

January 23, 2024

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation

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Tetsuo Akuzawa, 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 16,600 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 assets acquired on October 3, 2023, October 13, 2023 and December 1, 2023 and assets to be acquired on February 1, 2024 and March 1, 2024 (hereinafter referred to as the “assets to be acquired”) and to partially fund such incidental expenses.

With regard to the acquired assets, they have been acquired using the proceeds from the issuance of new investment units by public offering and temporarily using cash on hand as described in the press release "Notice Concerning Issuance of New Investment Units and Secondary Offering" dated October 2, 2023.

For the assets to be acquired, please refer to the press release dated October 2, 2023 entitled “Notice Concerning Acquisition and Leasing of Domestic Real Estate and Domestic Trust Beneficiary Interests (16 Rental Housing and 3 Healthcare Facilities)”.

##### (2) Summary of Borrowings

The Investment Corporation has decided to borrow a total of 16,600 million yen from financial institutions with existing transactions.

##### i). Term Loans 24A

Lenders	Amount of borrowing (JPY million)	Interest rate	Draw down date	Method	Due date
MUFG Bank, Ltd.	1,250	Undecided (Fixed interest rate) (Note 1),(Note 2)	February 1, 2024	Unsecured, Lump-sum repayment on the due date	March 31, 2032

##### ii). Term Loans 24B

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
The Norinchukin Bank	2,500	3-month JBA Japanese Yen TIBOR+0.5408% (Note 3)	February 1, 2024	Unsecured, Lump-sum repayment on the due date	March 31, 2032
The Hiroshima Bank, Ltd.	1,000				
The 77 Bank, Ltd.	500				

## iii). Term Loans 24C

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
MUFG Bank, Ltd.	1,900	Undecided (Fixed interest rate) (Note 1),(Note 2)	March 1, 2024	Unsecured, Lump-sum repayment on the due date	September 30, 2032

## iv). Term Loans 24D

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
SBI Shinsei Bank, Limited	1,000	3-month JBA Japanese Yen TIBOR+0.5617% (Note 3)	March 1, 2024	Unsecured, Lump-sum repayment on the due date	September 30, 2032
Resona Bank, Limited	1,000				

## v). Individual Loans

Lenders	Amount of borrowing (JPY million)	Interest rate	Drawdown date	Method	Due date
Mizuho Bank, Ltd.	2,000	3-month JBA Japanese Yen TIBOR+0.5658% (Note 3)	February 1, 2024	Unsecured, Lump-sum repayment on the due date	September 30, 2032
Sumitomo Mitsui Trust Bank, Limited.	1,950	3-month JBA Japanese Yen TIBOR+0.5325% (Note 4)			January 30, 2032
Sumitomo Mitsui Banking Corporation	2,500	3-month JBA Japanese Yen TIBOR+0.5617% (Note 3)	March 1, 2024		September 30, 2032
The Bank of Kyoto, Ltd.	1,000				

(Note1) The Interest Payment Date is the last day of March, June, September and December of each year after March 29, 2024 (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).

(Note2) The interest rate is scheduled to be decided two business days prior to the scheduled borrowing date. We will make another announcement as soon as it is decided

(Note3) The Interest Payment Date is the last day of March, June, September and December of each year after March 29, 2024 (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.

(Note4) The Interest Payment Date is the last day of January, April, July and October of each year after April 30, 2024 (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

January 23, 2024

Term Loans 24A, Term Loans 24B, Term Loans 24C, Term Loans 24D and Individual loans from Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., and Sumitomo Mitsui Banking Corporation

February 27, 2024

Individual loans from The Bank of Kyoto, Ltd.

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

(Unit: JPY million)

	Before the Financing (Jan. 31, 2024)	After the Financing (Mar. 1, 2024)	Change (Note3)
Short-term borrowings (Note1)	0	0	0
Long-term borrowings (Note1)	166,037	182,637	16,600
(Long-term borrowings due within one year) (Note2)	22,690	22,690	0
Total borrowings	166,037	182,637	16,600
Investment corporation bonds	22,100	22,100	0
Total interest-bearing debt	188,137	204,737	16,600

(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.

(Note 3) Figures in the “Change” column are the comparison between “Before the Financing” and “After the financing on March 1, 2024.”

## III. Forecasts

There is minimal impact from the Financing on asset management conditions for the fiscal periods ending March, 2024 (October 1, 2023 to March 31, 2024) and the fiscal period ending September, 2024 (April 1, 2024 to September 30, 2024).

## IV. Other

As for risks pertaining to the Financing, there are no material changes from the content described in “Investment Risks” in the 35th FP Securities Report submitted on December 20, 2023.

End

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