

Investor Presentation

Fiscal Period Ended **February 29, 2024**

April 16, 2024



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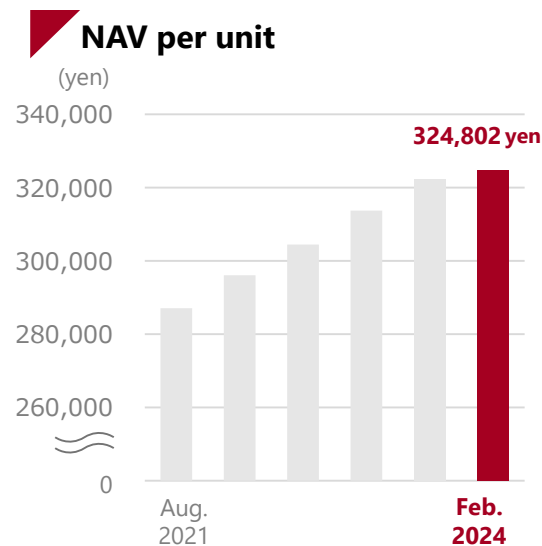
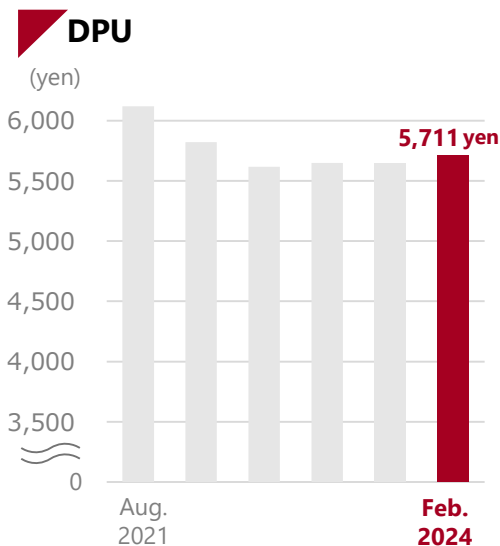
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1. Financial Highlights and Our Strategy

Financial Highlights for February 2024 Period

Stable earnings in Feb. 2024 with DPU +68 yen vs Aug. 2023 and +61 yen vs forecast

Financial Highlights	
DPU 5,711 yen	+68 yen vs Aug. 2023 +61 yen vs forecast
NAV per unit 324,802 yen	+2,453 yen vs Aug. 2023
LTV (excluding goodwill) 45.1 %	+0.2 p.p. vs Aug. 2023



ESG Highlights

- ◆ Disclosed nature-related information aligned with the "TNFD Recommendations"

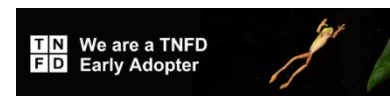


- ◆ Included in "Dow Jones Sustainability Asia/Pacific Index" for the first time



First in J-REITs

- ◆ Registered as a "TNFD Adopter"



- ◆ Submitted PRI annual report by Asset Manager for the first time

Policy, governance and strategy ★★★★★
Real estate ★★★★★
Confidence-building measures ★★★★★

Signatory of:



Operation Highlights for February 2024 Period

Continued stable performance of our diversified portfolio

Portfolio Operation Status

Acquisition price
(mil yen)

905,783

+**8,234** mil yen
vs Aug. 2023

Occupancy rate

99.8%

+**0.2** p.p.
vs Aug. 2023

NOI yield

5.1%

+**0.1** p.p.

NOI yield after depreciation

3.9%

+**0.1** p.p.
vs Aug. 2023

Asset Class Breakdown

Core Assets
95.4%

Logistics		Residential	
Acquisition price (mil yen)	Investment ratio	Acquisition price (mil yen)	Investment ratio
473,241	52.2%	240,323	26.5%
Occupancy rate	vs Aug. 2023	Occupancy rate	vs Aug. 2023
100.0%	0.0 p.p.	98.5%	+0.7 p.p.
NOI yield	After depreciation	NOI yield	After depreciation
4.9%	3.8%	5.4%	3.8%
Retail		Hotel	
Acquisition price (mil yen)	Investment ratio	Acquisition price (mil yen)	Investment ratio
123,219	13.6%	27,340	3.0%
Occupancy rate	vs Aug. 2023	Occupancy rate	vs Aug. 2023
99.8%	0.0 p.p.	100.0%	0.0 p.p.
NOI yield	After depreciation	NOI yield	After depreciation
5.6%	4.5%	4.5%	3.4%
Other Assets			
Acquisition price (mil yen)	Investment ratio		
41,660	4.6%		
Occupancy rate	vs Aug. 2023		
100.0%	+0.8 p.p.		
NOI yield	After depreciation		
5.2%	3.8%		

◆ Promotion of property replacement to enhance internal growth and flexible execution of finance strategy with a focus on cost of capital

Past measures

External growth

- ✓ Expanded asset size to over 900 bn yen by aggressive property acquisitions in a low interest rate environment
- ✓ Carefully selected and acquired properties with focus on logistics properties, utilizing sponsor pipeline

Internal growth

- ✓ Steadily increased rents mainly at residential properties
- ✓ Secured earnings even during the COVID-19 pandemic by long-term contract of BTS type logistics properties and fixed rent contract at retail and hotel properties

Finance

- ✓ Raised funds for growth by timely equity offerings
- ✓ Lengthened and diversified debt maturities and fixed interest rates taking advantage of a low interest rate environment

Current measures

Portfolio restructuring

- ✓ Promote property replacement more proactively
- ✓ Acquire properties with internal growth potential ↔ Sell properties with prospect for lower earnings
- ✓ Improve portfolio quality through initiatives for redevelopment and reconstruction

Strengthening internal growth

- ✓ Continue stable internal growth mainly at residential properties
- ✓ Pursue internal growth by increasing variable rent for hotel properties
- ✓ Implement strategic CAPEX and repair

Finance strategy capturing changes in market environment

- ✓ Control financing costs in refinancing
- ✓ Control LTV appropriately
- ✓ Add on to DPU by utilizing gain on sale
- ✓ Conduct investment unit buyback program

Actual measures

Property replacement with sponsor group

Acquisition Multi-tenant type logistics property in a prime location
 Sale 3 BTS type logistics properties

DPL Urayasu III



Acquisition of quality property utilizing pipeline

Improvement of portfolio quality through rejuvenation of property age

D Project Tomisato



D Project Kaminokawa



D Project Kuki II



Investment unit buyback program

Total number of units to be repurchased	14,000 units (maximum) (0.60% of total units issued)
Total amount of units to be repurchased	3,000 mil yen (maximum)
Period of repurchase	From Apr. 17, 2024 To Jul. 12, 2024

Property Replacement with Sponsor Group

- ◆ Acquired multi-tenant type logistics property in a prime location in the greater Tokyo area from the sponsor partially financed by green loans on favorable terms
- ◆ Selling 3 BTS type logistics properties (22.5 bn yen) to the fund set up by the sponsor group

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 main area of concentrated large-scale logistics facilities and factories where 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
Acquisition price	30,000 mil yen
Appraisal value	31,100 mil yen
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 period ending Aug. 2024 divided by acquisition price

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

Lender	Amount (mil yen)	Term (Interest rate type)	Lender	Amount (mil yen)	Term (Interest rate type)
Mizuho Bank	5,000	5.0 years (Fixed)	Sumitomo Mitsui Trust Bank	2,500	1.0 year (Floating)
Chiba Bank			Sumitomo Mitsui Banking Corporation	2,500	
Keiyo Bank			MUFG Bank	2,500	
Yamaguchi Bank			Mizuho Bank	2,500	
Kansai Mirai Bank					

Sale

Sale of 3 BTS type logistics properties

D Project Tomisato



D Project Kaminokawa



D Project Kuki II

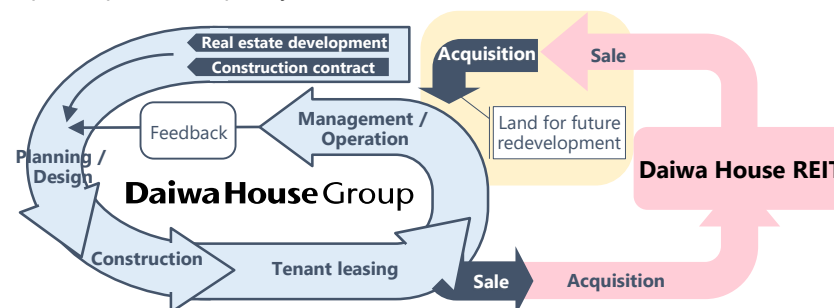


Location	Tomisato City, Chiba	Kawachi District, Tochigi	Kuki City, Saitama
Construction date	Apr. 23, 2015	Dec. 24, 2010	Jun. 21, 2013
Anticipated sale price	5,970 mil yen	6,510 mil yen	10,100 mil yen
Estimated gain/loss on sale	1,430 mil yen	(604) mil yen	2,330 mil yen
Anticipated sale date	Aug. 30, 2024	Aug. 30, 2024	Sep. 2, 2024
NOI yield ^(Note)	4.6%	3.5%	3.1%

(Note) Actual annualized NOI for the period ended Feb. 2024 divided by anticipated sale price

<Points of the sale>

- Selling the properties at appraisal value to the fund set up by the sponsor group
- Replacing properties utilizing value chain of Daiwa House Group to improve portfolio quality



Initiatives to Increase Unitholder Value

- ◆ Implementing our first investment unit buyback program
- ◆ Aiming to increase unitholder value by improvement of portfolio quality through property replacement and flexible capital policy initiatives

- Effect**
- **Improving capital efficiency and returning gain to unitholders:** Improving NAV per unit and DPU
 - **Controlling LTV:** By repayment of debt, planning to reduce financing costs and lower temporarily increased LTV

Finance Strategy
Capital Policy

Investment Unit Buyback

Buyback and cancellation of own investment units at discount to NAV

Maximum **3.0** bn yen Maximum **14,000** units
(0.60% of total units issued)



Improving capital efficiency
Returning gain to unitholders

+ approximately **30** yen^(Note)
Enhancing effect on DPU level

Debt Repayment

- Stable LTV control
- Planning to allocate part of the proceeds from sale of properties to repayment of debt

Continue flexible measures attentive to capital cost

Apr. 17 Period of repurchase Jul. 12

After repurchase, planning to cancel the units during the period ending Aug. 2024

Aug. 2024 period

Feb. 2025 period

Implement initiatives to increase unitholder value

External Growth
Property Replacement

Acquisition

DPL Urayasu III



Sale

D Project Tomisato D Project Kaminokawa



Sale

D Project Kuki II



Promote property replacement to enhance internal growth

- Effect**
- **Improving portfolio quality:** Rejuvenating property age and acquiring competitive properties
 - **Securing gain on sale:** Returning gain to unitholders while handling unrealized loss

(Note) This is an estimated figure calculated based on financial results for the period ended Feb. 2024 and assuming the investment unit price at the end of Mar. 2024 as the average purchase price. Accordingly, the actual results may deviate from such estimated figure depending on the actual total amount and number of investment units repurchased.

Pipeline of Daiwa House Group

- ◆ Quality properties with upside earnings potential have been added to the pipeline and investment in future development projects will be considered
- ◆ Pipeline of Daiwa House Group remains abundant

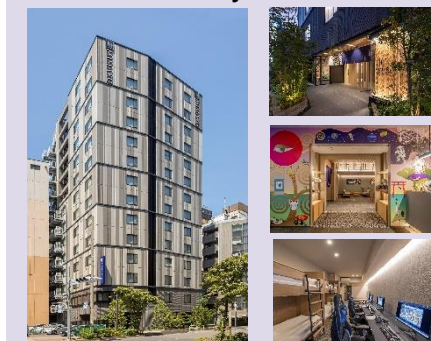
Addition of Hotel Properties to Pipeline

- ✓ Added hotel properties with upside earnings potential
- ✓ Pursuing opportunities to acquire properties with internal growth potential

Daiwa Roynet Hotel Nishi-Shinjuku PREMIER



MIMARU Tokyo Ikebukuro



Development and Reconstruction by DHR (Partial Changes to Asset Management Guideline)

- ✓ Added real estate to be developed by DHR to our major investment targets, as well as selection criteria for investment in development projects and reconstruction of existing properties in the portfolio (Aug. 2023)
- ✓ Aim **to secure further property acquisition opportunities** for DHR



While acquisition environment remains challenging,

- DHR is assumed to acquire or lease land for development, construct a building as a contractee of a construction contract, and acquire such building
- DHR is assumed to reconstruct existing properties
- Small residential properties are potential targets for such initiative

Pipeline of Daiwa House Group

Logistics Retail Hotel Other

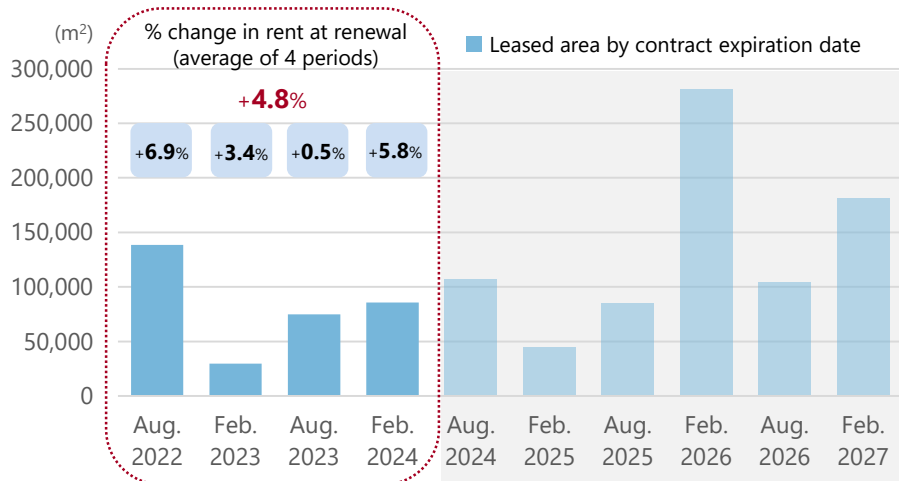
Property Name	Type	Location	Date of Completion	No. of Floors	Gross Floor Area
D Project Kadoma IV	BTS	Kadoma, Osaka	Nov. 2020	4	17,022 m ²
D Project Isehara	BTS	Isehara, Kanagawa	Dec. 2021	5	61,910 m ²
DPL Isehara	Multi-tenant	Isehara, Kanagawa	May 2021	5	73,980 m ²
DPL Hiratsuka	Multi-tenant	Hiratsuka, Kanagawa	Jul. 2022	4	121,223 m ²
DPL Sakado	Multi-tenant	Sakado, Saitama	Mar. 2020	4	178,711 m ²
DPL Misato III	Multi-tenant	Misato, Saitama	Jul. 2022	5	85,593 m ²
DPL Ichikawa	Multi-tenant	Ichikawa, Chiba	May 2016	5	87,312 m ²
DPL Chiba Yotsukaido	Multi-tenant	Yotsukaido, Chiba	Feb. 2022	4	142,535 m ²
DPL Nagareyama II	Multi-tenant	Nagareyama, Chiba	Apr. 2023	4	143,134 m ²
DPL Kuki Miyashiro	Multi-tenant	Minami-Saitama, Saitama	Nov. 2022	4	164,834 m ²
iiias Okinawa Toyosaki	Mall	Tomigusuku, Okinawa	Mar. 2020	4	135,000 m ²
Daiwa Roynet Hotel Nishi-Shinjuku PREMIER	Hotel	Shinjuku, Tokyo	Feb. 2018	14+ 1 basement	11,384 m ²
MIMARU Tokyo Ikebukuro	Hotel	Toshima, Tokyo	Apr. 2022	14	5,958 m ²
King Skyfront Tonomachi Project	2 research facility buildings, hotel	Kawasaki, Kanagawa	Bldg. I Jun. 2017 Bldg. II Feb. 2018 Hotel Feb. 2018	Bldg. I 4 Bldg. II 4 Hotel 5	Bldg. I 2,842 m ² Bldg. II 10,769 m ² Hotel 7,543 m ²

(Note) There are no planned acquisitions as of the date of this document.

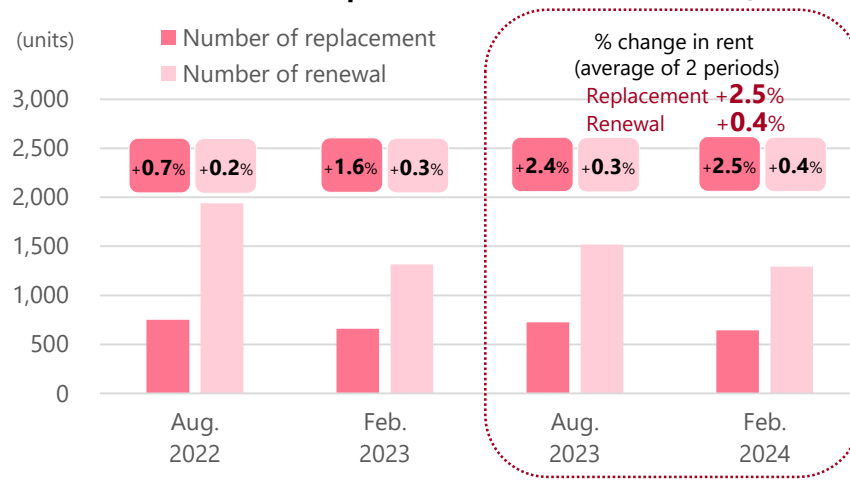
Internal Growth - Preliminary Calculation Based on Earnings Structure - Daiwa House REIT Investment Corporation

- ◆ Higher financing costs will have limited impact
- ◆ Recent trends in internal growth at logistics and residential properties suggest a certain level of rise in financing costs can be offset by our earnings structure

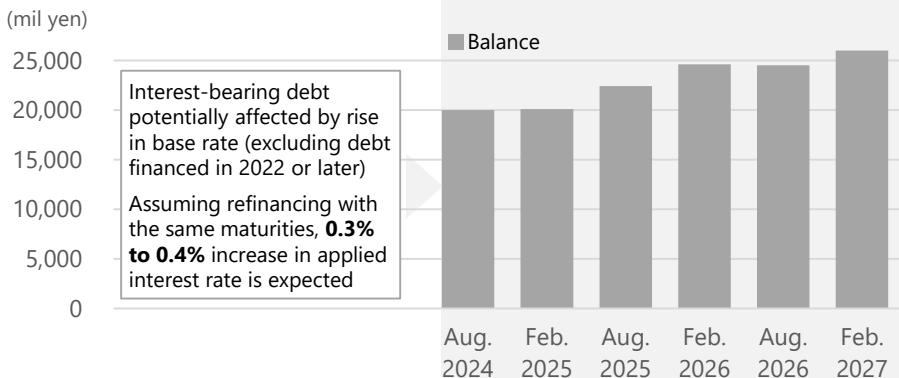
Change in rent for logistics properties



Change in rent for residential properties (Number of units of tenant replacement and contract renewal)



Balance of interest-bearing debt



Preliminary Calculation of Impact on DPU

The impact is calculated based on the assumption that the trend of recent internal growth for residential properties will continue as it is highly stable

Rise in base rate	Rent increase for logistics properties				
	(yen per unit)	+2.0%	+3.0%	+4.0%	+5.0%
+0.3%		+1	+5	+9	+12
+0.4%		-4	±0	+4	+7
+0.5%		-9	-5	-1	+2
+0.6%		-14	-10	-6	-2

Estimating the impact on DPU by internal growth and refinancing for the next three years

2. Financial Results

Statement of Income for February 2024 Period

- ◆ Increased rents for residential properties and decreased repair expenses led to DPU of 5,711 yen despite decreased gain on sale
- ◆ Recorded impairment loss due to the decision to sell D Project Kaminokawa (Note)

	(mil yen)				
	Aug. 2023 Actual	Feb. 2024 Actual	Period-on- period change	Feb. 2024 Forecast	Actual vs Forecast
Operating revenue	29,920	29,643	-277	29,508	134
Rental revenue	29,570	29,643	72	29,508	134
Gain on sale of properties	349	0	-349	—	—
Operating expenses	17,005	17,505	499	16,624	880
Rental expenses	12,509	12,145	-364	12,154	-9
Rental expenses (excluding depreciation)	6,907	6,495	-411	6,538	-43
Depreciation	5,602	5,650	47	5,616	34
Operating expenses other than rental expenses	4,496	5,359	863	4,469	889
Impairment losses	—	889	889	—	889
Amortization of goodwill	1,982	1,982	—	1,982	—
Operating income	12,914	12,138	-776	12,883	-745
Non-operating income	20	11	-8	12	-0
Non-operating expenses	1,709	1,770	60	1,768	1
Interest and borrowing related expenses	1,707	1,767	59	1,758	8
Ordinary income	11,224	10,378	-845	11,127	-748
Net income	11,224	10,378	-845	11,127	-748
Retained earnings brought forward	134	127	-6	127	0
Distribution in excess of earnings	1,860	2,830	969	1,981	849
Total distribution	13,091	13,249	157	13,108	141
Retained earnings carried forward	127	86	-40	128	-41
					(yen)
Distributions per unit (DPU)	5,643	5,711	68	5,650	61
Distribution of earnings	4,841	4,491	-350	4,796	-305
Distribution in excess of earnings	802	1,220	418	854	366
Allowance for temporary difference adjustments	802	1,197	395	809	388
Other distributions in excess of earnings	—	23	23	45	-22

(Note) Impairment loss was recorded in the period ended Feb. 2024 due to the decision to sell D Project Kaminokawa, which caused excess taxable income over accounting profit. DHR made additional distribution in excess of earnings (distribution of allowance for temporary difference adjustments) of 889 million yen in order to prevent incurrence of corporate taxes.

Major Variation Factors (period-on-period)

[Contribution to income]

- ◆ Decrease in operating revenue -277 mil yen
 - Impact of gain on sale of properties in the previous period
 - Acquisition of 2 properties in Sep. and Oct. 2023
- ◆ Increase in operating expenses -499 mil yen
 - Impairment loss due to the decision to sell D Project Kaminokawa
 - Decrease in repairs and maintenance expenses
- ◆ Increase in non-operating expenses -60 mil yen
 - Increase in interest and borrowing related expenses

Major Variation Factors (vs Forecast)

[Contribution to income]

- ◆ Increase in operating revenue 134 mil yen
 - Increase in rent revenue and renewal fee income for residential properties
- ◆ Increase in operating expenses -880 mil yen
 - Impairment loss due to the decision to sell D Project Kaminokawa

Capex, Repairs, and Restoration Costs

(mil yen)

	Aug. 2023	Feb. 2024
Capex	1,467	2,368
Repairs and maintenance expenses	1,177	913
Restoration costs	258	225
Total	2,903	3,507

Balance Sheet for February 2024 Period

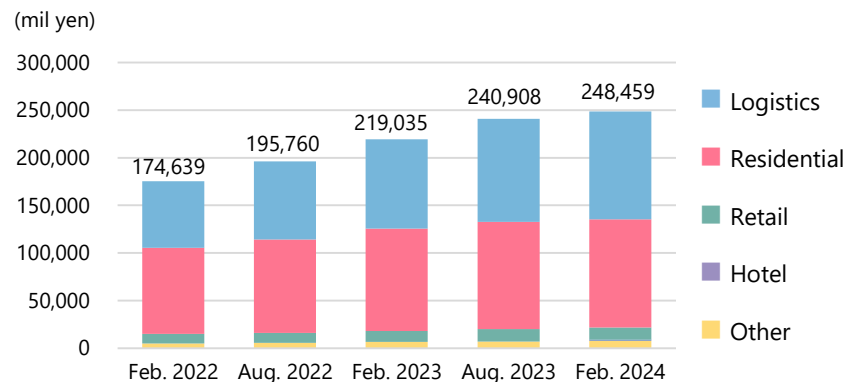
◆ LTV (excluding goodwill) 45.1% (+0.2 p.p. vs Aug. 2023)

◆ Increase in unrealized gain (+7.5 bn yen vs Aug. 2023)

	Aug. 2023	Feb. 2024	Period-on-period change
	(mil yen)		
Total assets	958,747	957,752	-994
Current assets	55,891	52,490	-3,400
Non-current assets	902,665	905,087	2,422
Investment properties	839,686	843,348	3,661
Intangible assets	57,226	56,034	-1,191
Goodwill	51,537	49,555	-1,982
Total liabilities	440,573	442,250	1,676
Current liabilities	53,066	51,822	-1,243
Interest-bearing debt	44,700	44,100	-600
Non-current liabilities	387,507	390,427	2,919
Interest-bearing debt	362,850	365,450	2,600
Net assets	518,173	515,502	-2,671
Unitholders' capital	268,042	268,042	—
Capital surplus, net	238,899	237,039	-1,860
LTV (excluding goodwill)	44.9 %	45.1 %	0.2 p.p.
LTV (including goodwill)	42.5 %	42.8 %	0.3 p.p.
Number of investment units issued	2,320,000 units	2,320,000 units	- units
Net Assets per unit	223,350 yen	222,199 yen	-1,151 yen
NAV per unit (Note)	322,349 yen	324,802 yen	2,453 yen

(Note) NAV per unit: (Unitholders' capital + capital surplus, net + unrealized gain or loss) / number of investment units issued

Trend of Unrealized Gain



Unrealized Gain by Asset Class

Asset class	Book value	Appraisal value	Unrealized gain
Logistics	449,045	562,140	113,094
Residential	213,421	327,167	113,746
Retail	119,672	132,475	12,802
Hotel	27,455	28,290	834
Other assets	39,498	47,480	7,981
Total	849,092	1,097,552	248,459

Financial Forecasts for August 2024 & February 2025 Periods

- ◆ DPU Forecast of 5,750 yen for Aug. 2024 (contribution of 1 new acquisition)
- ◆ DPU Forecast of 6,300 yen for Feb. 2025 (returning gain on sale to unitholders)

