
Supplementary Material for Press Releases Announced Today

February 22, 2024

This supplementary material is based on the contents disclosed in the press releases “Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate”, “Notice Concerning Revision to Forecast of Results for the Fiscal Period Ending August 31, 2024”, and “Notice Concerning Debt Financing (Including Green Loan)” announced today and summarizes the related information.

This material includes forward-looking information that reflects the plans and expectations of Daiwa House REIT Investment Corporation (“DHR”) and Daiwa House Asset Management Co., Ltd. (the “Asset Manager”) to which DHR entrusts the management of its assets. Such forward-looking information is based on certain assumptions and beliefs of DHR and the Asset Manager in light of the information currently available. Actual figures may fluctuate and DHR and the Asset Manager cannot guarantee the forecasted figures.

Acquisition of Logistics Property in Prime Location in Greater Tokyo Area as Part of Property Replacement

- ◆ Acquiring multi-tenant type logistics property in prime location in the greater Tokyo area from the Sponsor partly with green loans on favorable terms
- ◆ As part of property replacement, acquisition of the quality property precedes sale while sales activities are still in progress

Acquisition



DPL Urayasu III

- Located 3km from Urayasu IC on Metropolitan Expressway Wangan Route, highly convenient for covering the entire greater Tokyo area
- Located in the leading area concentrated with large-scale logistics facilities, the property can operate 24 hours a day
- Highly versatile multi-tenant type property equipped with refrigerating facilities on the first floor
- Awarded environmental certifications of "5 Stars" for BELS and "A" rating for CASBEE for Buildings (New Construction)



Location	Urayasu City, Chiba
Construction date	Sep. 9, 2022
Anticipated acquisition price	30,000 million yen
Appraisal value	31,100 million yen
Anticipated acquisition date	Mar. 1, 2024
Appraisal NOI yield	3.5%
Forecast NOI yield ^(Note)	3.9%

(Note) Annualized NOI (adjusted for property taxes) in the forecast for the fiscal period ending Aug. 2024 divided by anticipated acquisition price

- Financing green loans of 5 bn yen at lower spreads than before for the acquisition
- Financing short-term floating-rate loans of 10 bn yen to control LTV and financing costs

Lender	Amount (mil yen)	Term (Interest rate)
Mizuho Bank	5,000	5.0 years (Fixed)
Chiba Bank		
Keiyo Bank		
Yamaguchi Bank		
Kansai Mirai Bank		

Lender	Amount (mil yen)	Term (Interest rate)
Sumitomo Mitsui Trust Bank	2,500	1.0 year (Floating)
Sumitomo Mitsui Banking Corporation	2,500	
MUFG Bank	2,500	
Mizuho Bank	2,500	

Sale Policy to aggressively promote property replacement

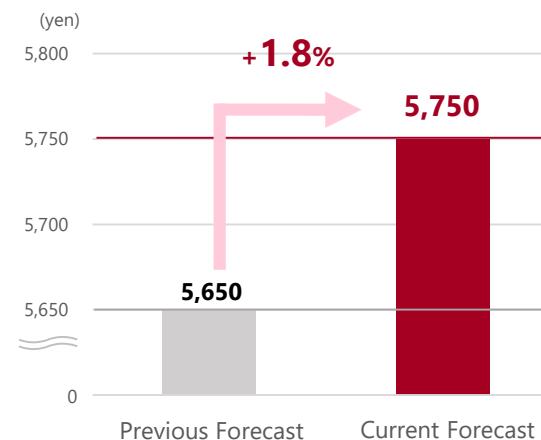
- Acquisition
DPL Urayasu III is a multi-tenant type logistics property in prime location
- Sale
Sales activities for BTS-type logistics properties are in progress for replacement

Acquire quality properties utilizing pipeline

Improve portfolio quality

Sell properties expected for decline in profitability

Forecast DPU (Aug. 2024 Period)



Cash Management Policy (Near-term Capital Strategy)

- ◆ Aim to procure funds for growth through property replacement
- ◆ Aim to increase unitholder value by investing appropriately depending on the pipeline and external environment

