

Financial Results for the Fiscal Period Ended February 29, 2024 (September 1, 2023 – February 29, 2024)

Real estate investment trust unit issuer: **Daiwa House REIT Investment Corporation** (“DHR”)

Listing: Tokyo Stock Exchange

Securities code: 8984

URL: <https://www.daiwahouse-reit.co.jp/en/>

Representative: Tsuyoshi Saito, Executive Director

Asset manager: Daiwa House Asset Management Co., Ltd.

Representative: Koichi Tsuchida, President and CEO

Inquiries: Koyu Asahina, General Manager, Fund Management Department, Daiwa House REIT Division

TEL: +81-3-3595-1265

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Supplementary materials for the financial results provided: Yes

Results briefing for the period: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Financial results for the fiscal period ended February 29, 2024 (September 1, 2023 - February 29, 2024)

(1) Operating results

(Percentage figures represent period-on-period changes)

	Operating revenues		Operating profit		Ordinary profit		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal period ended February 29, 2024	29,643	(0.9)	12,138	(6.0)	10,378	(7.5)	10,378	(7.5)
Fiscal period ended August 31, 2023	29,920	1.5	12,914	1.4	11,224	0.9	11,224	0.9

	Basic earnings per unit	Return on equity (ROE)	Ordinary profit to total assets ratio	Ordinary profit to operating revenues ratio
	Yen	%	%	%
Fiscal period ended February 29, 2024	4,473	2.0	1.1	35.0
Fiscal period ended August 31, 2023	4,838	2.2	1.2	37.5

(Note) Please refer to “Per Unit Information” on page 30 for the number of investment units used as the basis for calculating basic earnings per unit.

(2) Distributions

	Distributions per unit (including distributions in excess of earnings per unit)	Distributions per unit (excluding distributions in excess of earnings per unit)	Distributions in excess of earnings per unit	Total distributions (including distributions in excess of earnings)	Total distributions (excluding distributions in excess of earnings)	Total distributions in excess of earnings	Payout ratio	Distributions to net assets ratio
	Yen	Yen	Yen	Millions of yen	Millions of yen	Millions of yen		
Fiscal period ended February 29, 2024	5,711	4,491	1,220	13,249	10,419	2,830	100.4	2.0
Fiscal period ended August 31, 2023	5,643	4,841	802	13,091	11,231	1,860	100.1	2.2

(Note) Total distributions in excess of earnings of ¥2,830 million for the fiscal period ended February 29, 2024 include allowance for temporary difference adjustments of ¥2,777 million and other distributions in excess of earnings (return of capital that falls under capital refunds for tax purposes) of ¥53 million. In addition, the ratio of decrease in surplus, etc. is 0.001 due to making distributions in excess of earnings (return of capital that falls under capital refunds for tax purposes) for the fiscal period ended February 29, 2024.
The full amount of total distributions in excess of earnings for the fiscal period ended August 31, 2023 is related to allowance for temporary difference adjustments.

(3) Financial position

	Total assets	Net assets	Equity ratio	Net assets per unit
	Millions of yen	Millions of yen	%	Yen
As of February 29, 2024	957,752	515,502	53.8	222,199
As of August 31, 2023	958,747	518,173	54.0	223,350

(4) Cash flows

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal period ended February 29, 2024	18,413	(10,700)	(11,086)	51,504
Fiscal period ended August 31, 2023	19,704	(5,191)	(13,099)	54,878

2. Forecasts of operating results for the fiscal period from March 1, 2024 to August 31, 2024 and for the fiscal period from September 1, 2024 to February 28, 2025

(Percentage figures represent period-on-period changes)

	Operating revenues		Operating profit		Ordinary profit		Profit		Distributions per unit (including distributions in excess of earnings per unit)	Distributions per unit (excluding distributions in excess of earnings per unit)	Distributions in excess of earnings per unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	Yen
Fiscal period ending August 31, 2024	31,974	7.9	14,049	15.7	12,185	17.4	12,184	17.4	5,750	5,253	497
Fiscal period ending February 28, 2025	32,133	0.5	13,277	(5.5)	11,380	(6.6)	11,380	(6.6)	6,300	4,905	1,395

(Reference) Forecasted basic earnings per unit

For the fiscal period ending August 31, 2024: ¥5,251
For the fiscal period ending February 28, 2025: ¥4,905