	(mil yen)				
	Feb. 2024 Actual	Aug. 2024 Forecast	vs Feb. 2024 Actual	Feb. 2025 Forecast	vs. Aug. 2024 Forecast
Operating revenue	29,643	31,974	2,330	32,133	159
Rental revenue	29,643	30,543	900	29,803	-740
Gain on sale of properties	0	1,430	1,430	2,330	899
Operating expenses	17,505	17,925	419	18,856	931
Impairment losses	889	—	-889	—	—
Loss on sale of properties	—	604	604	—	-604
Property taxes	2,420	2,508	87	2,437	-70
Depreciation	5,650	5,773	123	5,513	-260
Amortization of goodwill	1,982	1,982	—	1,982	—
Operating income	12,138	14,049	1,910	13,277	-771
Interest and borrowing related expenses	1,767	1,870	102	1,902	32
Ordinary income	10,378	12,185	1,806	11,380	-804
Net income	10,378	12,184	1,806	11,380	-804
Retained earnings brought forward	127	86	-40	84	-2
Distribution in excess of earnings	2,830	1,153	-1,677	3,236	2,083
Total distribution	13,249	13,340	90	14,616	1,276
Retained earnings carried forward	86	84	-2	85	0
					(yen)
Distributions per unit (DPU)	5,711	5,750	39	6,300	550
Distribution of earnings	4,491	5,253	762	4,905	-348
Distribution in excess of earnings	1,220	497	-723	1,395	898
Allowance for temporary difference adjustments	1,197	435	-762	1,360	925
Other distributions in excess of earnings	23	62	39	35	-27

Major Variation Factors for Aug. 2024 Forecast vs Feb. 2024 Actual [Contribution to income]

- ◆ Increase in operating revenue 2,330 mil yen
 - Gain on sale of D Project Tomisato in Aug. 2024
 - Contribution of 1 property acquired in Mar. 2024
 - Penalty income from leaving tenant
- ◆ Decrease in operating expenses -419 mil yen
 - Impact of sale of D Project Kaminokawa in Aug. 2024
 - Expenses for 1 property acquired in Mar. 2024

Major Variation Factors for Feb. 2025 Forecast vs Aug. 2024 Forecast [Contribution to income]

- ◆ Increase in operating revenue 159 mil yen
 - Gain on sale of D Project Kuki II in Sep. 2024
 - Decrease in revenue of 3 properties sold in Aug. and Sep. 2024
 - Impact of penalty income in the previous period
- ◆ Increase in operating expenses -931 mil yen
 - Disposal costs at FOLEO Hirakata for planned large-scale renovations or reconstruction
 - Impact of loss on sale in the previous period
 - Decrease in expenses of 3 properties sold in Aug. and Sep. 2024

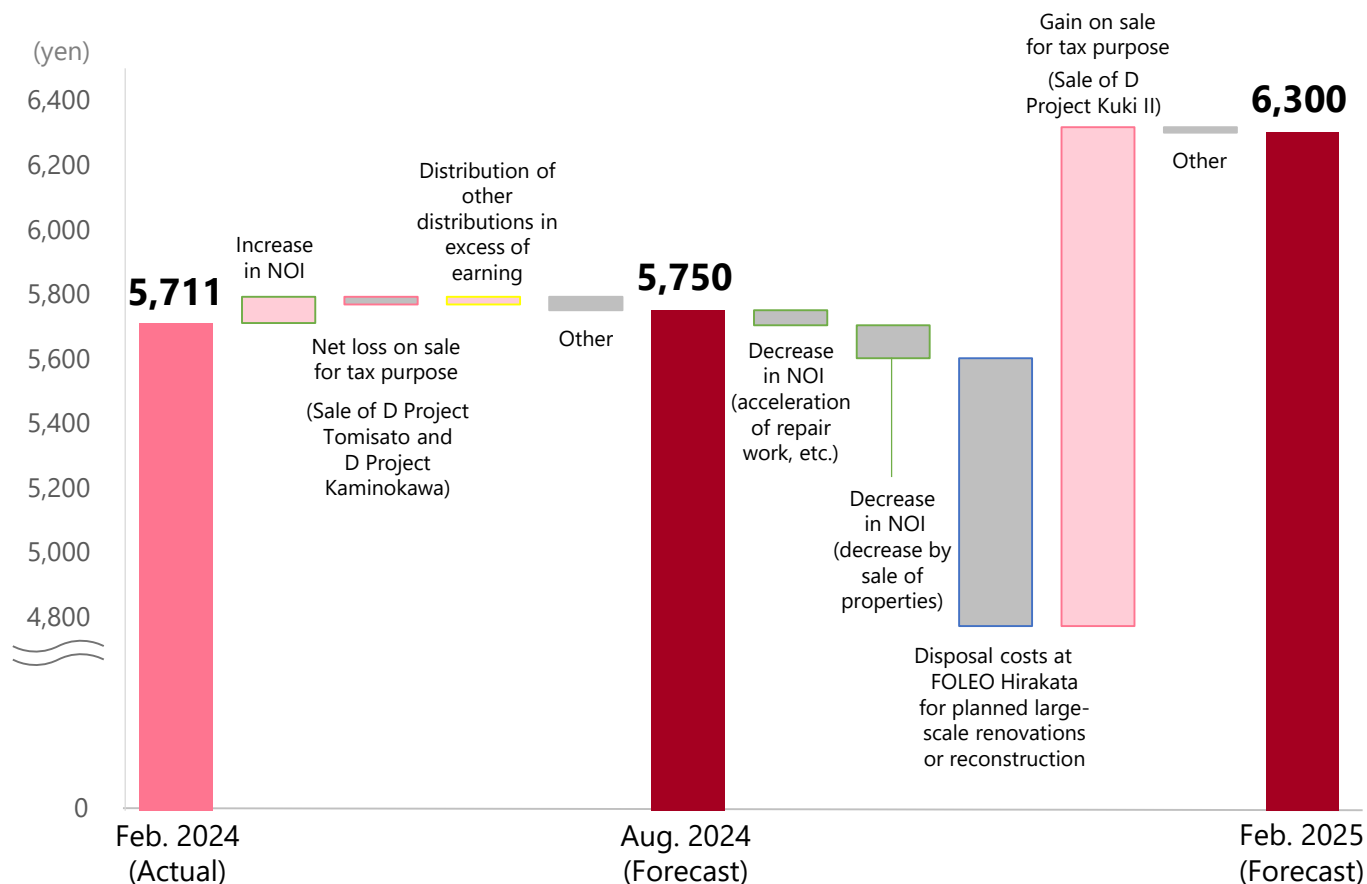
Capex, Repairs, and Restoration Costs (mil yen)

	Feb. 2024 Actual	Aug. 2024 Forecast	Feb. 2025 Forecast
Capex	2,368	1,957	1,068
Repairs and maintenance expenses	913	932	1,203
Restoration costs	225	277	254
Total	3,507	3,167	2,526

Impact on DPU Associated with Sale of Properties

- ◆ Controlling DPU through property replacement
- ◆ Aiming to realize and return gain as distribution by selling the property with large unrealized gain for tax purpose (Note 1)

Breakdown of Factors for Changes in Forecast DPU



Impact per Unit by Accounting and Tax Differences Associated with Sale of Properties

	Feb. 2024	Aug. 2024	Feb. 2025
	Actual	Forecast	
Accounting gain or loss			
Impairment loss	(383)	—	—
Gain/loss on sale	—	356	1,004
Taxable income or loss			
Gain/loss on sale	—	(24)	1,545
DPU impact due to accounting and tax differences			
Distribution of allowance for temporary difference adjustments (ATDA)	383	—	541
Reversal of ATDA	—	(383) (Note 2)	—
Distribution of other distributions in excess of earnings	—	27	—

(Note 1) With regard to D Projected Kuki II, its book values for accounting and tax purposes are different, as DHR inherited the property from the former Daiwa House REIT Investment Corporation at the absorption-type merger in Sep. 2016 at market value (appraisal value) for accounting purpose and at book value for tax purpose. Therefore, gain on sale of the property is expected to differ for accounting and tax purposes.

(Note 2) Due to the decision to sell D Project Kaminokawa, DHR recorded impairment loss in the period ended Feb. 2024, which caused excess taxable income over accounting profit, and DHR made additional distribution in excess of earnings (distribution of ATDA) to prevent incurrence of corporate taxes. In the period ending Aug. 2024, DHR plans to reverse such ATDA with the sale.

3. Operation Status

Operation Status of Logistics Properties

Operation Status

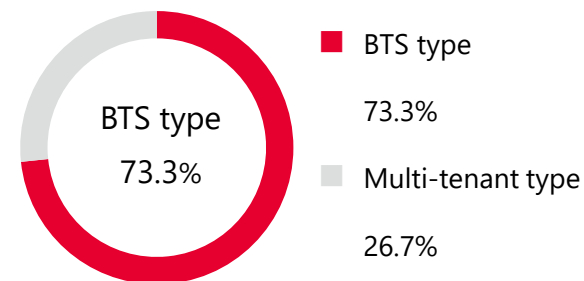
- ◆ Period-end occupancy at 100.0%
- ◆ 3 BTS type properties → Increased rental revenue by capex (LED light installment, etc.)
- ◆ 1 multi-tenant type property
→ Increased rental revenue by capex (addition of solar power generation system)
- ◆ Acquired 1 BTS type property in Oct. 2023 (acquisition price: 3,120 mil yen)
- ◆ Acquired 1 multi-tenant type property in Mar. 2024 (acquisition price: 30,000 mil yen)

Rent Revision / Lease Contract Renewal

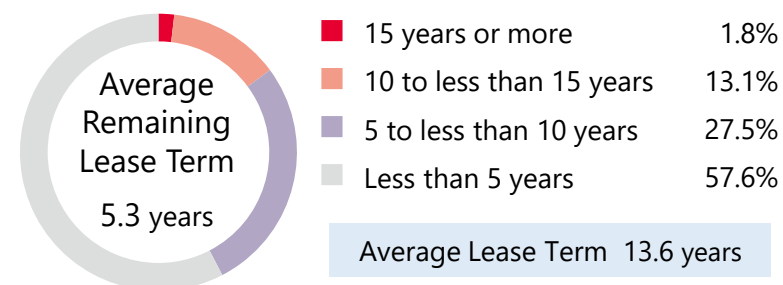
- ◆ Rent revision:
 - 1 tenant Revised rent with rent increase
 - 3 tenants Revised rent on equal terms
 - ◆ Contract expiry:
 - 2 tenants Renewed contract with rent increase
 - 2 tenants Renewed contract on equal terms
 - 1 tenant Renewed contract with rent increase for part of the space and the rest of the space was replaced by a new tenant with rent increase
 - ◆ New contract:
 - 2 tenants Started rent of rooftop for installment of solar power generation system
- < Upcoming schedule >

	Aug. 2024	Feb. 2025
◆ Rent revision	7 tenants → 2 revised rent with rent increase	3 tenants
◆ Contract expiry	7 tenants → 3 renewed contract with rent increase 1 to renew contract with rent increase	5 tenants

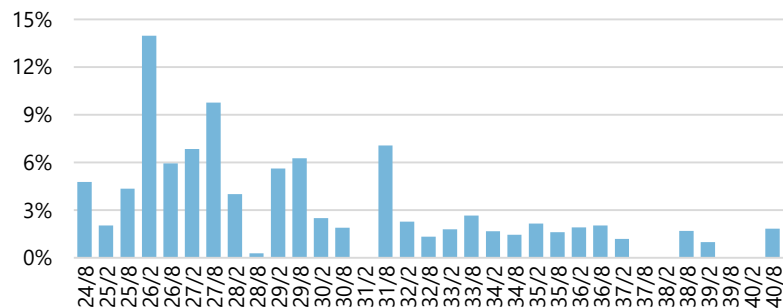
Type (acquisition price basis)



Remaining Lease Term (annual rent basis)



Lease Expiration Ladder (annual rent basis)



As of Mar. 1, 2024

Operation Status of Residential Properties

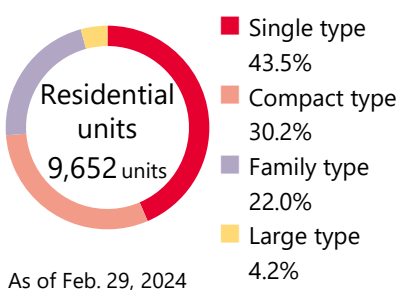
Operation Status

- ◆ Average occupancy at 98.4% (+0.9 p.p.) vs forecast of 97.5%
- ◆ Conducted major renovations for 6 properties (Major renovations are already done with 104 properties out of 124 properties aged 10 years or older)
- ◆ Castalia Kamiikedai (small-sized property with 12 residential units) → New tenant recruitment is stopped for potential reconstruction or large-scale repairs

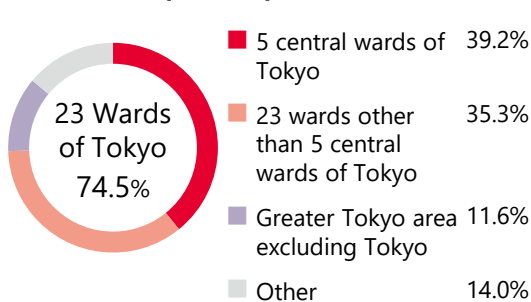
Rents

- ◆ Monthly rent at tenant replacement increased for 18 consecutive periods
Total +2,329 thousand yen, or +2.5% vs before replacement
Of which, 5 central wards of Tokyo
+1,812 thousand yen, or +4.7 % vs before replacement
- ◆ Monthly rent at lease contract renewal
+784 thousand yen
- ◆ Performed upgrade work for 55 units of 23 properties
→ Contracts signed for 50 units with 8.3% increase in rents

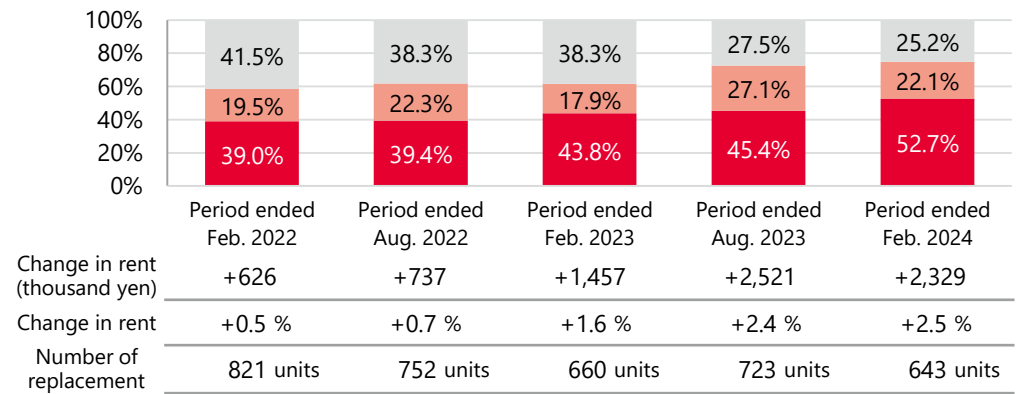
Unit Type (number of units basis)



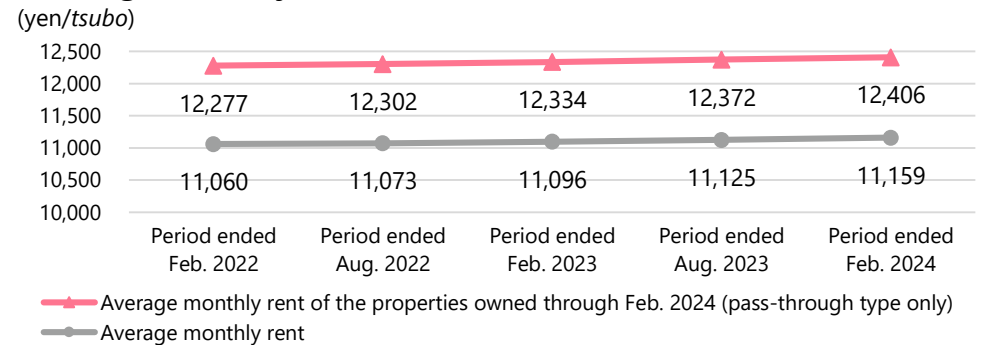
Area (acquisition price basis)



Monthly Rent at Tenant Replacement (Ratio of the number of tenant replacement)



Average Monthly Rent (yen/tsubo)



Examples of Upgrade Work

	Castalia Takanawa	Castalia Tower Shinagawa Seaside
Leasable residential units	169 units	208 units
Number of units where upgrade work was performed during Feb. 2024 period	8 units	8 units
Of the above, number of units signed for contract at the end of Feb. 2024 period	6 units	8 units
Change in rents compared to previous rents	+13.7%	+14.1%

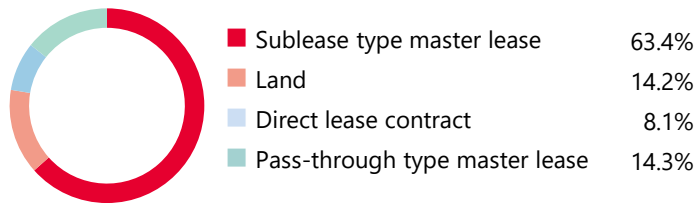
Operation Status of Retail Properties

- ◆ Period-end occupancy remained at a high level of 99.8%
- ◆ Move-outs:
FOLEO Hirakata A core tenant is scheduled to move out (May 2024)
→ Large-scale renewal, reconstruction, and other option is being considered

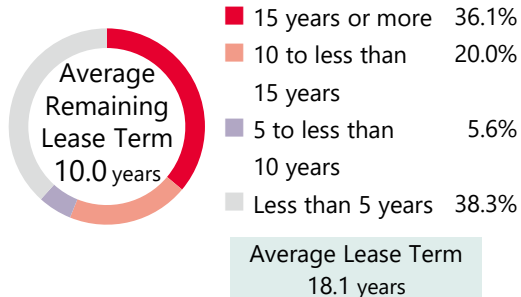
Rent Revision / Lease Contract Renewal of Major Tenants

- ◆ Contract expiry:
FOLEO Sendai Miyanomori → Renewed sublease contract with rent increase (+5.5% compared to previous rent)

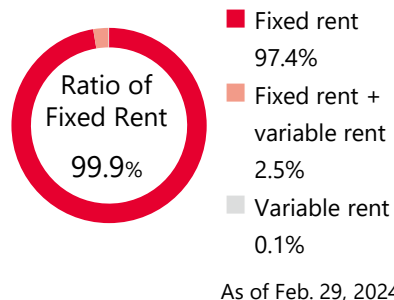
Lease Contract Type (annual rent basis)



Remaining Lease Term (annual rent basis)



Rent Type (leased area basis)



Operation Status of Hotel Properties and Hotel Tenants

- ◆ Acquired 1 property in Sep. 2023 (acquisition price: 5,114 mil yen)
- ◆ Both occupancy and ADR were strong
- ◆ Variable rent increased at AMANEK Kanazawa and Daiwa Roynet Hotel Naha-Omoromachi (Naha Shin-Toshin Center Building) due to increase in sales of hotel tenants

Rent Type of Hotel Tenants

◆ Hotel ◆ Retail ◆ Other Assets

- ◆ Daiwa Roynet Hotel Yokohama Kannai
 - ◆ Daiwa Roynet Hotel Nagoya Shinkansenguchi
 - ◆ Daiwa Roynet Hotel Mito (COMBOX310)
 - ◆ Daiwa Roynet Hotel Hiroshima-Ekimae (GRANODE Hiroshima)
 - ◆ Candeo Hotels Nagasaki Shinchi Chinatown
 - ◆ MIMARU Tokyo Akasaka
 - ◆ MIMARU Tokyo Hatchobori
 - ◆ AMANEK Kanazawa
 - ◆ Daiwa Roynet Hotel Naha-Omoromachi (Naha Shin-Toshin Center Building)
 - ◆ Super Hotel JR Nara Station Sanjo Street
- Fixed: Daiwa Roynet Hotel Yokohama Kannai, Daiwa Roynet Hotel Nagoya Shinkansenguchi, Daiwa Roynet Hotel Mito (COMBOX310), Daiwa Roynet Hotel Hiroshima-Ekimae (GRANODE Hiroshima), Candeo Hotels Nagasaki Shinchi Chinatown, MIMARU Tokyo Akasaka, MIMARU Tokyo Hatchobori
- Fixed + Variable: AMANEK Kanazawa, Daiwa Roynet Hotel Naha-Omoromachi (Naha Shin-Toshin Center Building)
- Not disclosed: Super Hotel JR Nara Station Sanjo Street

4. Financial Status

Financial Status (1)

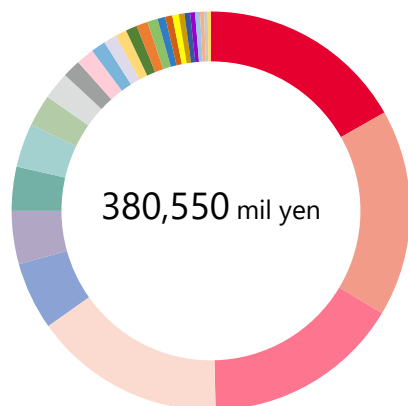
- ◆ **Controlling LTV (excluding goodwill) at around 45%**
- ◆ **Promoting various sustainable finance including green loans and sustainability bonds**

Financial Status (as of Apr. 1, 2024)

Interest-bearing debt	Of debt, Sustainable finance		
424,550 mil yen	52,500 mil yen		12.4 %
(Breakdown)	Ratio of sustainable finance to interest-bearing debt		
Loans	Of loans, Green loans	Of loans, Sustainability-linked loans	
380,550 mil yen	18,500 mil yen	11,000 mil yen	
Bonds	Of bonds, Green bonds	Of bonds, Sustainability Bonds	Of bonds, Sustainability-Linked Bonds
44,000 mil yen	15,000 mil yen	4,000 mil yen	4,000 mil yen

Long-term debt ratio	Average interest rate	LTV (excl. goodwill)	JCR
88.2 %	0.74 %	46.0 %	AA (Stable)
Fixed interest ratio	Average remaining maturity	LTV (incl. goodwill)	R&I
96.7 %	4.4 years	43.6 %	AA- (Stable)

Lender Formation



Sumitomo Mitsui Trust Bank	63,900	Nippon Life Insurance	5,600	Iyo Bank	2,000
Sumitomo Mitsui Banking Corporation	63,900	Shinkin Central Bank	5,500	Keiyo Bank	1,750
MUFG Bank	61,050	Mitsui Sumitomo Insurance	4,500	Yamaguchi Bank	1,750
Mizuho Bank	59,250	Chiba Bank	4,000	Bank of Kyoto	1,500
Development Bank of Japan	20,900	Nishi-Nippon City Bank	3,500	Yamanashi Chuo Bank	1,500
Norinchukin Bank	16,400	Bank of Fukuoka	3,500	Shizuoka Bank	1,250
Aozora Bank	13,600	Dai-ichi Life Insurance	3,500	Japan Post Insurance	1,100
Resona Bank	13,500	77 Bank	3,200	Taiyo Life Insurance	1,000
Mizuho Trust & Banking	9,800	Kansai Mirai Bank	2,400		
SBI Shinsei Bank	8,500	Chugoku Bank	2,200		

As of Apr. 1, 2024

Financial Status (2)

- ◆ Further lengthening and diversifying debt maturities and fixing interest rates
- ◆ Controlling costs by partially employing short-term and variable rate loans

Debt Financing in Feb. 2024 Period

	Sep. and Oct. 2023	
	Loan repayment	Loan refinancing
Amount (mil yen)	22,700	22,700
Average interest rate	0.56 %	1.00 %
Fixed / Variable	Fixed/ Partially Variable	Fixed/ Partially Variable
Average maturity	6.0 years	6.5 years

Debt Financing in Oct. 2023

	Oct. 2023
	New loans (Green loans)
Amount (mil yen)	2,000
Average interest rate	1.30 %
Fixed / Variable	Fixed
Average maturity	8.5 years

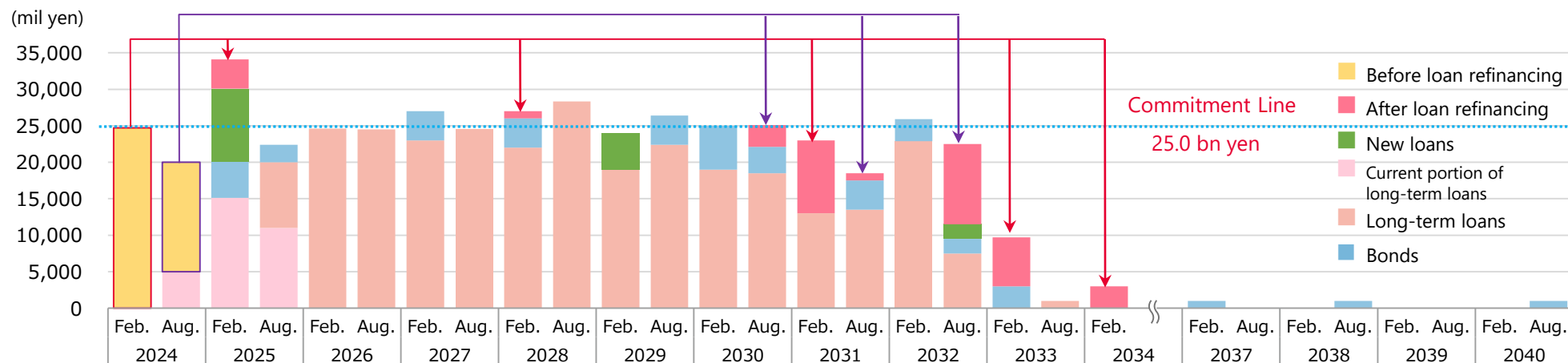
Debt Financing in Jan. 2024

	Jan. 2024	
	Loan repayment	Loan refinancing
Amount (mil yen)	2,000	2,000
Average interest rate	0.88 %	1.43 %
Fixed / Variable	Fixed	Fixed
Average maturity	9.0 years	10.0 years

