

September 7, 2023

For Immediate Release

Investment Corporation:  
Daiwa House REIT Investment Corporation  
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Toshiharu Asada, Executive Director  
(TSE Code: 8984)

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### Notice Concerning Determination of Prices and Other Conditions with Regard to 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 selling price and other conditions as outlined below with regard to the secondary offering of investment units resolved at a meeting of the board of directors of DHR held on August 31, 2023.

1. Secondary offering through purchase and underwriting by underwriters

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|--|---|
| (1) Number of investment units to be sold    | 95,000 units<br>Out of the above number of investment units to be sold, 27,500 units will be sold to institutional investors in markets outside of Japan, mainly in Europe and Asia (excluding the United States and Canada). |
| (2) Selling price                            | ¥256,856 per unit   |
| (3) Total selling price                      | ¥24,401,320,000   |
| (4) Purchase price                           | ¥248,912 per unit   |
| (5) Total purchase price                     | ¥23,646,640,000   |
| (6) Subscription period                      | Friday, September 8, 2023   |
| (7) Payment period for deposit in securities | From Friday, September 8, 2023 to Monday, September 11, 2023  |
| (8) Delivery date                            | Thursday, September 14, 2023  |

(Note) The underwriters purchase and underwrite at the purchase price and conduct the secondary offering at the selling price.

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

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| (1) Number of investment units to be sold    | 5,000 units  |
| (2) Selling price                            | ¥256,856 per unit  |
| (3) Total selling price                      | ¥1,284,280,000   |
| (4) Subscription period                      | Friday, September 8, 2023                                    |
| (5) Payment period for deposit in securities | From Friday, September 8, 2023 to Monday, September 11, 2023 |
| (6) Delivery date                            | Thursday, September 14, 2023                                 |

Disclaimer: This announcement is prepared for the public disclosure concerning the secondary offering of investment units of DHR and has not been prepared for the purpose of soliciting investment within or outside of Japan. This announcement does not constitute any offer of securities in the United States. The securities referred to 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 offered in the United States.

<Reference>

1. Calculation of selling price
  - (1) Calculation record date and price: Thursday, September 7, 2023 ¥264,800
  - (2) Discount rate: 3.00%
  
2. Exercise period of the Green Shoe Option  
From Thursday, September 14, 2023 to Friday, October 6, 2023.
  
3. Syndicate cover transaction period  
From Saturday, September 9, 2023 to Wednesday, October 4, 2023.

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

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