

August 25, 2021

For Immediate Release

Investment Corporation:

Daiwa House REIT Investment Corporation
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(TSE Code: 8984)

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Notice Concerning Determination of Prices and Other Conditions with Regard to
Issuance of New Investment Units and Secondary Offering of Investment Units

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that, at a meeting of the board of directors of DHR held today, DHR determined the issue price, the selling price and other conditions as outlined below with regard to the issuance of new investment units and secondary offering of investment units resolved at a meeting of the board of directors of DHR held on August 18, 2021.

1. Issuance of new investment units through offering

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|--|---|---------------------------|--------------|
| (1) Number of investment units to be offered | 115,000 units | | |
| | | Japanese public offering: | 72,300 units |
| | | International offering: | 42,700 units |
| (2) Amount to be paid in (issue value) | ¥292,552 per unit | | |
| (3) Total amount to be paid in (issue value) | ¥33,643,480,000 | | |
| (4) Issue price (offer price) | ¥301,791 per unit | | |
| (5) Total issue price (offer price) | ¥34,705,965,000 | | |
| (6) Subscription period (Japanese public offering) | From Thursday, August 26, 2021 to Friday, August 27, 2021 | | |
| (7) Payment date | Wednesday, September 1, 2021 | | |
| (8) Delivery date | Thursday, September 2, 2021 | | |

(Note) The underwriters purchase and underwrite at the paid-in amount (issue value) and conduct the public offering at the stated issue price (offer price).

2. Secondary offering (secondary offering through over-allotment)

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|---|---|--|--|
| (1) Number of investment units to be sold | 9,000 units | | |
| (2) Selling price | ¥301,791 per unit | | |
| (3) Total selling price | ¥2,716,119,000 | | |
| (4) Subscription period | From Thursday, August 26, 2021 to Friday, August 27, 2021 | | |
| (5) Delivery date | Thursday, September 2, 2021 | | |

Disclaimer: This announcement is prepared for the public disclosure of the issuance of new investment units and secondary offering of investment units of DHR and has not been prepared for the purpose of soliciting investment. This announcement does not constitute any offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

3. Issuance of new investment units through third-party allotment
 - (1) Amount to be paid in (issue value) ¥292,552 per unit
 - (2) Total amount to be paid in (issue value) ¥2,632,968,000
 - (3) Subscription period (subscription date) Monday, September 27, 2021
 - (4) Payment date Tuesday, September 28, 2021
 - (5) The DHR investment units not subscribed by the subscription period (subscription date) stated in (3) above shall not be issued.

<Reference>

1. Calculation of issue price and selling price
 - (1) Calculation record date and price: Wednesday, August 25, 2021 ¥314,000
 - (2) Discount rate (Note): 2.00%

(Note) Discount rate is calculated by deducting 5,243 yen as forecast distribution per unit (excluding forecast distribution in excess of earnings per unit) and 807 yen as forecast distribution in excess of earnings per unit of the fiscal period ending August 31, 2021 from the closing price on the calculation record date.
2. Syndicate cover transaction period
From Saturday, August 28, 2021 to Tuesday, September 21, 2021.
3. Specific use of the funds to be procured
Maximum net proceeds of ¥36,276,448,000 to be procured through the Japanese Public Offering, the International Offering and the Third-Party Allotment will be used to fund part of the acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations; the same shall apply hereafter) listed in the press release “Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate” dated August 18, 2021. If there are any funds remaining, such funds will be used to reserve as cash to fund part of acquisition of specified assets or fund part of the repayment of loans in the future.
(Note) The proceeds will be deposited with financial institutions until the funds are to be outlaid.

* DHR’s website: <https://www.daiwahouse-reit.co.jp/en/>

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