Debt Financing in Aug. 2024 Period

	Mar. 2024	Mar. and Apr. 2024	
	New loans (Inc. green loans)	Loan repayment	Loan refinancing (Inc. sustainability-linked loans)
Amount (mil yen)	15,000	15,000	15,000
Average interest rate	0.41 %	0.69 %	1.10 %
Fixed / Variable	Variable/ Partially fixed	Fixed	Fixed
Average maturity	2.3 years	8.0 years	7.5 years

Diversified Maturity Ladder














As of Apr. 1, 2024

5. ESG Initiatives

Leading-edge ESG Initiatives (1)

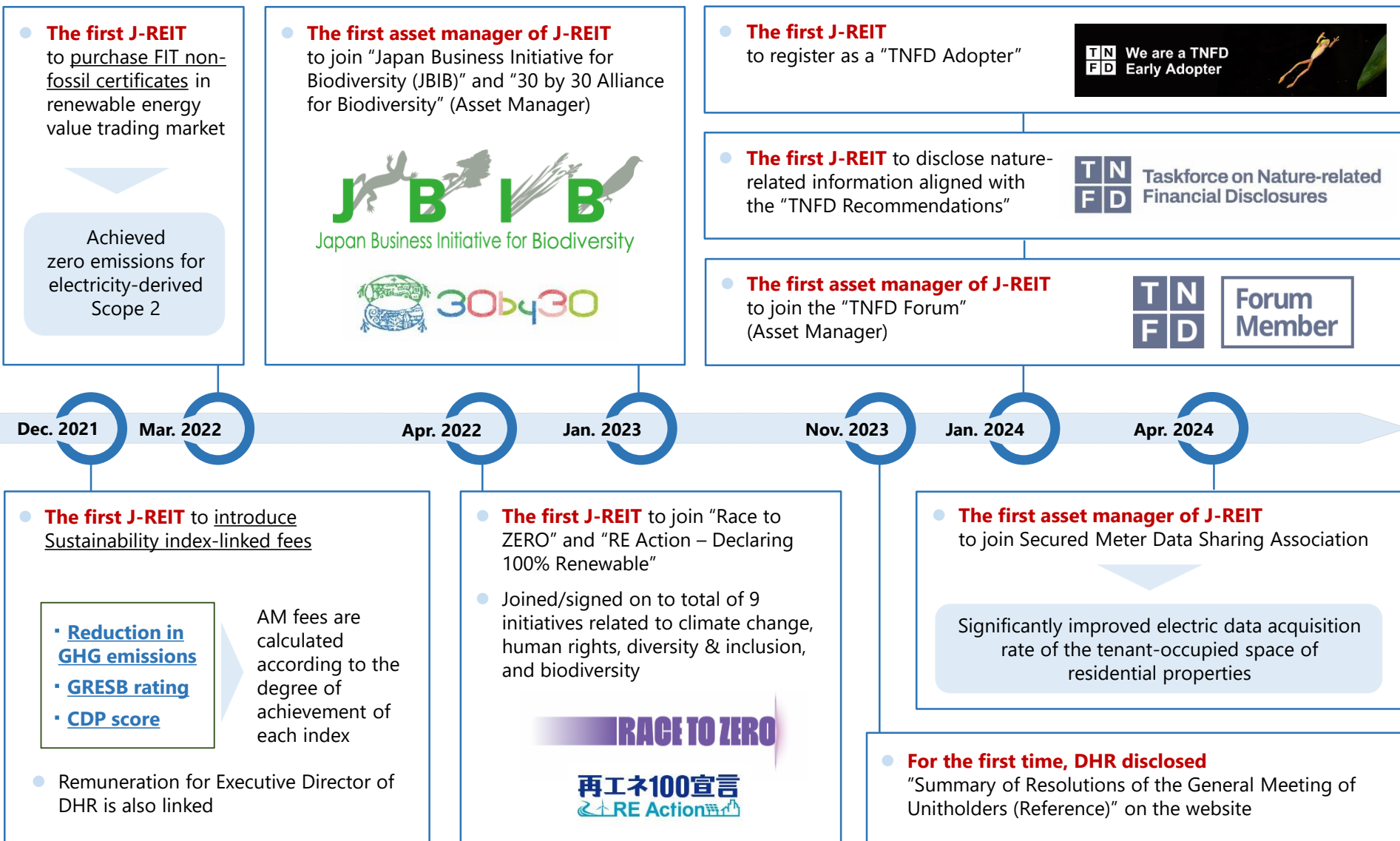
External certifications and evaluations

<ul style="list-style-type: none"> ● The first J-REIT named on <u>Supplier Engagement Leaderboard</u> ● Recognition for four consecutive years 	<ul style="list-style-type: none"> ● For the first time, DHR was awarded the highest rating of <u>"5 Stars"</u> and selected as <u>Regional Listed Sector Leader (Asia/Diversified)</u> 	<ul style="list-style-type: none"> ● For the first time, DHR was selected as <u>Global Listed Sector Leader (Diversified)</u> 	<ul style="list-style-type: none"> ● For the first time, DHR was awarded <u>Best Recommendation Award (Governance Category)</u> in <u>ARES ESG Award 2023</u> 						
<ul style="list-style-type: none"> ● The first J-REIT named on <u>"A List"</u> (highest recognition) in <u>CDP Climate Change Program</u> ● Recognition for three consecutive years 	<ul style="list-style-type: none"> ● The first J-REIT selected as <u>"Environmentally Sustainable Company"</u> in <u>ESG Finance Awards Japan</u> ● The only J-REIT selected for two consecutive years 	<ul style="list-style-type: none"> ● For the first time, DHR was included in <u>"Dow Jones Sustainability Asia/Pacific Index"</u> <p>Member of Dow Jones Sustainability Indices Powered by the S&P Global CSA</p>	<ul style="list-style-type: none"> ● The first J-REIT selected as <u>"Progressive Company in Environmental Disclosure"</u> in <u>ESG Finance Awards Japan</u> 						
Feb. 2021	Dec. 2021	Mar. 2022	Oct. 2022	Mar. 2023	Oct. 2023	Dec. 2023	Jan. 2024	Feb. 2024	Apr. 2024
<ul style="list-style-type: none"> ● The first J-REIT to receive <u>"ZEB"</u> certification (highest ZEB rating) 	<ul style="list-style-type: none"> ● The first J-REIT certified by <u>Science Based Targets initiative (SBTi)</u> ● Information disclosure based on TCFD 	<ul style="list-style-type: none"> ● For the first time, the Asset Manager was certified as one of <u>"Bright 500,"</u> the top 500 corporations in the <u>"2023 Health and Productivity Management Outstanding Organizations (SME Category)"</u> ● Recognition for two consecutive years 	<ul style="list-style-type: none"> ● For the first time, the Asset Manager submitted PRI annual report <p>Policy, governance and strategy ★★★★★ Real estate ★★★★★ Confidence-building measures ★★★★★☆</p> <p>Signatory of:</p> 						

(Note) In chronological order of the date of announcements

Leading-edge ESG Initiatives (2)

Leading-edge initiative



(Note) In chronological order of the date of announcements

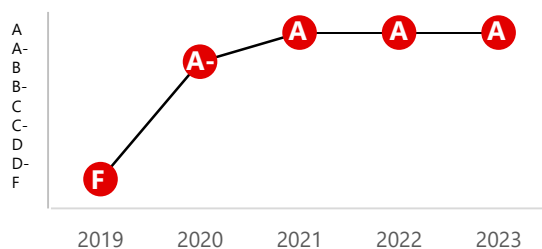
Improved External Evaluations by Promoting ESG Initiatives

CDP Climate Change Program



- Awarded **the highest score of "A"** and named on the Climate Change **"A List"** in 2023 CDP Climate Change Program **for three consecutive years**
- Named on 2023 "CDP Supplier Engagement Leaderboard" (highest recognition) for four consecutive years

<CDP Score>

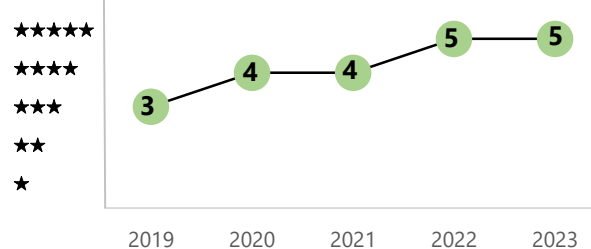


GRESB Real Estate Assessment and GRESB Public Disclosure



- Awarded **the highest rating of "5 Stars" for two consecutive years** in 2023 GRESB Real Estate Assessment
- Named **Global Listed Sector Leader (diversified sector) for the first time** (ranked first among global 51 peers)
- Awarded the highest rating of "A" on a 5-star scale in GRESB Public Disclosure for five consecutive years

<GRESB Real Estate Assessment>



MSCI ESG Rating

MSCI
ESG RATINGS

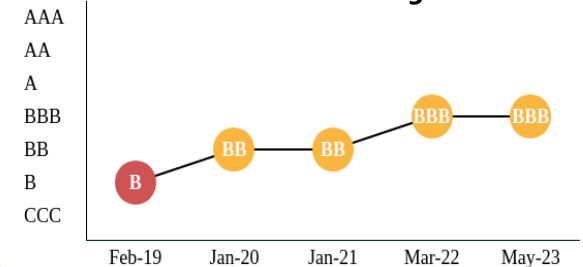


CCC	B	BB	BBB	A	AA	AAA
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- Rating was unchanged from "BBB" to "BBB" in Mar. 2023

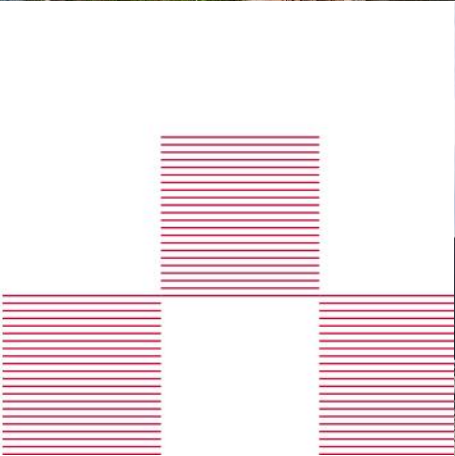
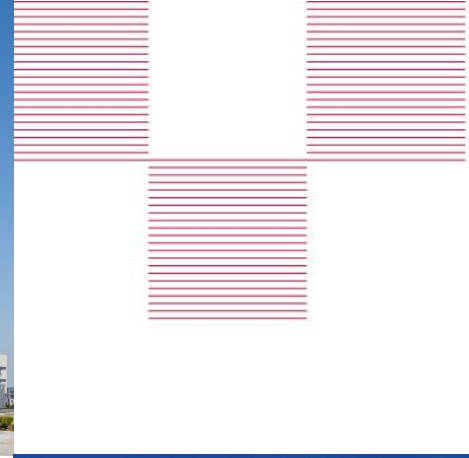
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<MSCI ESG Rating>





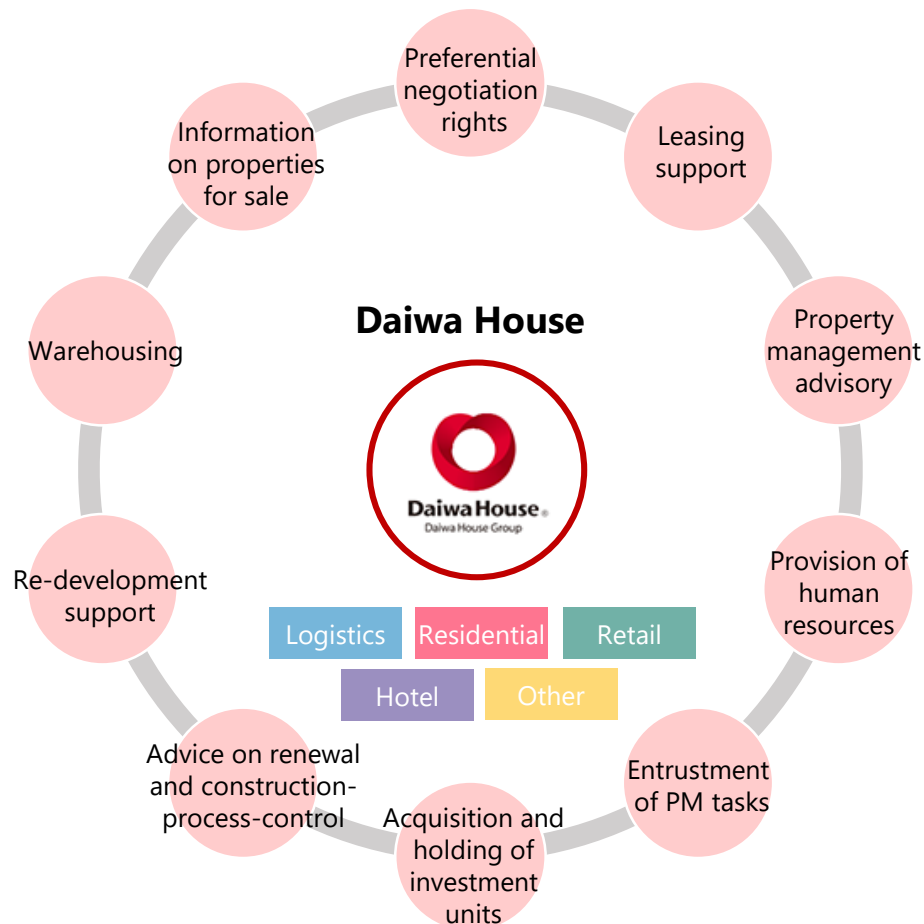
Appendix



Leveraging Value Chain of Daiwa House Group

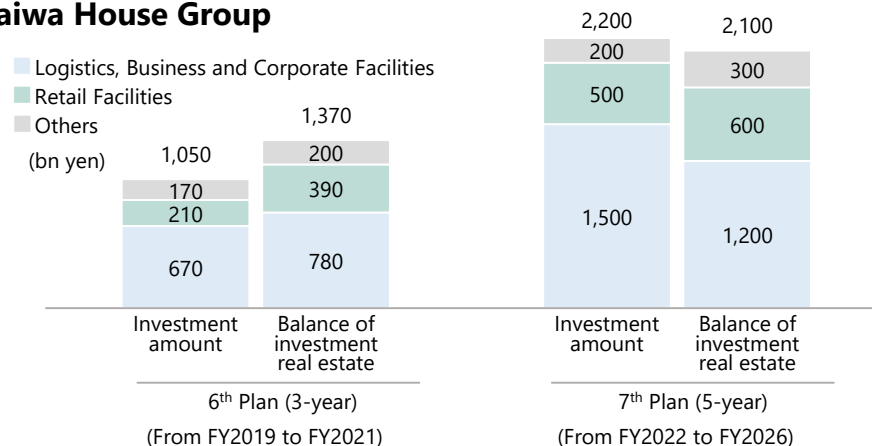
- ◆ Fully utilizing various support from Daiwa House Group such as granting preferential negotiation rights
- ◆ DHR has the first priority negotiation rights within major funds sponsored by Daiwa House

Various Pipeline Support from Daiwa House



(Note) The main asset types subject to preferential negotiation rights are listed.

Investment Plan and Balance of Investment Real Estate of Daiwa House Group



(Source) Daiwa House Industry Co., Ltd.

Investment Target of Major REITs and Funds Sponsored by Daiwa House

Corporate name	Daiwa House REIT Investment Corporation	Daiwa House Global REIT Investment Corporation	Daiwa House Logistics Core Fund	Daiwa House Logistics Trust
Category	Listed REIT (Japan)	Private REIT	Private core fund	Listed REIT (Singapore)
Investment target	Diversified	Diversified	Specialized in logistics	Logistics and industrial assets
Investment area	Japan	Japan and overseas	Japan	Japan and APAC
Preferential negotiation rights	First priority	Ranking of preferential negotiation rights for domestic real estate		

(Source) Daiwa House Industry Co., Ltd.



External Growth

- Selectively acquire highly competitive properties, mainly logistics properties, by leveraging the abundant sponsor pipeline
- Improve portfolio quality by promoting property replacement leveraging the flexibility as a diversified and large-scale REIT with abundant unrealized gain
- Secure property acquisition opportunities by utilizing various acquisition schemes

Internal Growth

- Steadily increase rent mainly for residential properties
- Increase rent by additional investment in value enhancement measures such as installation of solar power generation equipment and LED light
- Conduct strategic renovation work and planned large-scale repair

Finance

- Equity financing attentive to NAV and growth of DPU
- Control LTV (excluding goodwill) at around 45% with an upper limit at 50%
- Lengthen debt maturity and decrease debt financing costs
- Effective use of cash on hand

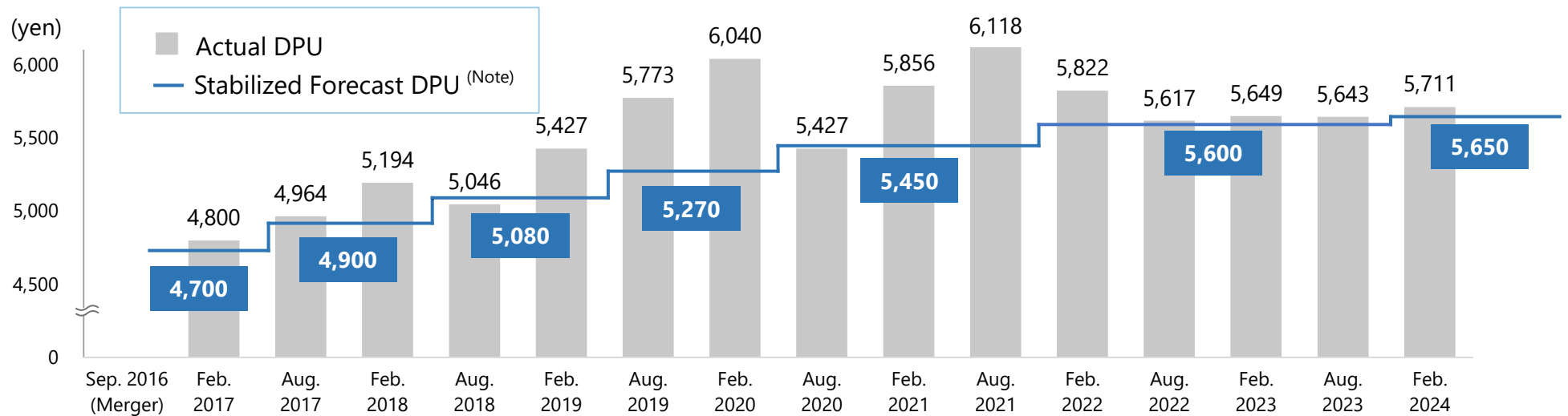
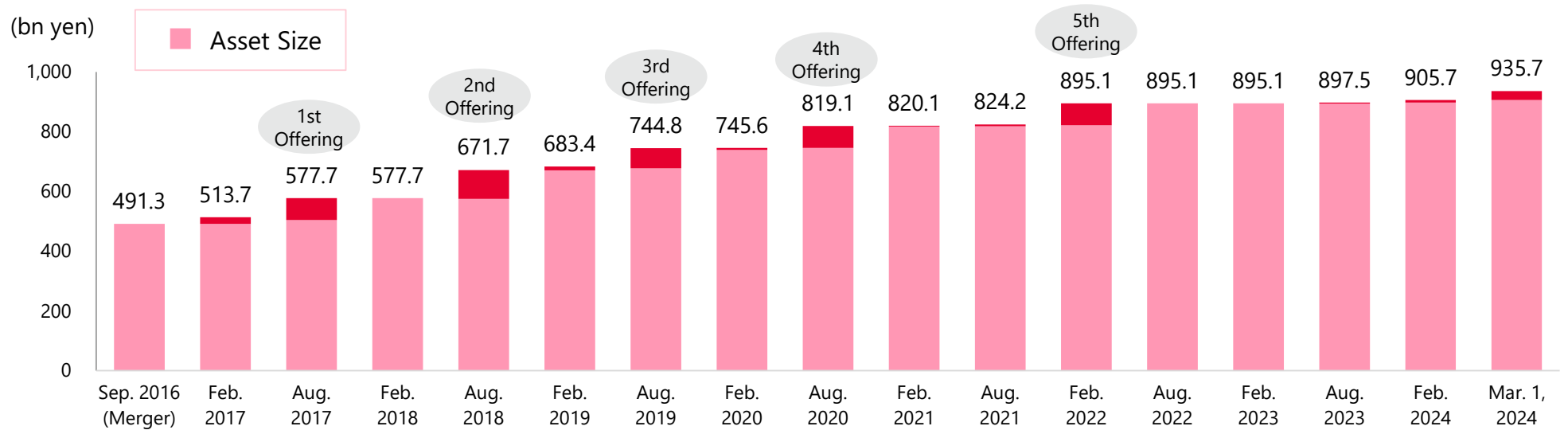
Business Value

Social Value

ESG

- Improve ESG rating by third parties including GRESB and CDP
- Reduce GHG emissions
- Promote biodiversity conservation
- Reduce asset management risk by promoting human capital management and health management of the Asset Manager
- Commit to promoting sustainability by introduction of sustainability index-linked fee

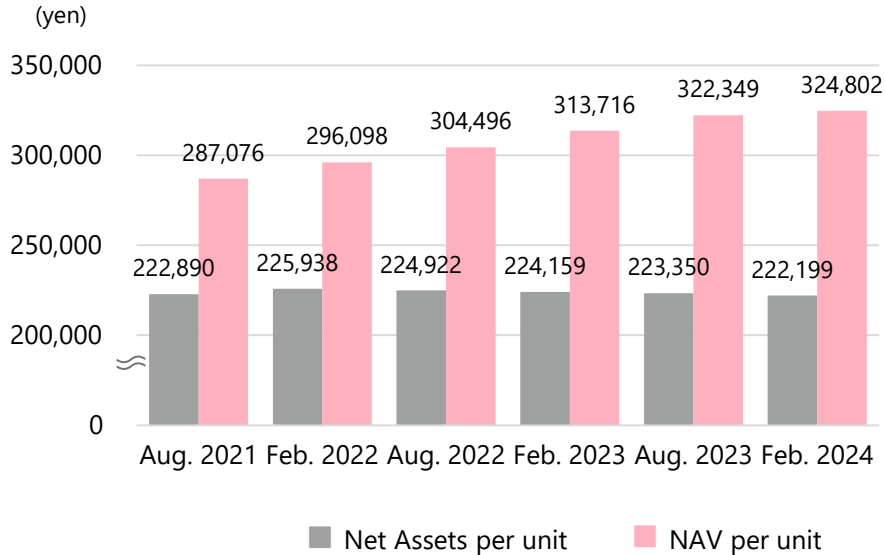
Asset Size and DPU



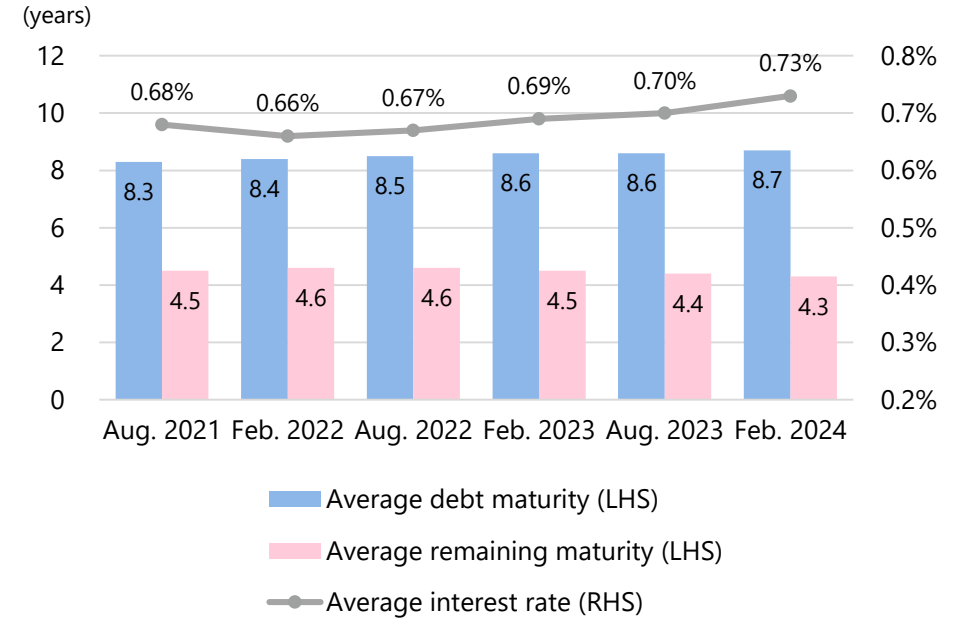
(Note) Stabilized forecast DPU represents forecast DPU adjusted for temporary factors such as acquisition and sale of properties during the period and property taxes to be expensed.

