

July 27, 2021

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 980 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 June 23, 2021 (hereinafter referred to as the “recently acquired asset”) (The recently acquired asset has been temporarily acquired with own funds). For the recently acquired asset, please refer to the press release dated June 22, 2021 entitled “Notice Concerning Acquisition of Asset (Gran Casa Itabashi EAST)”.

(2) Summary of Borrowings

The Investment Corporation has decided to borrow a total of 980 million yen from financial institutions with existing transactions.

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
MUFG Bank, Ltd.	500	1-month JBA Japanese Yen TIBOR+0.3000% (Note)	July 30, 2021	Unsecured, Lump-sum repayment on the due date	July 29, 2022
Sumitomo Mitsui Banking Corporation	480				

(Note) The Interest Payment Date is the last day of each month and the due date (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. 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

July 27, 2021

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

(Unit: JPY million)

	Before the Financing (July 29, 2021)	After the Financing (July 30, 2021)	Change
Short-term borrowings (Note1)	0	980	980
Long-term borrowings (Note1)	151,637	151,637	-
(Long-term borrowings due within one year) (Note2)	5,500	5,500	-
Total borrowings	151,637	152,617	980
Investment corporation bonds	20,100	20,100	-
Total interest-bearing debt	171,737	172,717	980

(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 Financing on asset management conditions for the fiscal period ending September 30, 2021 (April 1, 2021 to September 30, 2021) and the fiscal period ending March 31, 2022 (October 1, 2021 to March 31, 2022).

IV. Other

As for risks pertaining to the Financing etc., there are no material changes to the “Investment risks” stated in the 30th Financial Period Securities Report (submitted on June 22, 2021).

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