

December 23, 2022

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation  
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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 2,000 million yen in total (hereinafter referred to as the “Refinancing”).

### I. The Refinancing

#### 1. Borrowing of Funds

##### (1) Reason for the Borrowings

The Investment Corporation has decided to enter into new borrowings for purpose of refinancing the existing borrowings of totaling 2,000 million yen, which are due for repayment on December 30, 2022. For the details of the existing borrowings, please refer to the press release “Notice Concerning Refinancing of Loans” on December 19, 2018.

##### (2) Summary of Borrowings

The Investment Corporation has decided to borrow a total of 2,000 million yen from financial institutions with existing transactions.

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
MUFG Bank, Ltd.	1,000	3-month JBA Japanese Yen TIBOR+0.495% (Note)	December 30, 2022	Unsecured, Lump-sum repayment on the due date	March 29, 2030
Sumitomo Mitsui Banking Corporation	1,000				

(Note) The Interest Payment Date is the last day of March, June, September and December of each year after March 31, 2023 (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.

#### 2. The Date of This Agreement

December 23, 2022

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

(Unit: JPY million)

	Before the Refinancing (December 29, 2022)	After the Refinancing (December 30, 2022)	Change
Short-term borrowings (Note1)	0	0	0
Long-term borrowings (Note1)	166,037	166,037	0
(Long-term borrowings due within one year) (Note2)	16,000	14,000	-2,000
Total borrowings	166,037	166,037	0
Investment corporation bonds	22,100	22,100	0
Total interest-bearing debt	188,137	188,137	0

(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, 2023 (October 1, 2022 to March 31, 2023) and the fiscal period ending September 30, 2023 (April 1, 2023 to September 30, 2023).

## IV. Other

As for risks pertaining to the Refinancing, there are no material changes from the content described in “Investment Risks” in the 33<sup>rd</sup> FP Securities Report submitted on December 21, 2022.

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