Key Financial Indicators

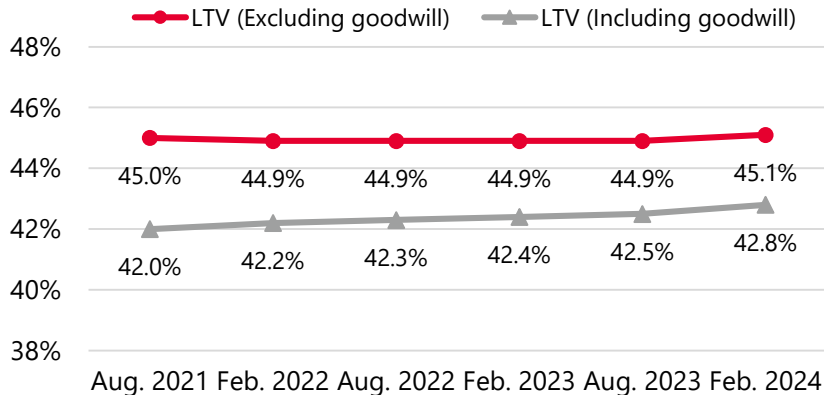
NAV per Unit



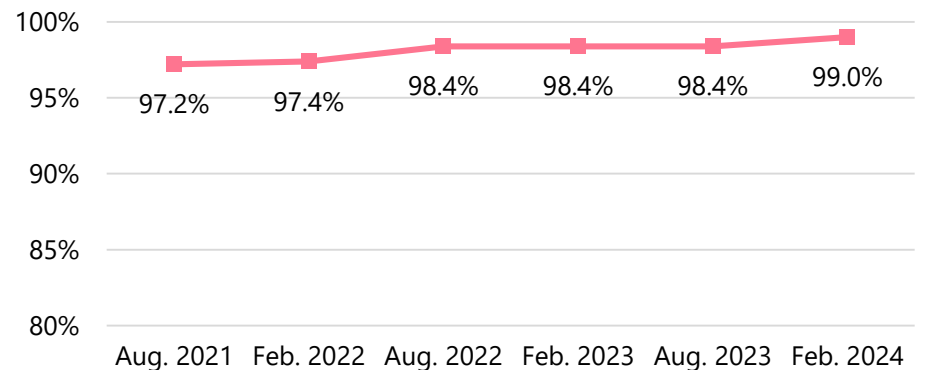
Average Debt Maturity / Average Remaining Maturity / Average Interest Rate



LTV



Fixed Interest Ratio



Historical Financial Data

	Feb. 2022	Aug. 2022	Feb. 2023	Aug. 2023 (A)	Feb. 2024 (B)	Change (B-A)
Operating days	181 days	184 days	181 days	184 days	182 days	-2 days
Operating Revenue	30,264 mil yen	29,368 mil yen	29,489 mil yen	29,920 mil yen	29,643 mil yen	-277 mil yen
Operating Income	13,409 mil yen	12,661 mil yen	12,740 mil yen	12,914 mil yen	12,138 mil yen	-776 mil yen
Gain (loss) on sale of properties	1,335 mil yen	- mil yen	- mil yen	349 mil yen	0 mil yen	-349 mil yen
Ordinary Income	11,685 mil yen	11,050 mil yen	11,124 mil yen	11,224 mil yen	10,378 mil yen	-845 mil yen
Net Income	11,685 mil yen	11,049 mil yen	11,123 mil yen	11,224 mil yen	10,378 mil yen	-845 mil yen
DPU	5,822 yen	5,617 yen	5,649 yen	5,643 yen	5,711 yen	68 yen
Number of investment units issued	2,320,000 units	2,320,000 units	2,320,000 units	2,320,000 units	2,320,000 units	— units
Payout ratio	101.5 %	100.9 %	101.3 %	100.1 %	100.4 %	0.3 p.p.
Total Assets	964,669 mil yen	963,566 mil yen	960,621 mil yen	958,747 mil yen	957,752 mil yen	-994 mil yen
Net Assets	524,178 mil yen	521,820 mil yen	520,049 mil yen	518,173 mil yen	515,502 mil yen	-2,671 mil yen
Unitholders' Capital	268,042 mil yen	268,042 mil yen	268,042 mil yen	268,042 mil yen	268,042 mil yen	— mil yen
Capital Surplus, net	244,265 mil yen	242,628 mil yen	240,744 mil yen	238,899 mil yen	237,039 mil yen	-1,860 mil yen
Interest-bearing debt	407,550 mil yen	407,550 mil yen	407,550 mil yen	407,550 mil yen	409,550 mil yen	2,000 mil yen
LTV (Excluding goodwill)	44.9 %	44.9 %	44.9 %	44.9 %	45.1 %	0.2 p.p.
LTV (Including goodwill)	42.2 %	42.3 %	42.4 %	42.5 %	42.8 %	0.3 p.p.
Net Assets per unit	225,938 yen	224,922 yen	224,159 yen	223,350 yen	222,199 yen	-1,151 yen
NAV per unit ^(Note 1)	296,098 yen	304,496 yen	313,716 yen	322,349 yen	324,802 yen	2,453 yen
FFO per unit ^(Note 2)	7,746 yen	8,061 yen	8,081 yen	7,963 yen	8,153 yen	190 yen

(Note 1) NAV per unit: (Unitholders' capital + capital surplus, net + appraisal value of properties – book value of properties) / number of investment units issued

(Note 2) FFO per unit: (Net income + depreciation + amortization of goodwill + amortization of investment corporation bond issuance costs + amortization of trademark rights +/- loss or gain on sale of properties + impairment loss +/- extraordinary loss or gain) / number of investment units issued

Historical Portfolio Data

	Feb. 2022	Aug. 2022	Feb. 2023	Aug. 2023 (A)	Feb. 2024 (B)	Change (B-A)	
Number of properties	230 properties	230 properties	230 properties	230 properties	232 properties	2 properties	
Total acquisition price	895,153 mil yen	895,153 mil yen	895,153 mil yen	897,549 mil yen	905,783 mil yen	8,234 mil yen	
Ratio of logistics properties	52.5 %	52.5 %	52.5 %	52.4 %	52.2 %	-0.2 p.p.	
Ratio of residential properties	26.9 %	26.9 %	26.9 %	26.8 %	26.5 %	-0.3 p.p.	
Ratio of retail properties	13.8 %	13.8 %	13.8 %	13.7 %	13.6 %	-0.1 p.p.	
Ratio of hotel properties	2.1 %	2.1 %	2.1 %	2.5 %	3.0 %	0.5 p.p.	
Ratio of other assets	4.7 %	4.7 %	4.7 %	4.6 %	4.6 %	- %	
Number of properties acquired	5 properties (Note 1)	- properties	- properties	1 property	2 property	1 property	
Acquisition price	73,770 mil yen	- mil yen	- mil yen	3,116 mil yen	8,234 mil yen	5,118 mil yen	
Number of properties sold	1 property	- properties	- properties	1 property	- property	-1 property	
Sale price	3,740 mil yen	- mil yen	- mil yen	1,001 mil yen	- mil yen	-1,001 mil yen	
Unrealized gain (loss)	174,639 mil yen	195,760 mil yen	219,035 mil yen	240,908 mil yen	248,459 mil yen	7,551 mil yen	
Leasable area	3,200 thousand m ²	3,200 thousand m ²	3,200 thousand m ²	3,200 thousand m ²	3,217 thousand m ²	17 thousand m ²	
Occupancy rate	99.7 %	99.7 %	99.7 %	99.6 %	99.8 %	0.2 p.p.	
Real estate	Rental revenue	28,928 mil yen	29,368 mil yen	29,489 mil yen	29,570 mil yen	29,643 mil yen	72 mil yen
	Rental expenses	12,431 mil yen	12,183 mil yen	12,283 mil yen	12,509 mil yen	12,145 mil yen	-364 mil yen
	Rental income	16,497 mil yen	17,185 mil yen	17,206 mil yen	17,061 mil yen	17,497 mil yen	436 mil yen
Depreciation	5,625 mil yen	5,654 mil yen	5,625 mil yen	5,602 mil yen	5,650 mil yen	47 mil yen	
NOI (Note 2)	22,122 mil yen	22,839 mil yen	22,831 mil yen	22,663 mil yen	23,148 mil yen	484 mil yen	
NOI yield (Note 3)	5.0 %	5.1 %	5.1 %	5.0 %	5.1 %	0.1 p.p.	

(Note 1) Includes additional acquisition of 50% co-ownership interest in GRANODE Hiroshima.

(Note 2) NOI: Real estate rental business revenue – real estate rental business expenses + depreciation

(Note 3) NOI yield is annualized and excluding the properties sold during the period.

Balance Sheets

	(thousand yen)	
	Period ended Aug. 2023	Period ended Feb. 2024
Assets		
Current assets		
Cash and deposits	35,200,356	32,164,112
Cash and deposits in trust	19,677,731	19,340,799
Operating accounts receivable	285,942	239,258
Prepaid expenses	723,576	741,259
Other	4,416	5,583
Allowance for doubtful accounts	(602)	(530)
Total current assets	55,891,421	52,490,483
Non-current assets		
Investment properties		
Buildings, net	19,435,287	19,334,438
Structures, net	200,448	201,956
Machinery and equipment, net	261,949	262,125
Tools, furniture and fixtures, net	296,269	283,116
Land	21,711,324	21,711,324
Buildings in trust, net	362,880,666	362,542,086
Structures in trust, net	7,935,268	7,844,085
Machinery and equipment in trust, net	1,135,656	1,452,973
Tools, furniture and fixtures in trust, net	1,045,112	1,145,262
Land in trust	424,330,713	427,836,980
Construction in progress in trust	453,937	734,283
Total investment properties	839,686,634	843,348,633
Intangible assets		
Goodwill	51,537,891	49,555,664
Leasehold rights in trust	5,687,984	6,478,494
Trademark rights	127	110
Total intangible assets	57,226,003	56,034,269
Investments and other assets		
Investment securities	9,515	9,532
Long-term prepaid expenses	2,195,416	2,124,192
Guarantee deposits	99	99
Lease and guarantee deposits in trust	3,547,332	3,571,130
Total investments and other assets	5,752,363	5,704,954
Total non-current assets	902,665,001	905,087,856
Deferred assets		
Investment corporation bond issuance costs	190,867	174,111
Total deferred assets	190,867	174,111
Total assets	958,747,290	957,752,451

	(thousand yen)	
	Period ended Aug. 2023	Period ended Feb. 2024
Liabilities		
Current liabilities		
Operating accounts payable	2,008,257	1,739,747
Short-term loans	—	4,000,000
Current portion of investment corporation bonds	—	5,000,000
Current portion of long-term loans	44,700,000	35,100,000
Accounts payable – other	113,011	78,893
Accrued expenses	1,810,542	1,829,047
Income taxes payable	605	605
Accrued consumption taxes	493,337	138,538
Advances received	3,598,896	3,633,612
Unearned revenue	85,431	71,789
Deposits received	173,101	160,612
Derivatives liabilities	15,363	2,133
Other	67,520	67,520
Total current liabilities	53,066,067	51,822,500
Non-current liabilities		
Investment corporation bonds	44,000,000	39,000,000
Long-term loans	318,850,000	326,450,000
Long-term unearned revenue	90,560	56,000
Tenant leasehold and security deposits	331,684	337,763
Tenant leasehold and security deposits in trust	23,432,886	23,723,272
Asset retirement obligations	690,200	777,202
Derivatives liabilities	112,293	83,385
Total non-current liabilities	387,507,625	390,427,623
Total liabilities	440,573,692	442,250,124
Net assets		
Unitholders' equity		
Unitholders' capital	268,042,601	268,042,601
Surplus		
Capital surplus	247,667,563	247,667,563
Allowance for temporary difference adjustments	(8,723,684)	(10,584,324)
Other deductions from capital surplus	(44,080)	(44,080)
Capital surplus, net	238,899,799	237,039,159
Unappropriated retained earnings	11,358,853	10,506,085
Total surplus	250,258,653	247,545,245
Total unitholders' equity	518,301,254	515,587,846
Deferred gains or losses on hedges	(127,656)	(85,519)
Total net assets	518,173,597	515,502,327
Total liabilities and net assets	958,747,290	957,752,451

Statements of Income

	(thousand yen)	
	Period ended Aug. 2023	Period ended Feb. 2024
Operating revenue		
Rental revenue	28,207,324	28,374,947
Other rental revenue	1,363,489	1,268,456
Gain on sale of real estate properties	349,963	71
Total operating revenue	29,920,778	29,643,474
Operating expenses		
Rental expenses	12,509,714	12,145,539
Impairment losses	—	889,442
Asset management fees	1,916,817	1,932,569
Asset custody fees	38,349	38,360
Administrative service fees	93,730	95,013
Directors' remuneration	6,720	6,720
Amortization of goodwill	1,982,226	1,982,226
Other operating expenses	458,395	415,507
Total operating expenses	17,005,954	17,505,380
Operating Income	12,914,823	12,138,094
Non-operating income		
Interest income	232	213
Reversal of allowance for doubtful accounts	784	61
Gain on forfeiture of unclaimed distributions	5,842	5,377
Gain on adjustment of liabilities	5,795	3,871
Gain on donation of non-current assets	7,377	—
Subsidy income	—	1,604
Other	50	62
Total non-operating income	20,081	11,190
Non-operating expenses		
Interest expenses	1,248,815	1,307,796
Interest expenses on investment corporation bonds	125,652	122,585
Amortization of investment corporation bond issuance costs	16,756	16,756
Borrowing related expenses	316,676	320,526
Other	2,075	2,663
Total non-operating expenses	1,709,975	1,770,327
Ordinary Income	11,224,929	10,378,956
Income before income taxes	11,224,929	10,378,956
Total income taxes	605	605
Net income	11,224,324	10,378,351
Retained earnings brought forward	134,528	127,733
Unappropriated retained earnings	11,358,853	10,506,085

Statements of Cash Distributions

	(yen)			
	Period ended Aug. 2023		Period ended Feb. 2024	
	(Per unit)		(Per unit)	
I Unappropriated retained earnings	11,358,853,689		10,506,085,549	
II Amount added to distributions in excess of earnings				
Allowance for temporary difference adjustments	1,860,640,000		2,777,040,000	
Other deductions from capital surplus	—		53,360,000	
III Distributions	13,091,760,000	5,643	13,249,520,000	5,711
Of the above, earnings distributions	11,231,120,000		10,419,120,000	4,491
Of the above, distributions in excess of earnings				
Allowance for temporary difference adjustments	1,860,640,000	802	2,777,040,000	1,197
Other distributions in excess of earnings	—	—	53,360,000	23
IV Retained earnings carried forward	127,733,689		86,965,549	

Rental Revenue and Expenses

	(thousand yen)	
	Period ended Aug. 2023	Period ended Feb. 2024
A. Real estate rental revenue		
Rental revenue		
Rent	27,644,645	27,798,141
Common area charges	562,679	576,806
Total rental revenue	28,207,324	28,374,947
Other rental revenue		
Facility charges	479,529	481,928
Incidental revenue	562,263	503,599
Other	321,696	282,928
Total other rental revenue	1,363,489	1,268,456
Total real estate rental revenue	29,570,814	29,643,403
B. Real estate rental expenses		
Rental expenses		
Management fees	1,559,184	1,555,068
Utilities	635,792	543,622
Taxes and public dues	2,422,910	2,420,966
Repairs and maintenance expenses	1,177,408	913,272
Restoration costs	258,696	225,970
Insurance expenses	54,805	54,803
Custodian fees	67,738	63,437
Depreciation	5,602,550	5,650,264
Other operating expenses	730,626	718,133
Total real estate rental expenses	12,509,714	12,145,539
C. Income from real estate rental business (A-B)	17,061,100	17,497,863

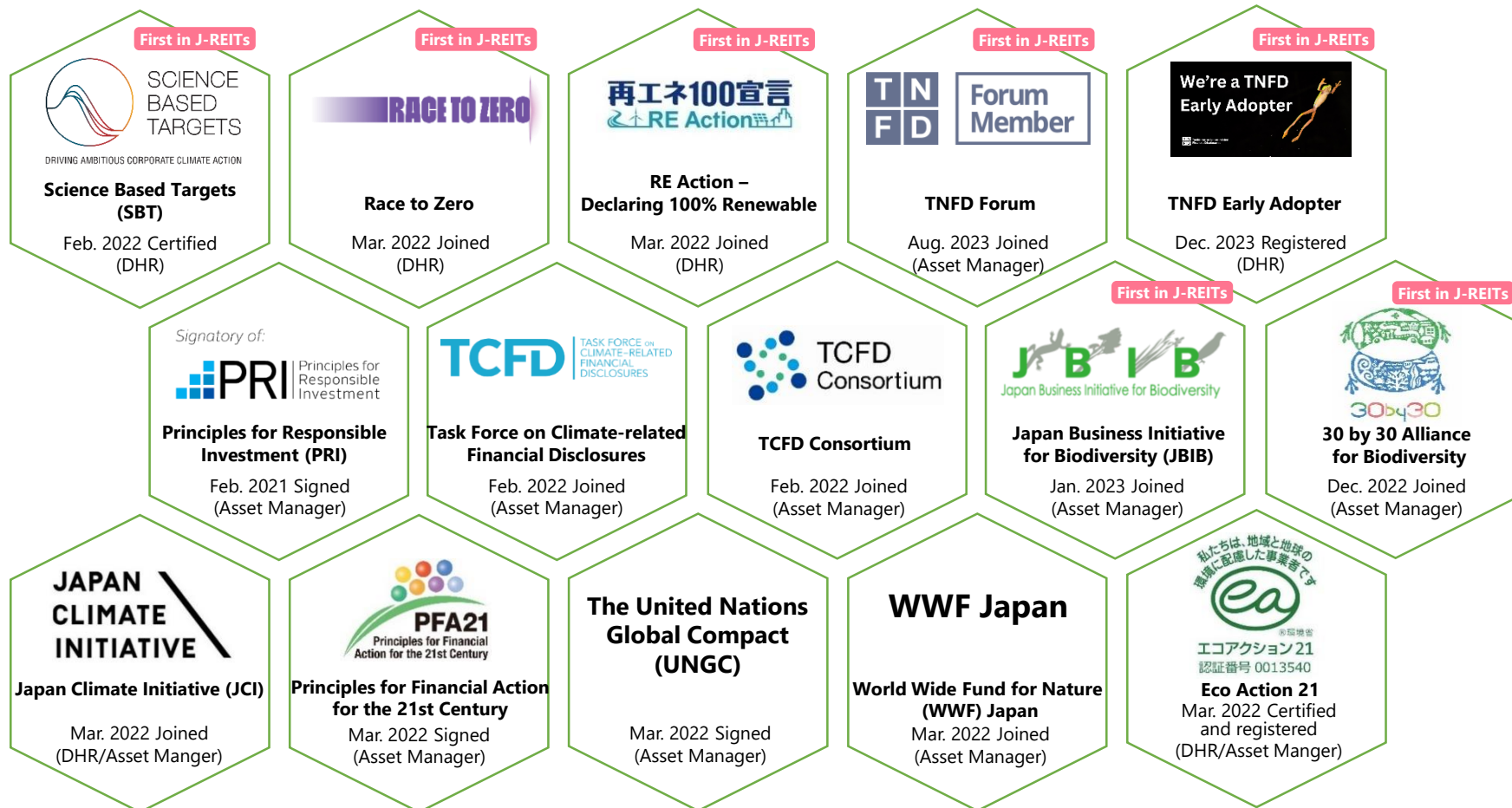
Initiative Support and Participation Policy

Most important social issues

- Climate change
- Human rights
- Diversity and inclusion
- Biodiversity

We have signed and joined the initiatives listed on this page.

By joining the initiatives related to the above, we will continue to actively work on solving social issues.



(Note) “DHR” and “Asset Manager” represent Daiwa House REIT Investment Corporation and Daiwa House Asset Management Co., Ltd., respectively.

ESG Initiatives (1)-1 Environmental Initiatives

Improvement of Electric Data Acquisition Rate

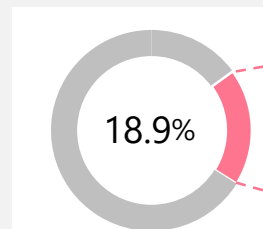
◆ Joining Secured Meter Data Sharing Association **First in J-REIT Asset Manager**

- The Asset Manager joined Secured Meter Data Sharing Association in Jun. 2023 as the first asset manager of J-REIT
- Following the revision of Electricity Business Act, electric data owned by certified general power transmission and distribution companies became available under the "Certified Association System" in Oct. 2023
- DHR acquired FY2022 statistic electric data of the properties DHR owns and in the service area of TEPCO Power Grid

→ **Significantly improved electric data acquisition rate of the tenant-occupied space of residential properties**

- DHR also plans to acquire FY2023 data

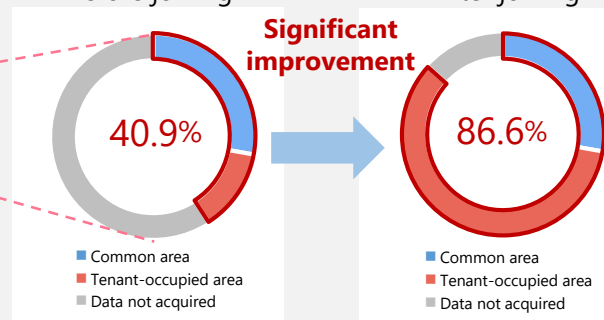
◆ Gross floor area of residential properties in the portfolio



As of Mar. 31, 2024

◆ Acquisition rate of electric data of residential properties (FY2022)

< Before joining > < After joining >



Promotion of Environmental Certification

◆ Improved the ratio of properties with environmental certification

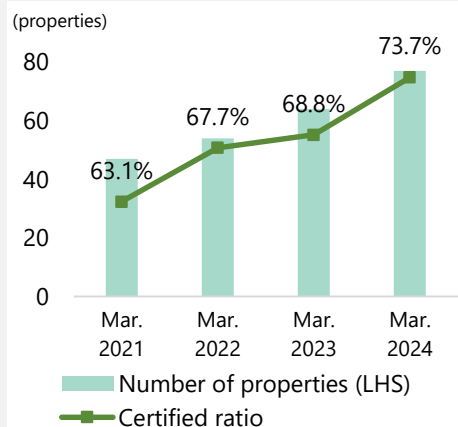
Number of certified properties

77 properties
+13 properties compared to Mar. 31, 2023

Certified ratio (based on gross floor area)

73.7%
+4.9 p.p. compared to Mar. 31, 2023

As of Mar. 31, 2024



Promotion of Green Lease Agreement

◆ Implemented initiatives to reduce environmental burden in cooperation with tenants

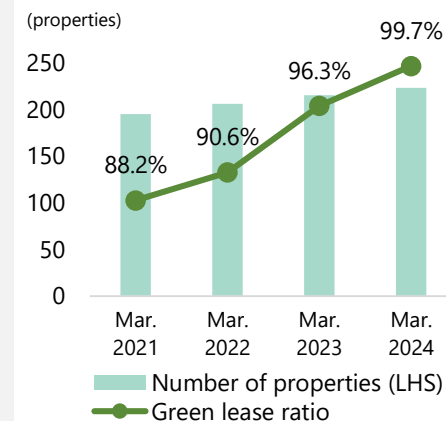
Number of properties with green lease agreements concluded

223 properties
+8 properties compared to Mar. 31, 2023

Ratio of properties with green lease agreements concluded (based on gross floor area)

99.7%
+3.4 p.p. compared to Mar. 31, 2023

As of Mar. 31, 2024



ESG Initiatives (1)-2 Environmental Initiatives

Promotion of Environmental Certification

DBJ Green Building CASBEE for Real Estate



BELS



ZEB



LEED



JHEP



ABINC



DBJ Green Building	CASBEE for Real Estate	BELS	ZEB	LEED	JHEP	ABINC
15 properties	45 properties	62 properties	8 properties	1 property	1 property	1 property
★★★★★ 7 properties	S 24 properties	★★★★★ 16 properties	"ZEB" 1 property	Certified 1 property	A 1 property	1 property
★★★★ 4 properties	A 20 properties	★★★★ 11 properties	ZEB Ready 7 properties			
★★★ 4 properties	B+ 1 property	★★★ 9 properties				
		★★ 18 properties				
		★ 8 properties				

As of Mar. 31, 2024

Acquisition of Property with Environmental Certification (DPL Urayasu III)

- ◆ Raised part of acquisition funds through **green loans** as the property is a eligible green asset that meets eligibility criteria
- ◆ Installation of solar panels (planned)
 - Installment of solar panels on the entire rooftop and supply of electricity is planned (consumption by the tenants)
- ◆ Seismic isolated building
 - Seismic isolated building to support business continuity of tenants



DPL Urayasu III



Obtainment of New Environmental Certifications in Feb. 2024 (12 existing properties)

CASBEE for Real Estate



BELS



CASBEE for Real Estate	BELS
7 properties	5 properties
S 3 properties	★★★★★ 1 property
A 4 properties	★★★★ 1 property
	★★ 2 properties
	★ 1 property

D Project Tsuchiura
D Project Fuji
FOLEO Hakata

S Rating



D Project Hiroshima Seifu



Health and Productivity Management of the Asset Manager

Health and productivity management initiatives

- Certified as one of the “Bright 500,” the top 500 corporations in the “Health & Productivity Management Outstanding Organizations (SME category)” for two consecutive years



- Health-check event hosted by the specialist vender was held with the aim of improving health consciousness of employees



- Density of bone, vascular age, and muscle score were measured

Major health indicators for officers and employees of the Asset Manager

	2021	2022	2023	KPI
Regular health checkup rate	100%	100%	100%	100%
Specific health guidance consultation rate (*1)	NA	100%	100%	100%
Smoking rate	10%	9%	14%	8%
Exercise habit rate (*2)	19%	20%	14%	30%
Moderate drinking rate (*3)	62%	51%	48%	65%
Percentage of people who get enough sleep	85%	77%	81%	85%

*1 Specific health guidance consultation rate: Percentage of people who have completed specific health consultation based on the results of health checkups.

*2 Exercise habit rate: Percentage of people who exercise at least twice a week for 30 minutes or more for one year or more.

*3 Moderate drinking rate: Percentage of people who drink less than one alcoholic beverage (appropriate amount) per drinking day.

