Long-term borrowings (loan period: over 1 year) (Note)	171,166	171,166	-
Total borrowings	196,337	198,637	+2,300
Investment corporation bonds	13,900	13,900	-
Total interest-bearing debt	210,237	212,537	+2,300

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

III. Other

There are no material changes to the content of the investment risks described in “Investment Risk” of the Securities Report for the 40th fiscal period filed on June 22, 2026 with respect to the risks involved in the Financing.

- End -

*Website URL of the Investment Corporation: <https://www.daiwa-securities-living.co.jp/en/>