

December 23, 2020

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 1,150 million yen in total (hereinafter referred to as the “Financing”).

I. The Financing

1. Borrowing of Funds

(1) Reason for the Borrowings

The fund is to be appropriated for the assets to be acquired on December 28, 2020 (hereinafter referred to as the “assets to be acquired”). For the assets to be acquired, please refer to the press release dated today entitled “Notice Concerning Acquisition of Asset (Hulic Residence Senriyama)”.

(2) Summary of Borrowings

The Investment Corporation has decided to borrow a total of 1,150 million yen from financial institutions with existing transactions.

< Long-Term Borrowings >

Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
MUFG Bank, Ltd.	600	3-month JBA Japanese Yen TIBOR+0.5825% (Note)	December 28, 2020	Unsecured, Lump-sum repayment on the due date	November 30, 2029
Sumitomo Mitsui Banking Corporation	550				

(Note) The Interest Payment Date is the last day of February, May, August, and November of each year after February 26, 2021 (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 3-month JBA TIBOR published two business days prior to the commencement of the calculation period for interest.

Please refer to the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>) for JBA Japanese Yen TIBOR information.

2. The Date of This Agreement

December 23, 2020

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

(Unit: JPY million)

	Before the Financing (December 25, 2020)	After the Financing (December 28, 2020)	Change
Short-term borrowings (Note1)	4,070	4,070	-
Long-term borrowings (Note1)	149,487	150,637	1,150
(Long-term borrowings due within one year) (Note2)	17,014	17,014	-
Total borrowings	153,557	154,707	1,150
Investment corporation bonds	10,100	10,100	-
Total interest-bearing debt	163,657	164,807	1,150

(Note1) The debt periods for short-term borrowings are within one year and long-term borrowings are over one year.

(Note2) Long-term borrowings due within one year represent borrowings due within one year from the respective dates indicated above.

III. Forecasts

There is minimal impact from the refinancing on asset management conditions for the fiscal period ending March 31, 2021 (October 1, 2020 to March 31, 2021) and the fiscal period ending September 30, 2021 (April 1, 2021 to September 30, 2021).

IV. Other

As for risks pertaining to the Financing etc., there are no material changes to the “Investment risks” stated in the 29th Financial Period Securities Report (submitted today).

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