HR Development of the Asset Manager (FY ended Mar. 2024)

Providing healthy work environment

< Leave system >

- Childcare leave / granny leave
- Family care leave
- Planned annual paid leave
- Community co-creation leave
- Wellness leave

< Welfare programs >

- Support for official qualification exams
- Cumulative investment unit investment program
- Investment unit ownership program
- Daiwa House Group employee incentive plan

Work-life balance

- Working from home
- Flexible working hours

• Average overtime work	14 hours/month
• Paid leave taken	71.5 %
• Number of employees who took childcare leave / granny leave	6
• Number of employees who took family care leave	8

Training for directors and employees

- Number of training sessions 61

Diversity

- Female employees 40 %

As of Apr. 1, 2024

Number of professional credentials (including successful candidates)

• ARES certified master	35	• Certified building manager	10
• Real estate transaction agent	68	• CASBEE accredited professional for building	2
• Real estate appraiser	2	• CASBEE accredited professional for real estate	4
• First-class architect	2	• Certified internal auditor	2
• Certified real estate consulting master	9		

Number of officers and employees as of Mar. 31, 2024: 80

ESG Initiatives (3) Governance Initiatives

Introduction of Sustainability Index-linked Fees

First initiative in J-REITs

- ◆ Asset management fee (applied from Mar. 2022)
 - Linked to (1) GHG emissions reduction ratio, (2) GRESB rating, and (3) CDP score

AM fee I (linked to assets)	Total assets x 0.18% ^(Note 1)
AM fee II (linked to NOI)	NOI x 4.5% ^(Note 1)
AM fee III (linked to sustainability indices)	(1) Total assets X 0.008% X Reduction in GHG emissions ^(Note 2)
	(2) Total assets X 0.002% X GRESB rating ^(Note 3)
	(3) Total assets X 0.002% X CDP score ^(Note 4)

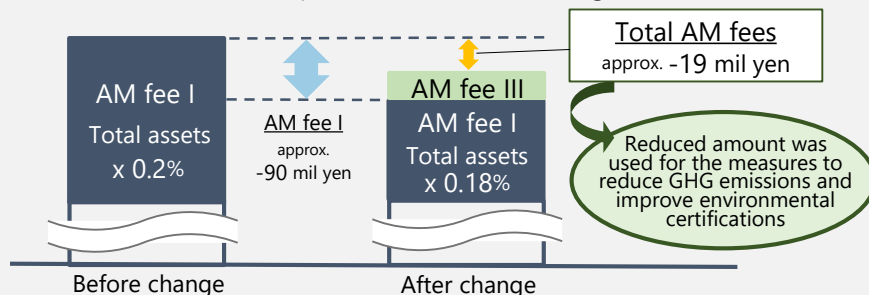
(Note 1) The upper limit is 0.4% for the asset management fee I and 5.0% for the asset management fee II.

(Note 2) The upper limit is 0.012% for the index (1) of asset management fee III.

(Note 3) The upper limit is 0.004% for the index (2) of asset management fee III.

(Note 4) The upper limit is 0.004% for the index (3) of asset management fee III.

- AM fees in Feb. 2024 (comparison with before change)



- ◆ Remuneration for Directors of the Asset Manager (applied from Apr. 2022)
 - Linked to (1) GRESB rating, (2) CDP score, and (3) status of compliance with environmental laws

Attendance at Board of Directors Meetings (Feb. 2024)

- ◆ Remuneration for Executive Director (applied from Mar. 2022)
 - Linked to (1) GHG emissions reduction ratio, (2) GRESB rating, and (3) CDP score
 - 420 thousand yen per month
 - +20 thousand yen per month compared to the standard amount by retaining
 - (2) GRESB rating ("5 Stars") and (3) CDP score ("A")

Title	Name	Remuneration (thousand yen)	Attendance at the board meetings
Executive Director	Toshiharu Asada	1,260	100% (4 out of 4)
	Tsuyoshi Saito	1,260	100% (4 out of 4)
Supervisory Director	Hiroshi Ishikawa	2,100	100% (8 out of 8)
	Junko Kogayu	2,100	100% (8 out of 8)

(Note 1) Toshiharu Asada, who served as Executive Director, retired as of November 30, 2023, and Tsuyoshi Saito was newly appointed Executive Director as of December 1, 2023.

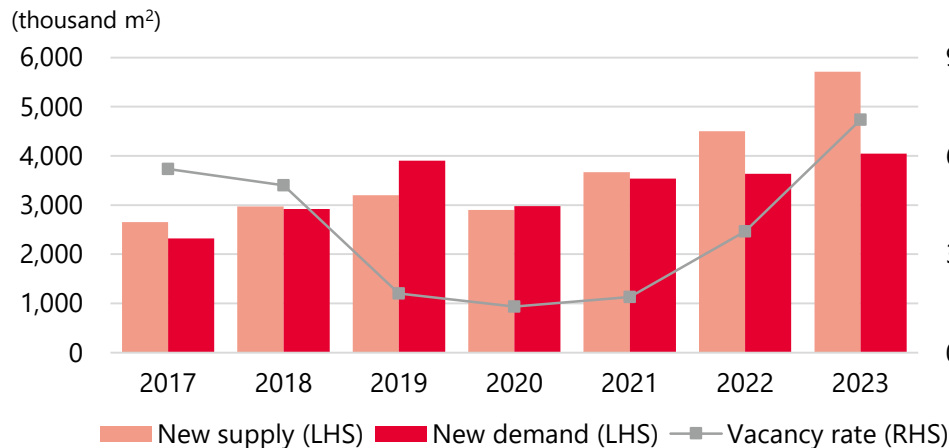
Initiatives for Unitholders

- ◆ DHR disclosed "Summary of Resolutions of the 14th General Meeting of Unitholders (Reference)" relating to the 14th General Meeting of Unitholders held in Nov. 2023 as the first initiative for DHR

[For details, please follow this link](#)

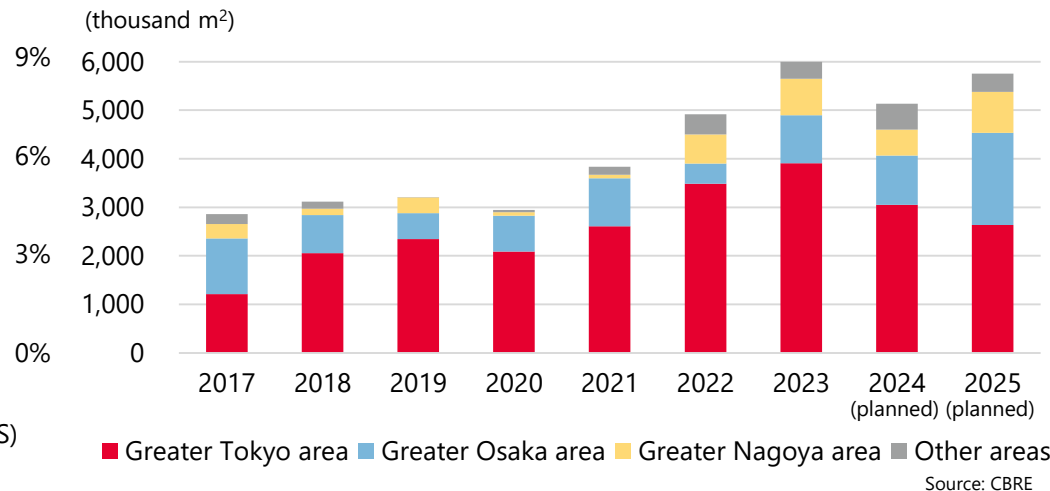
Market Environment for Logistics Properties

Supply and Demand of Medium-to Large-scale Logistics Properties in the Three Major Metropolitan Areas



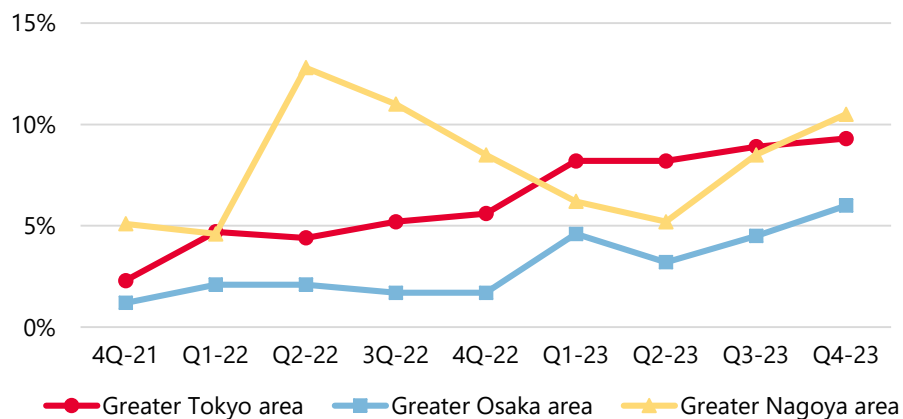
Source: CBRE

Development of Medium-to Large-scale Logistics Properties



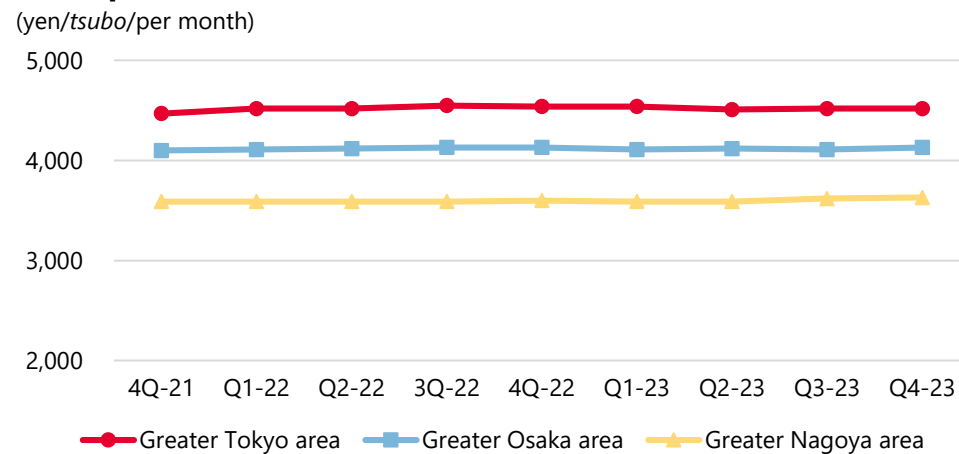
Source: CBRE

Vacancy Rate of Large Multi-Tenant Logistics Properties



Source: CBRE

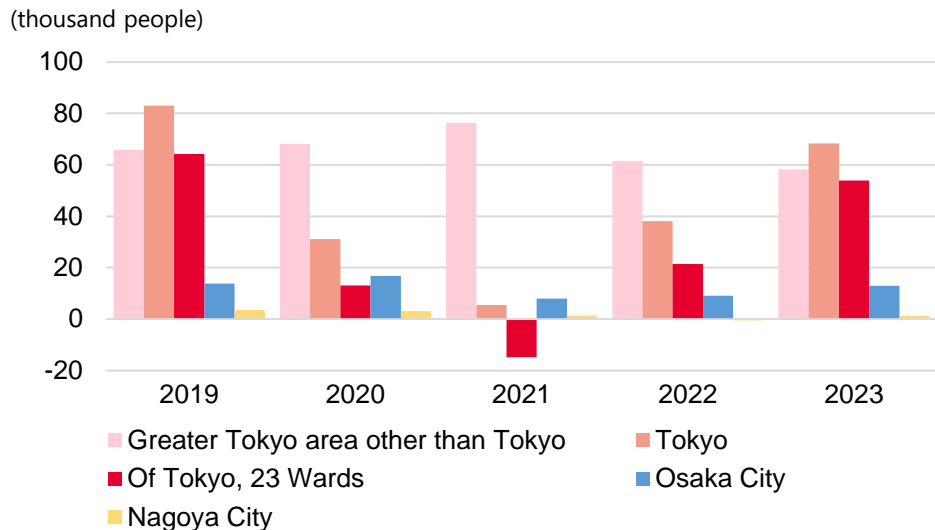
Effective Rent Index of Large Multi-Tenant Logistics Properties



Source: CBRE

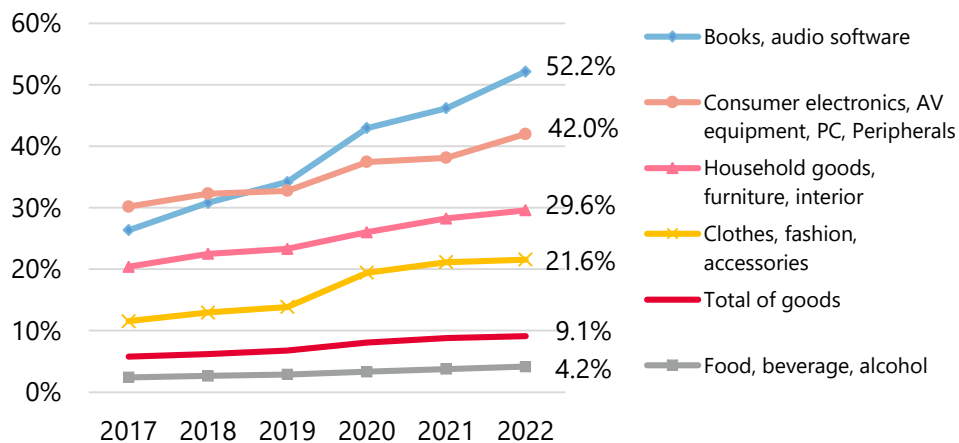
Market Environment for Residential, Retail and Hotel Properties Daiwa House REIT Investment Corporation

Net Population Inflow of All Nationalities by Area



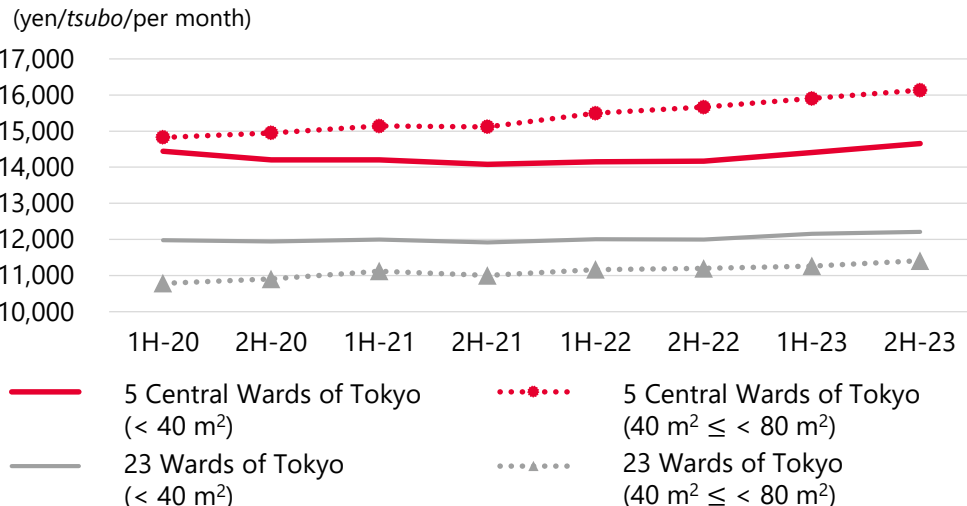
Source: "Report on Internal Migration", Statistics Bureau, Ministry of Internal Affairs and Communications

BtoC E-Commerce Ratio by Category of Goods



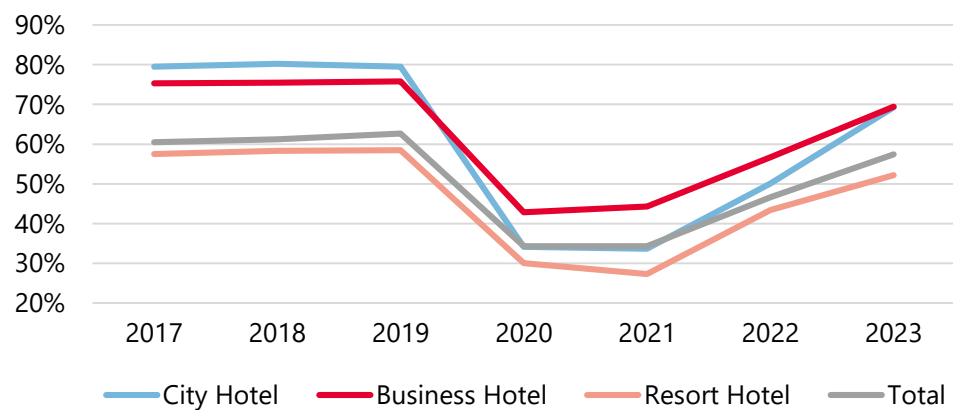
Source: "E-Commerce Market Survey", Ministry of Economy, Trade and Industry, or METI

Rent Per Tsubo for Condominiums in 23 Wards of Tokyo



Source: Compiled by the Asset Manager from data published by Japan Real Estate Institute in "Housing Market Index".

Guest Room Occupancy Rate of Accommodation Facilities



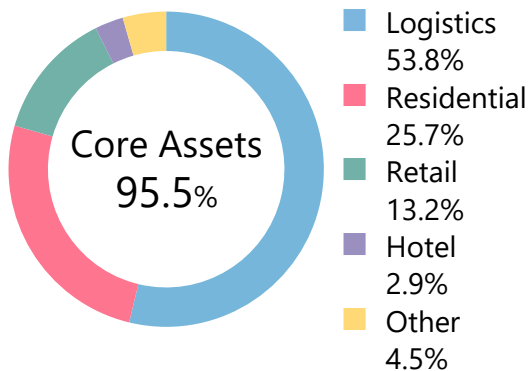
Source: "Accommodation Survey", Japan Tourism Agency

Portfolio Summary (as of March 1, 2024)

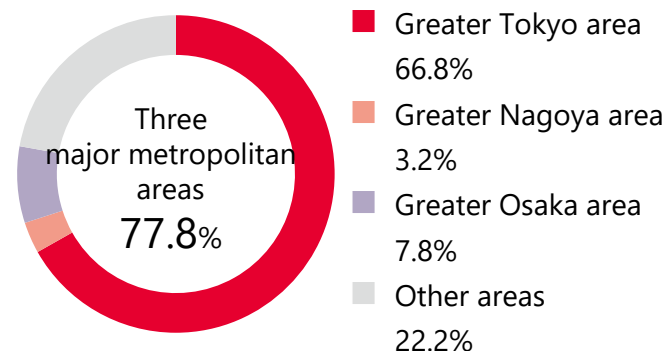
	Portfolio	Logistics	Residential	Retail	Hotel	Other	
Acquisition price	935,783 mil yen	503,241 mil yen	240,323 mil yen	123,219 mil yen	27,340 mil yen	41,660 mil yen	
Number of properties	233 properties	68 properties	129 properties	23 properties	7 properties	6 properties	
NOI yield ^(Note) (adjusted for property taxes)	5.1 %	4.8 %	5.4 %	5.6 %	4.4 %	5.2 %	
NOI yield after depreciation ^(Note) (adjusted for property taxes)	3.8 %	3.7 %	3.8 %	4.5 %	3.3 %	3.8 %	
Average property age	12.8 years	10.3 years	18.0 years	16.0 years	9.7 years	7.0 years	
Occupancy rate	99.8 %	100.0 %	98.5 %	99.8 %	100.0 %	100.0 %	
Area breakdown	Greater Tokyo 66.8 % Greater Nagoya 3.2 % Greater Osaka 7.8 % Other 22.2 %	Greater Tokyo 73.4 % Greater Nagoya 3.2 % Greater Osaka 5.3 % Other 18.1 %	Greater Tokyo 86.0 % Greater Nagoya 2.8 % Greater Osaka 9.0 % Other 2.1 %	Greater Tokyo 26.5 % Greater Nagoya 1.9 % Greater Osaka 18.8 % Other 52.8 %	Greater Tokyo 47.7 % Greater Nagoya 16.5 % Greater Osaka 5.4 % Other 30.5 %	Greater Tokyo 8.2 % Other 91.8 %	

(Note) NOI yield and NOI yield after depreciation are based on annualized NOI (adjusted for property taxes to be expensed) for the period ended Aug. 2023 and appraisal NOI of the properties acquired in Sep. and Oct. 2023. Occupancy rate is as of Aug. 31, 2023. As for the acquisitions in Sep. and Oct. 2023, occupancy rate is as of each acquisition date.

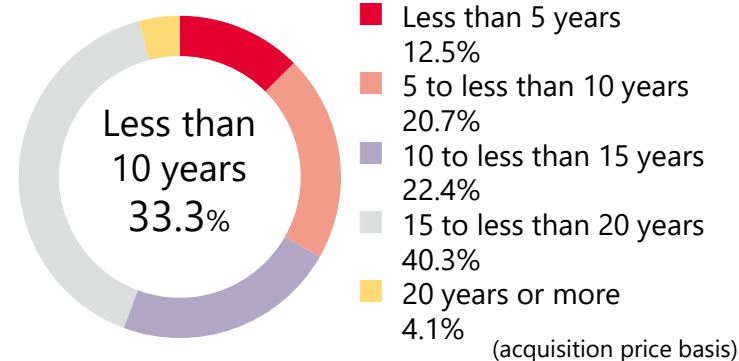
Portfolio by Asset Class



Portfolio by Area



Portfolio by Property Age



Portfolio List (1)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)	Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
LB-001	D Project Machida	Machida City, Tokyo	9,200	1.0%	50,490.39	100.0%	LB-043	D Project Tatebayashi	Tatebayashi City, Gunma	3,100	0.3%	13,521.56	100.0%
LB-002	D Project Hachioji	Hachioji City, Tokyo	15,400	1.6%	62,394.17	100.0%	LB-044	D Project Kakegawa	Kakegawa City, Shizuoka	6,000	0.6%	39,341.44	100.0%
LB-003	D Project Aikawa-Machi	Aiko District, Kanagawa	3,390	0.4%	14,240.84	100.0%	LB-045	D Project Hiroshima Seifu	Hiroshima City, Hiroshima	3,820	0.4%	19,004.72	100.0%
LB-005	D Project Urayasu I	Urayasu City, Chiba	9,280	1.0%	36,515.81	100.0%	LB-046	D Project Tosu II	Tosu City, Saga	1,700	0.2%	13,012.50	100.0%
LB-006	D Project Urayasu II	Urayasu City, Chiba	26,000	2.8%	72,320.01	100.0%	LB-047	D Project Kawagoe IV	Kawagoe City, Saitama	5,600	0.6%	24,684.47	100.0%
LB-007	D Project Akanehama	Narashino City, Chiba	2,950	0.3%	11,663.39	100.0%	LB-048	D Project Kuki VII	Kuki City, Saitama	1,040	0.1%	3,225.46	100.0%
LB-008	D Project Noda	Noda City, Chiba	6,210	0.7%	29,232.53	100.0%	LB-049	D Project Chibakita	Chiba City, Chiba	7,640	0.8%	24,368.86	100.0%
LB-009	D Project Inuyama	Inuyama City, Aichi	10,790	1.2%	54,197.80	100.0%	LB-050	D Project Matsudo II	Matsudo City, Chiba	8,200	0.9%	25,305.82	100.0%
LB-011	D Project Neyagawa	Neyagawa City, Osaka	5,980	0.6%	11,151.51	100.0%	LB-051	D Project Tomisato II	Tomisato City, Chiba	6,900	0.7%	40,870.56	100.0%
LB-013	D Project Morioka	Takizawa City, Iwate	1,200	0.1%	9,558.32	100.0%	LB-052	D Project Osaka Hirabayashi	Osaka City, Osaka	3,600	0.4%	22,485.08	100.0%
LB-015	D Project Tsuchiura	Tsuchiura City, Ibaraki	3,390	0.4%	17,448.86	100.0%	LB-053	D Project Sendai Izumi II	Sendai City, Miyagi	7,300	0.8%	39,580.46	100.0%
LB-018	D Project Fukuoka Umi	Kasuya District, Fukuoka	4,240	0.5%	24,729.56	100.0%	LB-054	D Project Kaminokawa	Kawachi District, Tochigi	7,900	0.8%	52,239.75	100.0%
LB-019	D Project Tosu	Tosu City, Saga	5,740	0.6%	17,858.01	100.0%	LB-055	D Project Fuji	Fuji City, Shizuoka	3,600	0.4%	23,795.40	100.0%
LB-020	D Project Kuki I	Kuki City, Saitama	3,900	0.4%	22,708.72	100.0%	LB-056	D Project Tosu III	Tosu City, Saga	9,200	1.0%	65,215.07	100.0%
LB-021	D Project Kuki II	Kuki City, Saitama	8,120	0.9%	50,498.00	100.0%	LB-057	D Project Kitahachioji I	Hachioji City, Tokyo	4,300	0.5%	16,523.82	100.0%
LB-022	D Project Kawagoe I	Kawagoe City, Saitama	3,530	0.4%	16,150.88	100.0%	LB-058	D Project Kitahachioji II	Hachioji City, Tokyo	5,700	0.6%	21,402.20	100.0%
LB-023	D Project Kawagoe II	Kawagoe City, Saitama	4,850	0.5%	19,872.00	100.0%	LB-059	D Project Kitahachioji III	Hachioji City, Tokyo	7,300	0.8%	27,457.34	100.0%
LB-024	DPL Inuyama	Inuyama City, Aichi	3,940	0.4%	21,628.50	100.0%	LB-060	D Project Itabashi Shingashi	Itabashi Ward, Tokyo	12,300	1.3%	33,763.46	100.0%
LB-025	D Project Fukuoka Hakozaki	Fukuoka City, Fukuoka	4,340	0.5%	34,710.80	100.0%	LB-061	D Project Sagamihara	Sagamihara City, Kanagawa	3,900	0.4%	16,599.30	100.0%
LB-026	D Project Kuki III	Kuki City, Saitama	7,630	0.8%	26,937.41	100.0%	LB-062	D Project Kuki VIII	Kuki City, Saitama	6,100	0.7%	29,410.54	100.0%
LB-027	D Project Kuki IV	Kuki City, Saitama	5,520	0.6%	26,460.00	100.0%	LB-063	D Project Yokkaichi	Yokkaichi City, Mie	1,490	0.2%	6,185.46	100.0%
LB-028	D Project Kuki V	Kuki City, Saitama	8,280	0.9%	47,320.89	100.0%	LB-064	D Project Ibaraki Ishioka	Ishioka City, Ibaraki	4,050	0.4%	24,493.54	100.0%
LB-029	D Project Kuki VI	Kuki City, Saitama	5,140	0.5%	29,244.66	100.0%	LB-065	D Project Wako A	Wako City, Saitama	10,750	1.1%	39,258.06	100.0%
LB-030	D Project Yashio	Yashio City, Saitama	6,400	0.7%	21,965.04	100.0%	LB-066	D Project Hiratsuka	Hiratsuka City, Kanagawa	15,200	1.6%	65,272.52	100.0%
LB-031	D Project Nishiyodogawa	Osaka City, Osaka	10,300	1.1%	39,584.80	100.0%	LB-067	D Project Kadoma I	Kadoma City, Osaka	3,120	0.3%	12,194.39	100.0%
LB-032	D Project Matsudo	Matsudo City, Chiba	7,370	0.8%	26,776.67	100.0%	LM-001	DPL Misato	Misato City, Saitama	16,831	1.8%	55,861.44	100.0%
LB-033	D Project Hibiki Nada	Kitakyushu City, Fukuoka	2,080	0.2%	23,933.75	100.0%	LM-002	DPL Fukuoka Kasuya	Kasuya District, Fukuoka	13,300	1.4%	73,757.39	100.0%
LB-034	D Project Morioka II	Takizawa City, Iwate	1,280	0.1%	4,481.00	100.0%	LM-003	DPL Kitakyushu	Kitakyushu City, Fukuoka	3,510	0.4%	26,672.98	100.0%
LB-035	D Project Kawagoe III	Kawagoe City, Saitama	7,200	0.8%	39,572.32	100.0%	LM-004	DPL Nagareyama I	Nagareyama City, Chiba	32,600	3.5%	124,489.93	100.0%
LB-036	D Project Kazo	Kazo City, Saitama	3,300	0.4%	18,437.60	100.0%	LM-005	DPL Shin-Narashino	Narashino City, Chiba	5,930	0.6%	12,686.30	100.0%
LB-037	D Project Urayasu III	Urayasu City, Chiba	8,500	0.9%	39,441.32	100.0%	LM-006	DPL Nagareyama III	Nagareyama City, Chiba	32,000	3.4%	106,859.16	100.0%
LB-038	D Project Tomisato	Tomisato City, Chiba	5,000	0.5%	36,113.25	100.0%	LM-007	DPL Urayasu II	Urayasu City, Chiba	30,000	3.2%	57,235.33	100.0%
LB-039	D Project Kyotanabe	Kyotanabe City, Kyoto	3,520	0.4%	10,965.68	100.0%							
LB-040	D Project Sendai Izumi	Sendai City, Miyagi	1,510	0.2%	10,764.05	100.0%							
LB-041	D Project Oyama	Oyama City, Tochigi	2,000	0.2%	14,106.91	100.0%							
LB-042	D Project Sano	Sano City, Tochigi	1,780	0.2%	15,668.44	100.0%							

