



NEWS RELEASE

Douglas Emmett Completes \$941 Million Refinance, Unencumbers The Landmark Residences

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SANTA MONICA, Calif.--(BUSINESS WIRE)-- Douglas Emmett, Inc. (NYSE: DEI), a real estate investment trust (REIT), announced today that it has recently obtained new loans covering eight residential properties. The new secured, non-recourse, interest only loans total approximately \$941 million, mature in September 2030 and bear interest at a fixed rate of 4.80%. The new loans replace four loans aggregating \$550 million that were scheduled to mature June 1, 2027, and five loans aggregating \$380 million that were scheduled to mature June 1, 2029.

The debt encumbering The Landmark Residences (formerly Barrington Plaza) has been repaid and the property has been added to the company's pool of unencumbered assets.

Douglas Emmett has no loan maturities in 2025 and is actively working to refinance its remaining 2026 loan maturities.

[About Douglas Emmett, Inc.](#)

Douglas Emmett, Inc. (DEI) is a fully integrated, self-administered and self-managed real estate investment trust (REIT), and one of the largest owners and operators of high-quality office and multifamily properties located in the premier coastal submarkets of Los Angeles and Honolulu. Douglas Emmett focuses on owning and acquiring a substantial share of top-tier office properties and premier multifamily communities in neighborhoods that possess significant supply constraints, high-end executive housing and key lifestyle amenities. Please visit our website at www.douglasemmett.com for more information about Douglas Emmett.

Safe Harbor Statement

Except for the historical facts, the statements in this press release regarding Douglas Emmett's business activities are forward-looking statements based on the beliefs of, assumptions made by, and information currently available to us about known and unknown risks, trends, uncertainties and factors that are beyond our control or ability to predict. Although we believe that our assumptions are reasonable, they are not guarantees of future performance and some will inevitably prove to be incorrect. As a result, our actual future results can be expected to differ from our expectations, and those differences may be material. Accordingly, investors should use caution in relying on forward-looking statements to anticipate future results or trends. For a discussion of some of the risks and uncertainties that could cause actual results to differ from those contained in the forward-looking statements, see "Risk Factors" in our Annual Report on Form 10-K for 2024, filed with the U.S. Securities and Exchange Commission.

Stuart McElhinney, Vice President – Investor Relations

310.255.7751

smcelhinney@douglasemmett.com

Source: Douglas Emmett, Inc.