Portfolio List (2)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)	Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RE-001	Qiz Ebisu	Shibuya Ward, Tokyo	7,650	0.8%	5,230.39	95.7%	RE-037	Castalia Ginza III	Chuo Ward, Tokyo	2,880	0.3%	3,494.42	98.7%
RE-002	Castalia Azabujuban Shichimenzaka	Minato Ward, Tokyo	4,500	0.5%	3,492.93	95.3%	RE-038	Castalia Kayabacho	Chuo Ward, Tokyo	2,707	0.3%	4,602.95	98.8%
RE-003	Castalia Shibakoen	Minato Ward, Tokyo	2,630	0.3%	2,707.51	100.0%	RE-039	Castalia Takanawa	Minato Ward, Tokyo	7,430	0.8%	10,408.26	97.8%
RE-004	Castalia Ginza	Chuo Ward, Tokyo	2,520	0.3%	2,226.42	97.3%	RE-040	Castalia Higashi Nihonbashi	Chuo Ward, Tokyo	3,520	0.4%	6,442.28	97.4%
RE-005	Castalia Hiroo	Minato Ward, Tokyo	2,220	0.2%	1,621.59	100.0%	RE-041	Castalia Shinjuku	Shinjuku Ward, Tokyo	2,950	0.3%	3,150.80	100.0%
RE-006	Castalia Nihonbashi	Chuo Ward, Tokyo	1,200	0.1%	1,458.73	98.2%	RE-042	Castalia Ichigaya	Shinjuku Ward, Tokyo	940	0.1%	1,546.34	89.8%
RE-007	Castalia Hacchobori	Chuo Ward, Tokyo	2,300	0.2%	2,969.57	100.0%	RE-043	Shibaura Island Bloom Tower	Minato Ward, Tokyo	7,580	0.8%	16,849.50	96.3%
RE-008	Castalia Azabujuban	Minato Ward, Tokyo	2,910	0.3%	2,400.00	98.4%	RE-044	Castalia Hatsudai	Shibuya Ward, Tokyo	2,030	0.2%	3,077.05	98.8%
RE-009	Castalia Azabujuban II	Minato Ward, Tokyo	2,690	0.3%	2,094.58	95.7%	RE-045	Castalia Hatsudai II	Shibuya Ward, Tokyo	1,900	0.2%	2,339.42	98.8%
RE-010	Castalia Shinjuku Natsumezaka	Shinjuku Ward, Tokyo	1,865	0.2%	1,917.62	97.7%	RE-046	Castalia Ebisu	Shibuya Ward, Tokyo	1,420	0.2%	1,659.71	100.0%
RE-011	Castalia Ginza II	Chuo Ward, Tokyo	1,800	0.2%	1,817.56	98.5%	RE-047	Castalia Meguro Kamurozaka	Shinagawa Ward, Tokyo	4,500	0.5%	4,967.97	99.1%
RE-012	Castalia Shibuya Sakuragaoka	Shibuya Ward, Tokyo	1,400	0.1%	1,123.80	95.0%	RE-048	Castalia Toritsudaigaku	Meguro Ward, Tokyo	648	0.1%	863.70	96.9%
RE-013	Castalia Nishi Azabu Kasumicho	Minato Ward, Tokyo	2,143	0.2%	2,779.77	96.0%	RE-049	Castalia Yukigaya	Ota Ward, Tokyo	1,110	0.1%	1,542.30	94.7%
RE-014	Castalia Ochanomizu	Chiyoda Ward, Tokyo	1,770	0.2%	2,559.21	96.4%	RE-050	Castalia Yutenji	Meguro Ward, Tokyo	1,450	0.2%	1,380.35	97.4%
RE-015	Castalia Sangubashi	Shibuya Ward, Tokyo	1,393	0.1%	1,898.47	100.0%	RE-051	Castalia Otsuka	Toshima Ward, Tokyo	1,480	0.2%	1,871.70	97.1%
RE-016	Castalia Suitengu	Chuo Ward, Tokyo	1,279	0.1%	1,940.94	100.0%	RE-052	Castalia Kikukawa	Sumida Ward, Tokyo	817	0.1%	1,168.18	100.0%
RE-017	Castalia Suitengu II	Chuo Ward, Tokyo	1,138	0.1%	1,858.34	100.0%	RE-053	Castalia Meguro	Meguro Ward, Tokyo	844	0.1%	1,414.73	95.8%
RE-018	Castalia Shintomicho	Chuo Ward, Tokyo	932	0.1%	1,444.52	100.0%	RE-054	Castalia Otsuka II	Toshima Ward, Tokyo	1,040	0.1%	1,784.50	100.0%
RE-019	Castalia Shintomicho II	Chuo Ward, Tokyo	825	0.1%	1,244.54	100.0%	RE-055	Castalia Jiyugaoka	Meguro Ward, Tokyo	1,200	0.1%	1,472.47	94.6%
RE-020	Castalia Harajuku	Shibuya Ward, Tokyo	887	0.1%	1,225.26	95.1%	RE-056	Castalia Mejiro	Toshima Ward, Tokyo	988	0.1%	1,658.90	100.0%
RE-021	Castalia Yoyogi Uehara	Shibuya Ward, Tokyo	608	0.1%	811.95	100.0%	RE-057	Castalia Ikebukuro	Toshima Ward, Tokyo	2,570	0.3%	3,644.35	97.7%
RE-022	Castalia Sendagaya	Shibuya Ward, Tokyo	555	0.1%	803.03	79.5%	RE-058	Castalia Kaname-cho	Toshima Ward, Tokyo	1,140	0.1%	1,624.06	100.0%
RE-023	Castalia Shinjuku 7 chome	Shinjuku Ward, Tokyo	464	0.0%	957.60	100.0%	RE-059	Castalia Tower Shinagawa Seaside	Shinagawa Ward, Tokyo	7,380	0.8%	12,732.35	97.9%
RE-024	Castalia Ningyocho	Chuo Ward, Tokyo	947	0.1%	1,747.90	96.8%	RE-060	Castalia Yakumo	Meguro Ward, Tokyo	857	0.1%	1,276.91	100.0%
RE-025	Castalia Ningyocho II	Chuo Ward, Tokyo	1,070	0.1%	1,826.80	100.0%	RE-061	Castalia Togoshiekimae	Shinagawa Ward, Tokyo	1,560	0.2%	2,014.12	100.0%
RE-026	Castalia Shin-Ochanomizu	Chiyoda Ward, Tokyo	914	0.1%	1,308.38	100.0%	RE-062	Castalia Honjo Azumabashi	Sumida Ward, Tokyo	996	0.1%	2,255.88	100.0%
RE-027	Castalia Higashi Nihonbashi II	Chuo Ward, Tokyo	1,370	0.1%	2,117.46	98.5%	RE-063	Castalia Kitazawa	Setagaya Ward, Tokyo	742	0.1%	1,220.16	100.0%
RE-028	Castalia Jinbocho	Chiyoda Ward, Tokyo	1,160	0.1%	1,628.80	98.2%	RE-064	Castalia Monzennakacho	Koto Ward, Tokyo	503	0.1%	887.94	100.0%
RE-029	Castalia Shintomicho III	Chuo Ward, Tokyo	675	0.1%	972.51	100.0%	RE-065	Castalia Kamiikedai (Note 1)	Ota Ward, Tokyo	198	0.0%	414.45	24.9%
RE-030	Castalia Shinjuku Gyoen	Shinjuku Ward, Tokyo	2,720	0.3%	3,594.16	100.0%	RE-066	Castalia Morishita	Koto Ward, Tokyo	832	0.1%	1,383.90	100.0%
RE-031	Castalia Takanawadai	Minato Ward, Tokyo	860	0.1%	1,147.44	100.0%	RE-067	Castalia Wakabayashikoen	Setagaya Ward, Tokyo	776	0.1%	1,425.43	100.0%
RE-032	Castalia Higashi Nihonbashi III	Chuo Ward, Tokyo	666	0.1%	1,105.20	100.0%	RE-068	Castalia Asakusabashi	Taito Ward, Tokyo	792	0.1%	1,537.84	98.0%
RE-033	Castalia Shinjuku Gyoen II	Shinjuku Ward, Tokyo	486	0.1%	668.79	96.3%	RE-069	Castalia Iriya	Taito Ward, Tokyo	546	0.1%	1,415.15	100.0%
RE-034	Castalia Shintomicho IV	Chuo Ward, Tokyo	400	0.0%	681.00	100.0%	RE-070	Castalia Kita Ueno	Taito Ward, Tokyo	2,641	0.3%	4,197.66	100.0%
RE-035	Castalia Takanawadai II	Minato Ward, Tokyo	1,190	0.1%	1,567.84	98.0%	RE-071	Castalia Morishita II	Koto Ward, Tokyo	686	0.1%	1,275.60	100.0%
RE-036	Castalia Minami Azabu	Minato Ward, Tokyo	642	0.1%	882.67	96.0%	RE-072	Castalia Minowa	Taito Ward, Tokyo	1,430	0.2%	2,406.41	99.0%

Portfolio List (3)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)	Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RE-073	Castalia Oyamadai	Setagaya Ward, Tokyo	533	0.1%	857.32	100.0%	RE-116	Castalia Sakaisuji Honmachi	Osaka City, Osaka	1,490	0.2%	3,471.39	99.1%
RE-074	Castalia Nakano	Nakano Ward, Tokyo	1,060	0.1%	1,613.86	97.7%	RE-117	Castalia Shin-Umeda	Osaka City, Osaka	1,376	0.1%	3,279.90	100.0%
RE-075	Castalia Yoga	Setagaya Ward, Tokyo	923	0.1%	1,472.38	98.3%	RE-118	Castalia Abeno	Osaka City, Osaka	4,368	0.5%	10,920.75	98.0%
RE-076	Castalia Sumiyoshi	Koto Ward, Tokyo	948	0.1%	1,362.60	100.0%	RE-119	Castalia Sakae	Nagoya City, Aichi	1,010	0.1%	2,836.00	94.8%
RE-077	Castalia Monzennakacho II	Koto Ward, Tokyo	2,160	0.2%	3,038.98	100.0%	RE-123	Castalia Higashi Hie	Fukuoka City, Fukuoka	960	0.1%	3,061.60	99.2%
RE-078	Castalia Oshiage	Sumida Ward, Tokyo	1,100	0.1%	1,785.24	100.0%	RE-124	Castalia Tower Nagahoribashi	Osaka City, Osaka	3,400	0.4%	8,747.40	98.8%
RE-079	Castalia Kuramae	Taito Ward, Tokyo	1,260	0.1%	1,994.93	100.0%	RE-125	Castalia Sannomiya	Kobe City, Hyogo	1,230	0.1%	3,071.60	99.1%
RE-080	Castalia Nakanobu	Shinagawa Ward, Tokyo	1,790	0.2%	2,421.82	94.0%	RE-126	Castalia Kotodaikoen	Sendai City, Miyagi	481	0.1%	1,684.10	98.2%
RE-081	Royal Parks Toyosu	Koto Ward, Tokyo	7,360	0.8%	18,112.03	100.0%	RE-127	Castalia Ichibancho	Sendai City, Miyagi	783	0.1%	2,800.32	98.4%
RE-082	Castalia Togoshi	Shinagawa Ward, Tokyo	1,770	0.2%	2,629.59	98.2%	RE-128	Castalia Omachi	Sendai City, Miyagi	656	0.1%	2,149.08	97.2%
RE-083	Castalia Ooimachi	Shinagawa Ward, Tokyo	1,181	0.1%	1,413.75	100.0%	RE-129	Castalia Uemachidai	Osaka City, Osaka	2,190	0.2%	5,415.39	100.0%
RE-084	Castalia Omori	Ota Ward, Tokyo	1,500	0.2%	2,046.36	100.0%	RE-130	Castalia Tower Higobashi	Osaka City, Osaka	2,670	0.3%	6,230.20	97.8%
RE-085	Castalia Mishuku	Setagaya Ward, Tokyo	1,900	0.2%	2,640.86	98.9%	RE-132	Castalia Fushimi	Nagoya City, Aichi	2,260	0.2%	7,022.69	95.0%
RE-086	Castalia Arakawa	Arakawa Ward, Tokyo	1,660	0.2%	3,797.92	98.4%	RE-134	Castalia Yakuin	Fukuoka City, Fukuoka	930	0.1%	2,784.83	98.3%
RE-087	Castalia Omori II	Ota Ward, Tokyo	2,370	0.3%	2,818.70	98.5%	RE-135	Castalia Mibu	Kyoto City, Kyoto	1,193	0.1%	2,828.39	96.3%
RE-088	Castalia Nakameguro	Meguro Ward, Tokyo	3,800	0.4%	3,166.71	94.7%	RE-136	Castalia Tsutsujigaoka	Sendai City, Miyagi	1,208	0.1%	4,471.11	94.4%
RE-089	Castalia Meguro Chojyamaru	Shinagawa Ward, Tokyo	2,030	0.2%	2,123.77	100.0%	RE-138	Royal Parks Namba	Osaka City, Osaka	2,830	0.3%	10,354.15	100.0%
RE-090	Castalia Meguro Takaban	Meguro Ward, Tokyo	1,750	0.2%	1,961.52	98.4%	RE-139	Castalia Shigahondori	Nagoya City, Aichi	1,730	0.2%	5,086.69	97.2%
RE-091	Castalia Omori III	Shinagawa Ward, Tokyo	1,520	0.2%	2,004.80	98.3%	RE-140	Castalia Kyoto Nishioji	Kyoto City, Kyoto	973	0.1%	2,035.37	95.0%
RE-093	Castalia Meguro Tairamachi	Meguro Ward, Tokyo	1,165	0.1%	1,278.52	100.0%	RE-141	Castalia Ningyocho III	Chuo Ward, Tokyo	2,000	0.2%	2,897.06	99.0%
RE-094	Royal Parks SEASIR	Adachi Ward, Tokyo	4,350	0.5%	17,269.74	100.0%	RE-142	Royal Parks Umejima	Adachi Ward, Tokyo	2,020	0.2%	6,828.78	100.0%
RE-095	Castalia Honkomagome	Bunkyo Ward, Tokyo	1,520	0.2%	2,224.41	96.6%	RE-143	Castalia Shinsakae II	Nagoya City, Aichi	1,800	0.2%	4,425.46	100.0%
RE-096	Cosmo Heim Musashikosugi	Kawasaki City, Kanagawa	1,674	0.2%	4,208.83	100.0%	RE-144	Castalia Sumiyoshi II	Koto Ward, Tokyo	1,420	0.2%	1,687.89	93.2%
RE-097	Castalia Tsurumi	Yokohama City, Kanagawa	666	0.1%	1,452.09	100.0%	RM-001	ACROSSMALL Shinkamagaya	Kamagaya City, Chiba	7,770	0.8%	41,742.84	100.0%
RE-098	Castalia Funabashi	Funabashi City, Chiba	704	0.1%	1,552.01	94.2%	RM-002	FOLEO Hirakata	Hirakata City, Osaka	4,580	0.5%	16,385.56	94.3%
RE-099	Castalia Nishi Funabashi	Funabashi City, Chiba	783	0.1%	1,597.32	98.8%	RM-003	QiZ GATE URAWA	Saitama City, Saitama	4,270	0.5%	9,720.49	100.0%
RE-105	Castalia Nogeayama	Yokohama City, Kanagawa	325	0.0%	744.90	96.7%	RM-004	UNICUS Takasaki	Takasaki City, Gunma	3,000	0.3%	9,277.08	100.0%
RE-106	Castalia Ichikawa	Ichikawa City, Chiba	461	0.0%	876.89	100.0%	RM-005	ACROSSPLAZA Miyoshi (Land)	Iruma District, Saitama	3,740	0.4%	24,018.00	100.0%
RE-107	Royal Parks Hanakoganei	Kodaira City, Tokyo	5,300	0.6%	18,153.57	100.0%	RM-006	DREAM TOWN ALi	Aomori City, Aomori	8,100	0.9%	22,196.81	99.7%
RE-108	Castalia Musashikosugi	Kawasaki City, Kanagawa	1,680	0.2%	2,179.80	98.9%	RM-007	ASOBOX (Land)	Kitakyushu City, Fukuoka	1,600	0.2%	11,207.90	100.0%
RE-109	Royal Parks Wakabadai	Inagi City, Tokyo	4,360	0.5%	21,367.93	100.0%	RM-008	FOLEO Ome Imai	Ome City, Tokyo	3,800	0.4%	8,637.91	100.0%
RE-110	Pacific Royal Court Minatomirai Urban Tower	Yokohama City, Kanagawa	9,100	1.0%	26,294.49	100.0%	RM-009	FOLEO Otsu Ichiriyama	Otsu City, Shiga	8,100	0.9%	62,917.73	100.0%
RE-111	L-Place Shinkoyasu	Yokohama City, Kanagawa	1,720	0.2%	3,009.74	100.0%	RM-010	FOLEO Hakata	Fukuoka City, Fukuoka	3,200	0.3%	23,230.77	100.0%
RE-112	Royal Parks Musashikosugi	Kawasaki City, Kanagawa	1,060	0.1%	3,808.97	100.0%	RM-011	ACROSSMALL Semboku (Land)	Sakai City, Osaka	3,250	0.3%	30,824.72	100.0%
							RM-012	iias Tsukuba	Tsukuba City, Ibaraki	34,120	3.6%	138,900.39	100.0%
							RR-001	LIFE Sagamihara Wakamatsu	Sagamihara City, Kanagawa	1,670	0.2%	2,973.44	100.0%

Portfolio List (4)

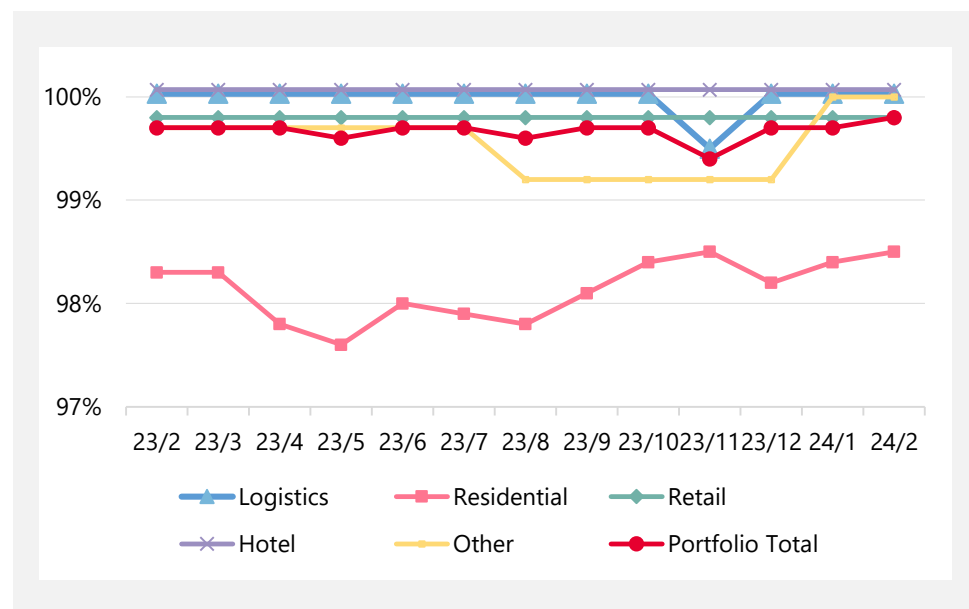
Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RR-002	FOLEO Sendai Miyanomori	Sendai City, Miyagi	6,960	0.7%	19,845.72	100.0%
RR-003	ACROSSPLAZA Inazawa (Land)	Inazawa City, Aichi	2,390	0.3%	31,981.70	100.0%
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	Kitakyushu City, Fukuoka	2,230	0.2%	8,899.89	100.0%
RR-005	Hiratsuka Retail Property (Land)	Hiratsuka City, Kanagawa	5,620	0.6%	28,002.92	100.0%
RR-006	Royal Home Center Morinomiya (Land)	Osaka City, Osaka	4,500	0.5%	6,669.74	100.0%
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	Bunkyo Ward, Tokyo	750	0.1%	1,066.95	100.0%
RR-008	FOLEO Shobu	Kuki City, Saitama	5,000	0.5%	19,104.17	100.0%
RR-009	Hapias Kaita (Land)	Aki District, Hiroshima	1,400	0.1%	13,415.52	100.0%
RU-001	COMBOX310	Mito City, Ibaraki	4,480	0.5%	30,517.69	100.0%
RU-002	Sports Plaza Ibaraki	Ibaraki City, Osaka	2,689	0.3%	9,470.27	100.0%
HO-001	Daiwa Roynet Hotel Yokohama Kannai	Yokohama City, Kanagawa	4,800	0.5%	7,932.37	100.0%
HO-002	Super Hotel JR Nara Station Sanjo Street	Nara City, Nara	1,470	0.2%	2,637.18	100.0%
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	Nagoya City, Aichi	4,500	0.5%	7,605.41	100.0%
HO-004	AMANEK Kanazawa	Kanazawa City, Ishikawa	5,200	0.6%	7,011.58	100.0%
HO-005	Candeo Hotels Nagasaki Shinchi Chinatown	Nagasaki City, Nagasaki	3,140	0.3%	6,770.65	100.0%
HO-006	MIMARU Tokyo Akasaka	Minato Ward, Tokyo	3,116	0.3%	1,909.44	100.0%
HO-007	MIMARU Tokyo Hatchobori	Chuo Ward, Tokyo	5,114	0.6%	3,665.15	100.0%
OT-001	Urban Living Inage	Chiba City, Chiba	930	0.1%	4,177.52	100.0%
OT-002	Aburatsubo Marina HILLS	Miura City, Kanagawa	1,100	0.1%	3,901.14	100.0%
OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	Naha City, Okinawa	7,600	0.8%	13,480.00	100.0%
OT-004	Sharp Hiroshima Building	Hiroshima City, Hiroshima	1,850	0.2%	3,064.89	100.0%
OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	Ota Ward, Tokyo	1,380	0.1%	1,345.60	100.0%
OT-006	GRANODE Hiroshima	Hiroshima City, Hiroshima	28,800	3.1%	29,915.08	100.0%

Asset class	Number of properties	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
Logistics Properties	68 properties	503,241	53.8%	2,165,918.20	100.0%
Residential Properties	129 properties	240,323	25.7%	444,613.52	98.5%
Retail Properties	23 properties	123,219	13.2%	571,008.21	99.8%
Hotel Properties	7 properties	27,340	2.9%	37,531.78	100.0%
Other Assets	6 properties	41,660	4.5%	55,884.23	100.0%
Portfolio Total	233 properties	935,783	100.0%	3,274,955.94	99.8%

(Note 1) As for Castalia Kamiikedai, new tenant recruitment is stopped for consideration of the potential reconstruction or large-scale renewal.

(Note 2) Occupancy rate is as of Feb. 29, 2024 for each property and as of Mar. 1, 2024 (acquisition date) for DPL Urayasu III. Asset class subtotals and portfolio total include DPL Urayasu III.

Monthly Occupancy Rate



Appraisal Value Comparison (1)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			Aug. 2023			Feb. 2024			Change					
					Appraisal value			Direct cap			DCF			Direct cap			DCF		
					Aug. 2023	Feb. 2024	Change	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
LB-001	D Project Machida	9,200	9,001	2,498	11,500	11,500	0	3.7	3.6/3.7	3.9	3.7	3.6/3.7	3.9	0.0	0.0	0.0			
LB-002	D Project Hachioji	15,400	14,512	4,787	19,100	19,300	200	3.7	3.7	3.9	3.7	3.7	3.9	0.0	0.0	0.0			
LB-003	D Project Aikawa-Machi	3,390	3,567	1,262	4,850	4,830	-20	4.1	4.1/4.3	4.3	4.1	4.1/4.3	4.3	0.0	0.0	0.0			
LB-005	D Project Urayasu I	9,280	9,133	1,666	10,800	10,800	0	3.5	3.6	3.7	3.5	3.6	3.7	0.0	0.0	0.0			
LB-006	D Project Urayasu II	26,000	25,148	5,751	31,000	30,900	-100	3.5	3.5/3.6	3.7	3.5	3.5/3.6	3.7	0.0	0.0	0.0			
LB-007	D Project Akanehama	2,950	2,893	456	3,350	3,350	0	3.9	4.0	4.1	3.9	4.0	4.1	0.0	0.0	0.0			
LB-008	D Project Noda	6,210	5,940	1,389	7,350	7,330	-20	4.0	3.9/4.0	4.2	4.0	3.9/4.0	4.2	0.0	0.0	0.0			
LB-009	D Project Inuyama	10,790	9,958	3,061	13,120	13,020	-100	4.2	4.1/4.2	4.4	4.2	4.1/4.2	4.4	0.0	0.0	0.0			
LB-011	D Project Neyagawa	5,980	5,615	1,644	7,250	7,260	10	3.9	3.9/4.0	4.1	3.9	3.9/4.0	4.1	0.0	0.0	0.0			
LB-013	D Project Morioka	1,200	1,149	60	1,210	1,210	0	6.0	5.9	6.2	6.0	5.9	6.2	0.0	0.0	0.0			
LB-015	D Project Tsuchiura	3,390	3,032	887	3,930	3,920	-10	4.6	4.5/4.6	4.8	4.6	4.5/4.6	4.8	0.0	0.0	0.0			
LB-018	D Project Fukuoka Umi	4,240	3,930	1,639	5,460	5,570	110	4.3	4.0/4.1/4.2	4.5	4.2	3.9/4.0/4.1	4.4	-0.1	-0.1	-0.1			
LB-019	D Project Tosu	5,740	5,072	1,977	6,890	7,050	160	4.4	4.4/4.5	4.6	4.4	4.3/4.5	4.6	0.0	0.0	0.0			
LB-020	D Project Kuki I	3,900	3,599	1,400	5,000	5,000	0	4.0	4.0/4.1	4.2	4.0	4.0/4.1	4.2	0.0	0.0	0.0			
LB-021	D Project Kuki II	8,120	7,825	2,274	9,630	10,100	470	4.0	4.0/4.1	4.2	4.0	4.0/4.1	4.2	0.0	0.0	0.0			
LB-022	D Project Kawagoe I	3,530	3,287	1,142	4,430	4,430	0	4.0	4.0/4.1	4.2	4.0	4.0/4.1	4.2	0.0	0.0	0.0			
LB-023	D Project Kawagoe II	4,850	4,525	1,624	6,160	6,150	-10	4.0	4.0/4.1	4.2	4.0	4.0/4.1	4.2	0.0	0.0	0.0			
LB-024	DPL Inuyama	3,940	3,615	1,094	4,710	4,710	0	4.2	4.1/4.2	4.4	4.2	4.1/4.2	4.4	0.0	0.0	0.0			
LB-025	D Project Fukuoka Hakozaki	4,340	4,024	1,255	5,190	5,280	90	4.0	3.9/4.1	4.2	3.9	3.8/4.0	4.1	-0.1	-0.1	-0.1			
LB-026	D Project Kuki III	7,630	6,984	2,525	9,520	9,510	-10	4.0	4.1	4.2	4.0	4.1	4.2	0.0	0.0	0.0			
LB-027	D Project Kuki IV	5,520	5,023	1,836	6,870	6,860	-10	4.0	4.0/4.1	4.2	4.0	4.1	4.2	0.0	0.0	0.0			
LB-028	D Project Kuki V	8,280	7,584	4,415	12,100	12,000	-100	4.0	3.9/4.1	4.2	4.0	3.9/4.1	4.2	0.0	0.0	0.0			
LB-029	D Project Kuki VI	5,140	4,647	2,242	6,910	6,890	-20	4.0	3.9/4.1	4.2	4.0	3.9/4.1	4.2	0.0	0.0	0.0			
LB-030	D Project Yashio	6,400	6,101	1,248	7,360	7,350	-10	4.0	3.5	4.3	4.0	3.5	4.3	0.0	0.0	0.0			
LB-031	D Project Nishiyodogawa	10,300	9,386	3,313	12,700	12,700	0	4.2	3.9	4.4	4.2	3.9	4.4	0.0	0.0	0.0			
LB-032	D Project Matsudo	7,370	6,912	1,637	8,560	8,550	-10	3.9	3.6	4.0	3.9	3.6	4.0	0.0	0.0	0.0			
LB-033	D Project Hibiki Nada	2,080	1,866	503	2,330	2,370	40	5.1	5.0/5.2	5.3	5.0	4.9/5.1	5.2	-0.1	-0.1	-0.1			
LB-034	D Project Morioka II	1,280	1,163	156	1,320	1,320	0	6.0	5.7/5.8/5.9	6.2	6.0	5.7/5.8/5.9	6.2	0.0	0.0	0.0			
LB-035	D Project Kawagoe III	7,200	6,675	2,324	9,020	9,000	-20	3.9	3.9/4.0	4.1	3.9	3.9/4.0	4.1	0.0	0.0	0.0			
LB-036	D Project Kazo	3,300	3,082	987	4,080	4,070	-10	4.2	4.2/4.3	4.4	4.2	4.2/4.3	4.4	0.0	0.0	0.0			
LB-037	D Project Urayasu III	8,500	8,391	2,108	10,500	10,500	0	3.5	3.4/3.6	3.7	3.5	3.4/3.6	3.7	0.0	0.0	0.0			
LB-038	D Project Tomisato	5,000	4,562	1,407	6,010	5,970	-40	4.2	4.2/4.3	4.4	4.2	4.2/4.3	4.4	0.0	0.0	0.0			

Appraisal Value Comparison (2)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			Aug. 2023			Feb. 2024			Change					
					Appraisal value			Direct cap			DCF			Direct cap			DCF		
					Aug. 2023	Feb. 2024	Change	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
LB-039	D Project Kyotanabe	3,520	3,287	922	4,220	4,210	-10	4.8	4.4	5.1	4.8	4.4	5.1	0.0	0.0	0.0			
LB-040	D Project Sendai Izumi	1,510	1,368	401	1,730	1,770	40	4.7	4.4	4.9	4.6	4.3	4.8	-0.1	-0.1	-0.1			
LB-041	D Project Oyama	2,000	1,824	385	2,220	2,210	-10	5.0	5.1	5.2	5.0	5.1	5.2	0.0	0.0	0.0			
LB-042	D Project Sano	1,780	1,597	432	2,000	2,030	30	5.0	5.0/5.1	5.2	5.0	5.0/5.1	5.2	0.0	0.0	0.0			
LB-043	D Project Tatebayashi	3,100	2,811	718	3,540	3,530	-10	5.0	5.0/5.1	5.2	5.0	5.0/5.1	5.2	0.0	0.0	0.0			
LB-044	D Project Kakegawa	6,000	5,513	1,246	6,640	6,760	120	5.2	5.0	5.4	5.1	4.9	5.3	-0.1	-0.1	-0.1			
LB-045	D Project Hiroshima Seifu	3,820	3,518	1,091	4,530	4,610	80	4.8	4.3	5.2	4.7	4.2	5.1	-0.1	-0.1	-0.1			
LB-046	D Project Tosu II	1,700	1,525	974	2,130	2,500	370	4.4	4.5	4.6	4.3	4.3/4.4	4.5	-0.1	-0.1	-0.1			
LB-047	D Project Kawagoe IV	5,600	5,547	1,102	6,660	6,650	-10	4.0	4.1	4.2	4.0	4.1	4.2	0.0	0.0	0.0			
LB-048	D Project Kuki VII	1,040	1,000	309	1,310	1,310	0	4.1	4.1/4.2	4.3	4.1	4.1/4.2	4.3	0.0	0.0	0.0			
LB-049	D Project Chibakita	7,640	7,281	1,818	9,120	9,100	-20	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0			
LB-050	D Project Matsudo II	8,200	7,758	1,501	9,270	9,260	-10	3.9	3.6	4.0	3.9	3.6	4.0	0.0	0.0	0.0			
LB-051	D Project Tomisato II	6,900	6,382	1,627	8,040	8,010	-30	4.2	4.2/4.3	4.4	4.2	4.2/4.3	4.4	0.0	0.0	0.0			
LB-052	D Project Osaka Hirabayashi	3,600	3,345	944	4,340	4,290	-50	4.4	4.2/4.3/4.6	—	4.4	4.2/4.3/4.6	—	0.0	0.0	—			
LB-053	D Project Sendai Izumi II	7,300	6,655	1,974	8,460	8,630	170	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1			
LB-054	D Project Kaminokawa	7,900	6,492	17	6,430	6,510	80	5.3	5.4	5.5	5.3	5.4	5.5	0.0	0.0	0.0			
LB-055	D Project Fuji	3,600	3,305	624	3,860	3,930	70	5.2	5.0	5.5	5.1	4.9	5.4	-0.1	-0.1	-0.1			
LB-056	D Project Tosu III	9,200	8,471	2,328	10,600	10,800	200	4.5	4.4/4.6	4.7	4.4	4.3/4.5	4.6	-0.1	-0.1	-0.1			
LB-057	D Project Kitahachioji I	4,300	4,154	745	4,900	4,900	0	4.0	3.6	4.2	4.0	3.6	4.2	0.0	0.0	0.0			
LB-058	D Project Kitahachioji II	5,700	5,531	928	6,470	6,460	-10	4.0	3.7	4.2	4.0	3.7	4.2	0.0	0.0	0.0			
LB-059	D Project Kitahachioji III	7,300	7,073	1,436	8,510	8,510	0	4.0	3.6	4.2	4.0	3.6	4.2	0.0	0.0	0.0			
LB-060	D Project Itabashi Shingashi	12,300	12,155	2,344	14,600	14,500	-100	3.6	3.6	3.8	3.6	3.6	3.8	0.0	0.0	0.0			
LB-061	D Project Sagamihara	3,900	3,715	894	4,620	4,610	-10	3.7	3.7	3.9	3.7	3.7	3.9	0.0	0.0	0.0			
LB-062	D Project Kuki VIII	6,100	5,793	1,356	7,150	7,150	0	4.0	3.9	4.2	4.0	3.9	4.2	0.0	0.0	0.0			
LB-063	D Project Yokkaichi	1,490	1,424	215	1,640	1,640	0	4.8	4.7/4.8	5.0	4.8	4.7/4.8	5.0	0.0	0.0	0.0			
LB-064	D Project Ibaraki Ishioka	4,050	3,827	742	4,580	4,570	-10	4.6	4.6	4.8	4.6	4.6	4.8	0.0	0.0	0.0			
LB-065	D Project Wako A	10,750	10,600	1,499	12,100	12,100	0	3.5	3.2	3.8	3.5	3.2	3.8	0.0	0.0	0.0			
LB-066	D Project Hiratsuka	15,200	14,888	1,611	16,600	16,500	-100	3.9	3.8/4.0	4.1	3.9	3.8/4.0	4.1	0.0	0.0	0.0			
LB-067	D Project Kadoma I (Note 1)	3,120	3,182	227	3,450	3,410	-40	5.0	4.8/5.2	—	5.0	4.8/5.2	—	0.0	0.0	—			
LM-001	DPL Misato	16,831	16,044	4,455	20,400	20,500	100	3.5	3.5/3.6	3.7	3.5	3.5/3.6	3.7	0.0	0.0	0.0			
LM-002	DPL Fukuoka Kaseya	13,300	12,502	5,497	17,700	18,000	300	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0			
LM-003	DPL Kitakyushu	3,510	3,196	823	3,950	4,020	70	4.9	4.9/5.0	5.1	4.8	4.8/4.9	5.0	-0.1	-0.1	-0.1			

Appraisal Value Comparison (3)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			(%)											
					Appraisal value			Aug. 2023			Feb. 2024			Change					
					Aug. 2023	Feb. 2024	Change	Direct cap		DCF		Direct cap		DCF		Direct cap		DCF	
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR			
LM-004	DPL Nagareyama I	32,600	31,603	5,296	36,900	36,900	0	3.7	3.7/3.8	3.9	3.6	3.6/3.7	3.8	-0.1	-0.1	-0.1			
LM-005	DPL Shin-Narashino	5,930	5,796	863	6,680	6,660	-20	4.5	3.9	5.0	4.5	3.9	5.0	0.0	0.0	0.0			
LM-006	DPL Nagareyama III	32,000	31,648	5,151	36,700	36,800	100	3.8	3.7/3.9	4.0	3.7	3.6/3.8	3.9	-0.1	-0.1	-0.1			
Logistics Properties Total		473,241	449,045	113,094	560,260	562,140	1,880	-	-	-	-	-	-	-	-	-			
RE-001	Qiz Ebisu	7,650	7,279	4,020	11,200	11,300	100	3.1	3.3	3.3	3.1	3.3	3.3	0.0	0.0	0.0			
RE-002	Castalia Azabujuban Shichimenzaka	4,500	4,065	1,044	5,110	5,110	0	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0			
RE-003	Castalia Shibakoen	2,630	2,354	615	2,940	2,970	30	3.4	3.5	3.6	3.4	3.5	3.6	0.0	0.0	0.0			
RE-004	Castalia Ginza	2,520	2,270	619	2,890	2,890	0	3.4	3.4	3.6	3.4	3.4	3.6	0.0	0.0	0.0			
RE-005	Castalia Hiroo	2,220	2,043	326	2,370	2,370	0	3.2	3.3	3.4	3.2	3.3	3.4	0.0	0.0	0.0			
RE-006	Castalia Nihonbashi	1,200	1,046	413	1,440	1,460	20	3.5	3.5	3.7	3.5	3.5	3.7	0.0	0.0	0.0			
RE-007	Castalia Hacchobori	2,300	2,049	820	2,840	2,870	30	3.5	3.5	3.7	3.5	3.5	3.7	0.0	0.0	0.0			
RE-008	Castalia Azabujuban	2,910	2,744	495	3,240	3,240	0	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0			
RE-009	Castalia Azabujuban II	2,690	2,497	342	2,820	2,840	20	3.3	3.1	3.5	3.3	3.1	3.5	0.0	0.0	0.0			
RE-010	Castalia Shinjuku Natsumezaka	1,865	1,759	100	1,860	1,860	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0			
RE-011	Castalia Ginza II	1,800	1,594	605	2,180	2,200	20	3.4	3.4	3.6	3.4	3.4	3.6	0.0	0.0	0.0			
RE-012	Castalia Shibuya Sakuragaoka	1,400	1,332	187	1,500	1,520	20	3.2	3.4	3.4	3.2	3.4	3.4	0.0	0.0	0.0			
RE-013	Castalia Nishi Azabu Kasumicho	2,143	2,253	706	2,930	2,960	30	3.4	3.5	3.6	3.4	3.5	3.6	0.0	0.0	0.0			
RE-014	Castalia Ochanomizu	1,770	1,642	1,107	2,740	2,750	10	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-015	Castalia Sangubashi	1,393	1,432	617	2,040	2,050	10	3.4	3.6	3.6	3.4	3.6	3.6	0.0	0.0	0.0			
RE-016	Castalia Suitengu	1,279	1,142	667	1,790	1,810	20	3.6	3.6	3.8	3.6	3.6	3.8	0.0	0.0	0.0			
RE-017	Castalia Suitengu II	1,138	1,028	591	1,610	1,620	10	3.5	3.6	3.7	3.5	3.6	3.7	0.0	0.0	0.0			
RE-018	Castalia Shintomicho	932	860	429	1,280	1,290	10	3.6	3.6	3.8	3.6	3.6	3.8	0.0	0.0	0.0			
RE-019	Castalia Shintomicho II	825	775	364	1,130	1,140	10	3.6	3.6	3.8	3.6	3.6	3.8	0.0	0.0	0.0			
RE-020	Castalia Harajuku	887	855	424	1,270	1,280	10	3.2	3.0	3.3	3.2	3.0	3.3	0.0	0.0	0.0			
RE-021	Castalia Yoyogi Uehara	608	629	275	899	905	6	3.3	3.1	3.4	3.3	3.1	3.4	0.0	0.0	0.0			
RE-022	Castalia Sendagaya	555	548	244	785	793	8	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-023	Castalia Shinjuku 7 chome	464	425	216	642	642	0	3.7	3.5	3.8	3.7	3.5	3.8	0.0	0.0	0.0			
RE-024	Castalia Ningyocho	947	840	779	1,610	1,620	10	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-025	Castalia Ningyocho II	1,070	933	796	1,730	1,730	0	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-026	Castalia Shin-Ochanomizu	914	848	501	1,350	1,350	0	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-027	Castalia Higashi Nihonbashi II	1,370	1,220	859	2,070	2,080	10	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			
RE-028	Castalia Jinbocho	1,160	1,067	702	1,760	1,770	10	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0			

Appraisal Value Comparison (4)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			Aug. 2023			Feb. 2024			Change					
					Appraisal value			Direct cap			DCF			Direct cap			DCF		
					Aug. 2023	Feb. 2024	Change	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
RE-029	Castalia Shintomicho III	675	616	315	931	932	1	3.5	3.2	3.7	3.5	3.2	3.7	0.0	0.0	0.0			
RE-030	Castalia Shinjuku Gyoen	2,720	2,515	1,194	3,710	3,710	0	3.5	3.7	3.7	3.5	3.7	3.7	0.0	0.0	0.0			
RE-031	Castalia Takanawadai	860	817	512	1,330	1,330	0	3.3	3.1	3.4	3.3	3.1	3.4	0.0	0.0	0.0			
RE-032	Castalia Higashi Nihonbashi III	666	605	328	934	934	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0			
RE-033	Castalia Shinjuku Gyoen II	486	445	190	647	636	-11	3.4	3.6	3.6	3.5	3.7	3.7	0.1	0.1	0.1			
RE-034	Castalia Shintomicho IV	400	383	199	579	583	4	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0			
RE-035	Castalia Takanawadai II	1,190	1,127	552	1,680	1,680	0	3.3	3.1	3.4	3.3	3.1	3.4	0.0	0.0	0.0			
RE-036	Castalia Minami Azabu	642	609	315	925	925	0	3.2	3.0	3.3	3.2	3.0	3.3	0.0	0.0	0.0			
RE-037	Castalia Ginza III	2,880	2,696	1,043	3,730	3,740	10	3.4	3.4	3.6	3.4	3.4	3.6	0.0	0.0	0.0			
RE-038	Castalia Kayabacho	2,707	2,453	1,646	4,060	4,100	40	3.5	3.5	3.7	3.5	3.5	3.7	0.0	0.0	0.0			
RE-039	Castalia Takanawa	7,430	7,251	3,748	11,000	11,000	0	3.3	3.6	3.5	3.3	3.6	3.5	0.0	0.0	0.0			
RE-040	Castalia Higashi Nihonbashi	3,520	3,152	1,867	4,930	5,020	90	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0			
RE-041	Castalia Shinjuku	2,950	2,737	1,222	4,040	3,960	-80	3.4	3.6	3.6	3.4	3.6	3.6	0.0	0.0	0.0			
RE-042	Castalia Ichigaya	940	830	729	1,560	1,560	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0			
RE-043	Shibaura Island Bloom Tower	7,580	5,843	4,126	10,100	9,970	-130	—	3.1	5.3	—	3.1	5.3	—	0.0	0.0			
RE-044	Castalia Hatsudai	2,030	1,913	866	2,770	2,780	10	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0			
RE-045	Castalia Hatsudai II	1,900	1,803	696	2,490	2,500	10	3.3	3.1	3.5	3.3	3.1	3.5	0.0	0.0	0.0			
RE-046	Castalia Ebisu	1,420	1,347	542	1,900	1,890	-10	3.2	3.0	3.4	3.2	3.0	3.4	0.0	0.0	0.0			
RE-047	Castalia Meguro Kamurozaka	4,500	3,907	1,482	5,390	5,390	0	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0			
RE-048	Castalia Toritsudaigaku	648	560	-7	553	553	0	4.4	4.2	4.7	4.4	4.2	4.7	0.0	0.0	0.0			
RE-049	Castalia Yukigaya	1,110	957	412	1,360	1,370	10	3.5	3.6	3.7	3.5	3.6	3.7	0.0	0.0	0.0			
RE-050	Castalia Yutenji	1,450	1,281	238	1,520	1,520	0	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0			
RE-051	Castalia Otsuka	1,480	1,301	558	1,850	1,860	10	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0			
RE-052	Castalia Kikukawa	817	714	295	1,010	1,010	0	3.6	3.7	3.8	3.6	3.7	3.8	0.0	0.0	0.0			
RE-053	Castalia Meguro	844	841	568	1,400	1,410	10	3.4	3.1	3.5	3.4	3.1	3.5	0.0	0.0	0.0			
RE-054	Castalia Otsuka II	1,040	935	634	1,570	1,570	0	3.5	3.3	3.6	3.5	3.3	3.6	0.0	0.0	0.0			
RE-055	Castalia Jiyugaoka	1,200	1,152	577	1,730	1,730	0	3.3	3.1	3.4	3.3	3.1	3.4	0.0	0.0	0.0			
RE-056	Castalia Mejiro	988	925	384	1,310	1,310	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0			
RE-057	Castalia Ikebukuro	2,570	2,346	1,063	3,410	3,410	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0			
RE-058	Castalia Kaname-cho	1,140	1,055	514	1,560	1,570	10	3.5	3.7	3.7	3.5	3.7	3.7	0.0	0.0	0.0			
RE-059	Castalia Tower Shinagawa Seaside	7,380	6,593	4,506	10,900	11,100	200	3.5	3.5	3.7	3.5	3.5	3.7	0.0	0.0	0.0			
RE-060	Castalia Yakumo	857	803	189	988	993	5	3.4	3.6	3.6	3.4	3.6	3.6	0.0	0.0	0.0			

Appraisal Value Comparison (5)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			(%)			Change					
					Appraisal value			Aug. 2023			Feb. 2024			Change		
					Aug. 2023	Feb. 2024	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF	
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
RE-061	Castalia Togoshiekimae	1,560	1,405	1,014	2,420	2,420	0	3.7	3.5	3.8	3.7	3.5	3.8	0.0	0.0	0.0
RE-062	Castalia Honjo Azumabashi	996	929	500	1,430	1,430	0	3.8	3.9	4.0	3.8	3.9	4.0	0.0	0.0	0.0
RE-063	Castalia Kitazawa	742	721	308	1,010	1,030	20	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0
RE-064	Castalia Monzennakacho	503	442	284	730	727	-3	3.7	3.8	3.9	3.7	3.8	3.9	0.0	0.0	0.0
RE-065	Castalia Kamiikedai (Note 2)	198	172	-85	247	87	-160	4.1	3.7	4.2	13.6	3.7	4.2	9.5	0.0	0.0
RE-066	Castalia Morishita	832	757	472	1,230	1,230	0	3.5	3.3	3.6	3.5	3.3	3.6	0.0	0.0	0.0
RE-067	Castalia Wakabayashikoen	776	747	252	1,000	1,000	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0
RE-068	Castalia Asakusabashi	792	725	384	1,110	1,110	0	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0
RE-069	Castalia Iriya	546	493	267	761	761	0	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0
RE-070	Castalia Kita Ueno	2,641	2,342	1,377	3,690	3,720	30	3.6	3.7	3.8	3.6	3.7	3.8	0.0	0.0	0.0
RE-071	Castalia Morishita II	686	604	415	1,000	1,020	20	3.6	3.7	3.8	3.6	3.7	3.8	0.0	0.0	0.0
RE-072	Castalia Minowa	1,430	1,254	635	1,890	1,890	0	3.6	3.7	3.8	3.6	3.7	3.8	0.0	0.0	0.0
RE-073	Castalia Oyamadai	533	498	214	713	713	0	3.5	3.6	3.7	3.5	3.6	3.7	0.0	0.0	0.0
RE-074	Castalia Nakano	1,060	951	588	1,540	1,540	0	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0
RE-075	Castalia Yoga	923	860	519	1,360	1,380	20	3.4	3.6	3.6	3.4	3.6	3.6	0.0	0.0	0.0
RE-076	Castalia Sumiyoshi	948	814	425	1,220	1,240	20	3.6	3.7	3.8	3.6	3.7	3.8	0.0	0.0	0.0
RE-077	Castalia Monzennakacho II	2,160	1,891	1,408	3,300	3,300	0	3.4	3.2	3.5	3.4	3.2	3.5	0.0	0.0	0.0
RE-078	Castalia Oshiage	1,100	913	476	1,380	1,390	10	3.7	4.0/3.8	3.9	3.7	4.0/3.8	3.9	0.0	0.0	0.0
RE-079	Castalia Kuramae	1,260	1,104	665	1,760	1,770	10	3.6	3.8/3.7	3.8	3.6	3.8/3.7	3.8	0.0	0.0	0.0
RE-080	Castalia Nakanobu	1,790	1,577	1,152	2,730	2,730	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0
RE-081	Royal Parks Toyosu	7,360	5,251	6,148	11,400	11,400	0	3.9	3.6	4.2	3.9	3.6	4.2	0.0	0.0	0.0
RE-082	Castalia Togoshi	1,770	1,568	1,201	2,750	2,770	20	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0
RE-083	Castalia Oimachi	1,181	1,072	737	1,800	1,810	10	3.3	3.1	3.5	3.3	3.1	3.5	0.0	0.0	0.0
RE-084	Castalia Omori	1,500	1,355	714	2,070	2,070	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0
RE-085	Castalia Mishuku	1,900	1,744	1,015	2,740	2,760	20	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0
RE-086	Castalia Arakawa	1,660	1,465	1,164	2,580	2,630	50	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0
RE-087	Castalia Omori II	2,370	2,206	1,073	3,290	3,280	-10	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0
RE-088	Castalia Nakameguro	3,800	3,687	1,542	5,240	5,230	-10	3.2	3.0	3.4	3.2	3.0	3.4	0.0	0.0	0.0
RE-089	Castalia Meguro Chojyamaru	2,030	2,012	817	2,820	2,830	10	3.2	3.0	3.4	3.2	3.0	3.4	0.0	0.0	0.0
RE-090	Castalia Meguro Takaban	1,750	1,698	531	2,230	2,230	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0
RE-091	Castalia Omori III	1,520	1,415	584	2,000	2,000	0	3.4	3.2	3.6	3.4	3.2	3.6	0.0	0.0	0.0
RE-093	Castalia Meguro Tairamachi	1,165	1,155	354	1,510	1,510	0	3.2	3.0	3.4	3.2	3.0	3.4	0.0	0.0	0.0

Appraisal Value Comparison (6)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			Aug. 2023			Feb. 2024			Change			(%)		
					Appraisal value			Direct cap			DCF			Direct cap			DCF		
					Aug. 2023	Feb. 2024	Change	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
RE-094	Royal Parks SEASIR	4,350	3,497	1,782	5,250	5,280	30	4.7	4.5/4.9	—	4.7	4.5/4.9	—	0.0	0.0	—			
RE-095	Castalia Honkomagome	1,520	1,430	629	2,060	2,060	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0			
RE-096	Cosmo Heim Musashikosugi	1,674	1,632	797	2,430	2,430	0	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0			
RE-097	Castalia Tsurumi	666	576	307	884	884	0	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0			
RE-098	Castalia Funabashi	704	643	273	912	917	5	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0			
RE-099	Castalia Nishi Funabashi	783	707	392	1,100	1,100	0	4.4	4.2	4.5	4.4	4.2	4.5	0.0	0.0	0.0			
RE-105	Castalia Nogeeyama	325	296	115	412	412	0	4.3	4.1	4.4	4.3	4.1	4.4	0.0	0.0	0.0			
RE-106	Castalia Ichikawa	461	395	258	655	654	-1	4.3	4.2	4.5	4.3	4.2	4.5	0.0	0.0	0.0			
RE-107	Royal Parks Hanakoganei	5,300	4,362	2,607	6,980	6,970	-10	4.4	4.2/4.6	—	4.4	4.2/4.6	—	0.0	0.0	—			
RE-108	Castalia Musashikosugi	1,680	1,584	505	2,090	2,090	0	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0			
RE-109	Royal Parks Wakabadai	4,360	3,189	1,710	4,900	4,900	0	4.6	4.4/4.8	—	4.6	4.4/4.8	—	0.0	0.0	—			
RE-110	Pacific Royal Court Minatomirai Urban Tower	9,100	6,743	5,056	11,900	11,800	-100	4.2	4.0/4.4	—	4.2	4.0/4.4	—	0.0	0.0	—			
RE-111	L-Place Shinkoyasu	1,720	1,528	881	2,410	2,410	0	4.1	3.9	4.2	4.1	3.9	4.2	0.0	0.0	0.0			
RE-112	Royal Parks Musashikosugi	1,060	839	550	1,380	1,390	10	4.2	4.0/4.4	—	4.2	4.0/4.4	—	0.0	0.0	0.0			
RE-116	Castalia Sakaisuji Honmachi	1,490	1,282	867	2,150	2,150	0	3.8	3.9	4.0	3.8	3.9	4.0	0.0	0.0	0.0			
RE-117	Castalia Shin-Umeda	1,376	1,180	789	1,970	1,970	0	3.9	4.0	4.1	3.9	4.0	4.1	0.0	0.0	0.0			
RE-118	Castalia Abeno	4,368	3,942	2,757	6,700	6,700	0	3.8	3.9	4.0	3.8	3.9	4.0	0.0	0.0	0.0			
RE-119	Castalia Sakae	1,010	905	504	1,400	1,410	10	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0			
RE-123	Castalia Higashi Hie	960	829	430	1,260	1,260	0	4.1	4.3	4.3	4.1	4.3	4.3	0.0	0.0	0.0			
RE-124	Castalia Tower Nagahoribashi	3,400	2,768	2,541	5,310	5,310	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0			
RE-125	Castalia Sannomiya	1,230	1,023	676	1,700	1,700	0	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0			
RE-126	Castalia Kotodaikoen	481	407	207	615	615	0	4.6	4.6	4.8	4.6	4.6	4.8	0.0	0.0	0.0			
RE-127	Castalia Ichibancho	783	646	373	1,020	1,020	0	4.6	4.6	4.8	4.6	4.6	4.8	0.0	0.0	0.0			
RE-128	Castalia Omachi	656	552	338	891	891	0	4.6	4.6	4.8	4.6	4.6	4.8	0.0	0.0	0.0			
RE-129	Castalia Uemachidai	2,190	1,941	1,198	3,140	3,140	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0			
RE-130	Castalia Tower Higobashi	2,670	2,290	1,769	4,060	4,060	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0			
RE-132	Castalia Fushimi	2,260	1,825	1,504	3,330	3,330	0	3.9	3.7	4.0	3.9	3.7	4.0	0.0	0.0	0.0			
RE-134	Castalia Yakuin	930	848	501	1,350	1,350	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0			
RE-135	Castalia Mibu	1,193	1,002	707	1,710	1,710	0	3.9	3.7	4.0	3.9	3.7	4.0	0.0	0.0	0.0			
RE-136	Castalia Tsutsujigaoka	1,208	1,049	870	1,930	1,920	-10	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0			
RE-138	Royal Parks Namba	2,830	2,352	667	3,040	3,020	-20	4.8	4.7/5.1	—	4.8	4.7/5.1	—	0.0	0.0	—			
RE-139	Castalia Shigahondori	1,730	1,436	1,043	2,480	2,480	0	4.1	3.9	4.2	4.1	3.9	4.2	0.0	0.0	0.0			

Appraisal Value Comparison (7)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	Appraisal value (mil yen)			Aug. 2023 (%)			Feb. 2024 (%)			Change (%)					
					Aug. 2023	Feb. 2024	Change	Direct cap			DCF			Direct cap			DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
					RE-140	Castalia Kyoto Nishioji	973	948	211	1,160	1,160	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0
RE-141	Castalia Ningyocho III	2,000	1,885	1,214	3,100	3,100	0	3.3	3.1	3.4	3.3	3.1	3.4	0.0	0.0	0.0			
RE-142	Royal Parks Umejima	2,020	1,738	731	2,480	2,470	-10	4.7	4.5/4.9	-	4.7	4.5/4.9	-	0.0	0.0	-			
RE-143	Castalia Shinsakae II	1,800	1,713	396	2,120	2,110	-10	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0			
RE-144	Castalia Sumiyoshi II	1,420	1,506	13	1,520	1,520	0	3.5	3.3	3.6	3.5	3.3	3.6	0.0	0.0	0.0			
Residential Properties Total		240,323	213,421	113,746	326,643	327,167	524	-	-	-	-	-	-	-	-	-			
RM-001	ACROSSMALL Shinkamagaya	7,770	7,264	1,715	8,990	8,980	-10	5.1	4.8	5.3	5.1	4.8	5.3	0.0	0.0	0.0			
RM-002	FOLEO Hirakata	4,580	4,183	-453	4,670	3,730	-940	5.8	5.3	5.9	5.9	5.6	6.2	0.1	0.3	0.3			
RM-003	QiZ GATE URAWA	4,270	4,050	529	4,580	4,580	0	5.1	4.7	5.2	5.1	4.7	5.2	0.0	0.0	0.0			
RM-004	UNICUS Takasaki	3,000	2,863	406	3,280	3,270	-10	5.7	5.4	5.9	5.7	5.4	5.9	0.0	0.0	0.0			
RM-005	ACROSSPLAZA Miyoshi (Land)	3,740	3,740	250	3,960	3,990	30	-	4.2	-	-	4.2	-	-	0.0	-			
RM-006	DREAM TOWN ALi	8,100	7,643	796	8,440	8,440	0	5.3	5.0	5.5	5.3	5.0	5.5	0.0	0.0	0.0			
RM-007	ASOBOX (Land)	1,600	1,617	512	2,060	2,130	70	-	4.8	-	-	4.7	-	-	-0.1	-			
RM-008	FOLEO Ome Imai	3,800	3,600	429	4,070	4,030	-40	4.9	4.4	5.2	4.8	4.3	5.1	-0.1	-0.1	-0.1			
RM-009	FOLEO Otsu Ichiriyama	8,100	7,727	982	8,730	8,710	-20	5.1	4.9	5.4	5.1	4.9	5.4	0.0	0.0	0.0			
RM-010	FOLEO Hakata	3,200	3,146	573	3,730	3,720	-10	4.5	4.3	4.8	4.5	4.3	4.8	0.0	0.0	0.0			
RM-011	ACROSSMALL Semboku (Land)	3,250	3,383	546	3,920	3,930	10	-	4.3	-	-	4.3	-	-	0.0	-			
RM-012	iias Tsukuba	34,120	33,343	1,556	35,000	34,900	-100	4.9	4.7	5.2	4.9	4.7	5.2	0.0	0.0	0.0			
RR-001	LIFE Sagamihara Wakamatsu	1,670	1,626	303	1,930	1,930	0	4.4	3.9	4.4	4.4	3.9	4.4	0.0	0.0	0.0			
RR-002	FOLEO Sendai Miyanomori	6,960	6,806	823	7,640	7,630	-10	5.4	5.1	5.6	5.4	5.1	5.6	0.0	0.0	0.0			
RR-003	ACROSSPLAZA Inazawa (Land)	2,390	2,390	260	2,630	2,650	20	-	4.9	-	-	4.9	-	-	0.0	-			
RR-004	Sports Depo and GOLF5 Kokuahigashi IC Store	2,230	2,053	436	2,450	2,490	40	6.0	6.1	6.2	5.9	6.0	6.1	-0.1	-0.1	-0.1			
RR-005	Hiratsuka Retail Property (Land)	5,620	5,857	952	6,770	6,810	40	-	4.0	-	-	4.0	-	-	0.0	-			
RR-006	Royal Home Center Morinomiya (Land)	4,500	4,541	768	5,310	5,310	0	-	4.0	-	-	4.0	-	-	0.0	-			
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	750	759	25	786	785	-1	4.1	3.7	4.2	4.1	3.7	4.2	0.0	0.0	0.0			
RR-008	FOLEO Shobu	5,000	4,826	523	5,350	5,350	0	4.9	4.6	5.1	4.9	4.6	5.1	0.0	0.0	0.0			
RR-009	Hapias Kaita (Land)	1,400	1,471	78	1,550	1,550	0	-	4.8	-	-	4.8	-	-	0.0	-			
RU-001	COMBOX310	4,480	4,118	731	4,790	4,850	60	5.5	5.3	5.7	5.4	5.2	5.6	-0.1	-0.1	-0.1			
RU-002	Sports Plaza Ibaraki	2,689	2,658	51	2,710	2,710	0	4.8	4.6	5.0	4.8	4.6	5.0	0.0	0.0	0.0			
Retail Properties Total		123,219	119,672	12,802	133,346	132,475	-871	-	-	-	-	-	-	-	-	-			

Appraisal Value Comparison (8)

Property number	Property name	Acquisition price	Book value Feb. 2024	Unrealized gain (loss)	(mil yen)			(%)								
					Appraisal value			Aug. 2023			Feb. 2024			Change		
					Aug. 2023	Feb. 2024	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF	
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR
HO-001	Daiwa Roynet Hotel Yokohama Kannai	4,800	4,584	415	4,930	5,000	70	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1
HO-002	Super Hotel JR Nara Station Sanjo Street	1,470	1,388	111	1,500	1,500	0	4.8	4.6	5.0	4.7	4.5	4.9	-0.1	-0.1	-0.1
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	4,500	5,276	-886	4,350	4,390	40	4.0	3.8	4.2	3.9	3.7	4.1	-0.1	-0.1	-0.1
HO-004	AMANEK Kanazawa	5,200	4,935	214	4,960	5,150	190	5.2	4.7	5.1	5.0	4.6	5.0	-0.2	-0.1	-0.1
HO-005	CANDEO HOTELS Nagasaki Shinchi Chinatown	3,140	2,998	441	3,360	3,440	80	5.0	4.8	5.2	4.9	4.7	5.1	-0.1	-0.1	-0.1
HO-006	MIMARU Tokyo Akasaka	3,116	3,135	194	3,330	3,330	0	3.5	3.5/3.6	3.7	3.5	3.5/3.6	3.7	0.0	0.0	0.0
HO-006	MIMARU Tokyo Hatchobori (Note 1)	5,114	5,135	344	5,480	5,480	0	3.6	3.6/3.7	3.8	3.6	3.6/3.7	3.8	0.0	0.0	0.0
Hotel Properties Total		27,340	27,455	834	27,910	28,290	380	–	–	–	–	–	–	–	–	–
OT-001	Urban Living Inage	930	757	582	1,320	1,340	20	5.0	4.8	5.2	4.9	4.7	5.1	-0.1	-0.1	-0.1
OT-002	Aburatsubo Marina HILLS	1,100	972	347	1,320	1,320	0	5.8	5.6	5.9	5.8	5.6	5.9	0.0	0.0	0.0
OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	7,600	6,900	1,539	8,180	8,440	260	5.3	5.1	5.5	5.2	5.0	5.4	-0.1	-0.1	-0.1
OT-004	Sharp Hiroshima Building	1,850	1,759	240	2,000	2,000	0	5.1	4.9	5.3	5.1	4.9	5.3	0.0	0.0	0.0
OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	1,380	1,374	5	1,380	1,380	0	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0
OT-006	GRANODE Hiroshima	28,800	27,734	5,265	32,400	33,000	600	4.1	3.9	4.3	4.0	3.8	4.1	-0.1	-0.1	-0.2
Other Assets Total		41,660	39,498	7,981	46,600	47,480	880	–	–	–	–	–	–	–	–	–
Portfolio Total		905,783	849,092	248,459	1,094,759	1,097,552	2,793	–	–	–	–	–	–	–	–	–

Acquisition in Mar. 2024

LM-007	DPL Urayasu III (Note 3)	30,000	–	–	–	31,100	–	–	–	–	3.3	3.3/3.4	3.5	–	–	–
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(Note 1) As for MIMARU Tokyo Hatchobori acquired in Sep. 2023 and D Project Kadoma I acquired in Oct. 2023, appraisal value for the period ended Aug. 2023 is based on the appraisal value at the time of the acquisition.

(Note 2) As for Castalia Kamiikedai, capitalization rate used in appraisal value for the period ended Feb. 2024 was revised since new tenant recruitment is currently suspended for consideration of the potential reconstruction or large-scale renewal.

(Note 3) As for DPL Urayasu III acquired in Mar. 2024, appraisal value for the period ended Feb. 2024 is based on the appraisal value at the time of the acquisition.

Unitholder Status

Number of Unitholders and Units by Unitholder Type

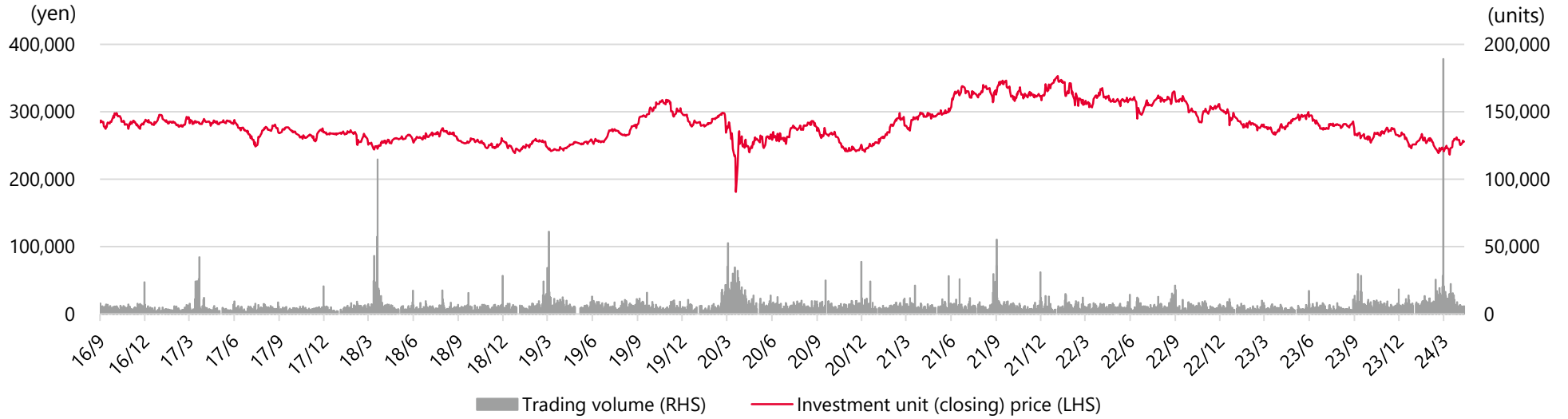
Unitholder type	Period ended Aug. 2023				Period ended Feb. 2024			
	Number of unitholders		Number of units		Number of unitholders		Number of units	
	Unitholders	(%)	Units	(%)	Unitholders	(%)	Units	(%)
Individuals and others	16,176	93.4	99,077	4.3	18,497	93.6	119,796	5.2
Financial institutions	207	1.2	1,282,339	55.3	219	1.1	1,310,724	56.5
Banks / trust banks	67	0.4	1,130,365	48.7	69	0.3	1,164,190	50.2
City banks	-	-	-	-	-	-	-	-
Regional banks	56	0.3	111,001	4.8	58	0.3	116,498	5.0
Trust banks	11	0.1	1,019,364	43.9	11	0.1	1,047,692	45.2
Life insurance companies	9	0.1	45,949	2.0	9	0.0	47,234	2.0
Non-life insurance companies	-	-	-	-	-	-	-	-
Other financial institutions	131	0.8	106,025	4.6	141	0.7	99,300	4.3
Shinkin banks	69	0.4	32,539	1.4	77	0.4	35,400	1.5
Others	62	0.4	73,486	3.2	64	0.3	63,900	2.8
Other domestic corporations	357	2.1	234,446	10.1	430	2.2	132,654	5.7
Foreign corporations and individuals	563	3.2	555,437	23.9	599	3.0	636,687	27.4
Securities firms	23	0.1	148,701	6.4	23	0.1	120,139	5.2
Total	17,326	100.0	2,320,000	100.0	19,768	100.0	2,320,000	100.0

Major Unitholders

Name	Period ended Feb. 2024	
	Number of units owned	Ownership (%)
Custody Bank of Japan, Ltd. (Trust Account)	556,550	24.0
The Master Trust Bank of Japan, Ltd. (Trust Account)	372,286	16.0
Daiwa House Industry Co., Ltd.	91,200	3.9
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	84,601	3.6
STATE STREET BANK WEST CLIENT - TREATY 505234	53,465	2.3
SMBC Nikko Securities Inc.	45,975	2.0
JPMorgan Securities Co., Ltd.	30,137	1.3
STATE STREET BANK AND TRUST COMPANY 505103	28,026	1.2
The Shinkumi Federation Bank	22,882	1.0
BNYM AS AGT/CLTS NON TREATY JASDEC	21,720	0.9
Total	1,306,842	56.3

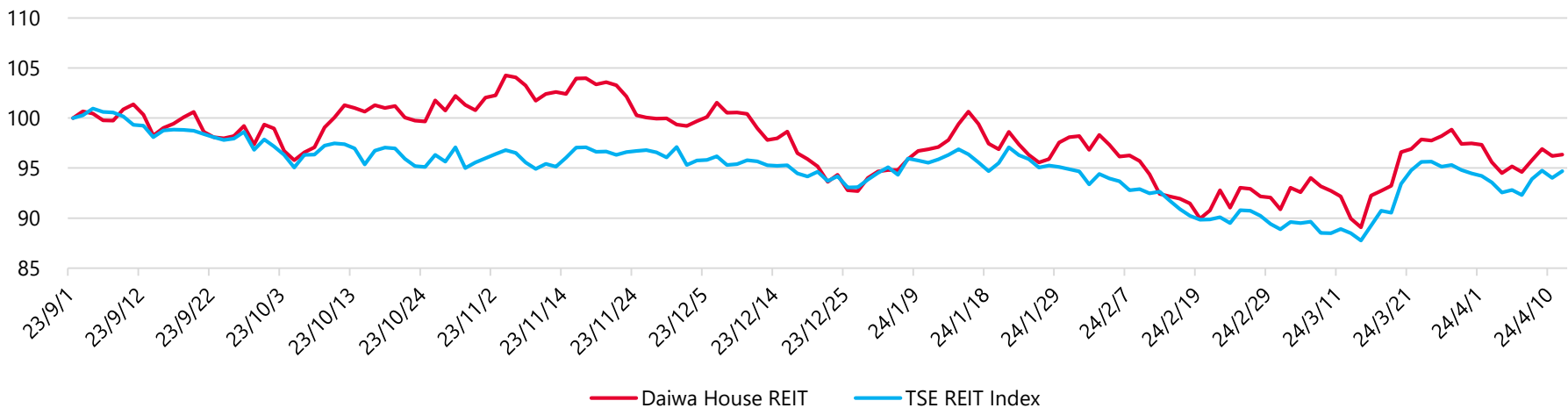
Unit Price Performance

Unit Price and Trading Volume



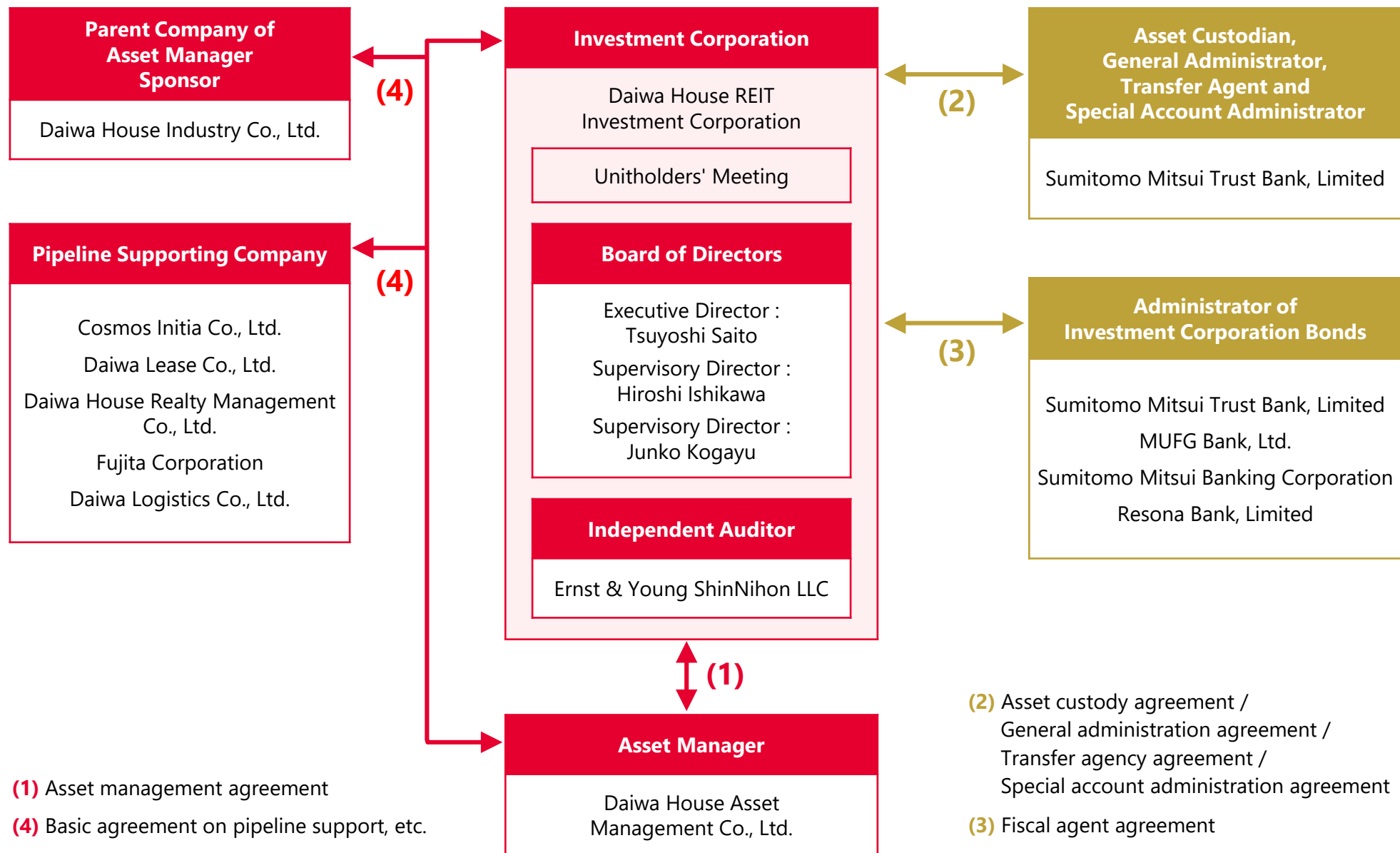
(Note) Investment unit price since Sep. 1, 2016 (effective date of the merger) is shown.

Relative Unit Price Performance



(Note) Indexed with closing prices of DHR's unit and TSE REIT Index on Sep. 1, 2023 (start of the period ended Feb. 2024).

REIT Structure



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