* **Other**

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatement

- a. Changes in accounting policies due to amendment of accounting standards and other regulations: None
- b. Changes in accounting policies due to reasons other than a. above: None
- c. Changes in accounting estimates: None
- d. Retrospective restatement: None

(2) Total number of investment units issued

- a. Total number of investment units issued at the end of the period (including treasury investment units)
 - As of February 29, 2024 2,320,000 units
 - As of August 31, 2023 2,320,000 units
- b. Number of treasury investment units at the end of the period
 - As of February 29, 2024 0 units
 - As of August 31, 2023 0 units

(Note) Please refer to “Per Unit Information” on page 30 for the number of investment units used as the basis for calculating basic earnings per unit.

* **Financial results reports are exempt from audit conducted by certified public accountants or an audit corporation.**

* **Special notes**

The forward-looking statements, including operating results forecasts, contained in these materials are based on information currently available to DHR and on certain assumptions deemed reasonable by DHR. The actual operating and other results may differ significantly from those presented herein as a consequence of numerous factors. These forecasts also do not guarantee the amount of distributions. Please refer to “Assumptions for Forecasts of Operating Results for the Fiscal Periods Ending August 31, 2024 and February 28, 2025” on pages 12 to 13 for information on assumptions for the forecasts of operating results.

Disclaimer:

This English translation has been prepared for general reference purposes only. DHR shall not be responsible for any consequence resulting from the use of the English translation in place of the original Japanese text. In any legal matter, readers should refer to and rely upon the original Japanese text released on April 16, 2024.

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1. Operating Results

(1) Operating Results

i) Summary of results for the current fiscal period

A. Transition of the Investment Corporation

DHR is a real estate investment trust (J-REIT) whose sponsor is Daiwa House Industry Co., Ltd. (hereinafter referred to as “Daiwa House”) and whose asset manager is Daiwa House Asset Management Co., Ltd. (hereinafter referred to as the “Asset Manager”), a wholly owned subsidiary of Daiwa House.

DHR was listed on the Real Estate Investment Trust (REIT) Market of the Tokyo Stock Exchange, Inc. (hereinafter referred to as the “Tokyo Stock Exchange”) on March 22, 2006, and then later merged with New City Residence Investment Corporation (hereinafter referred to as “NCR”) on April 1, 2010 (hereinafter referred to as “the merger with NCR”). Subsequently on December 1, 2011, the corporate name was changed to Daiwa House Residential Investment Corporation (the corporation prior to change of corporate name to “Daiwa House REIT Investment Corporation” is hereinafter referred to as the “former DHI”), and accordingly changed its investment targets to residential properties.

The former Daiwa House REIT Investment Corporation (the Daiwa House REIT Investment Corporation, which was dissolved upon having merged with DHR as of September 1, 2016, is hereinafter referred to as the “former DHR”) was established on September 14, 2007, whose asset manager was Daiwa House REIT Management Co., Ltd., a wholly owned subsidiary of Daiwa House. The former DHR was listed on the Tokyo Stock Exchange Real Estate Investment Trust (REIT) Market on November 28, 2012, as a REIT that targets investment in logistics and retail properties.

On September 1, 2016, the former DHI and the former DHR (hereinafter collectively referred to as the “Investment Corporations”) conducted an absorption-type merger (hereinafter referred to as the “Merger”) whereby the former DHI was the surviving corporation and the former DHR was the absorbed corporation, shifted to a diversified portfolio strategy that targets investment in new asset classes such as hotel and office properties, in addition to those that the Investment Corporations had targeted for investment in the past, and changed its corporate name from Daiwa House Residential Investment Corporation to Daiwa House REIT Investment Corporation.

B. Performance for the current fiscal period

DHR acquired one hotel property for an acquisition price ^(Note 1) of ¥5.1 billion in September 2023 using funds in hand. In addition, DHR acquired one logistics property for an acquisition price of ¥3.1 billion in October 2023 using borrowings and funds in hand. As a result, DHR’s portfolio as of the end of the current fiscal period consists of 232 properties with an asset value of ¥905.7 billion ^(Note 2).

(Note 1) “Acquisition price” is the purchase price stipulated in the respective purchase agreements of assets owned by DHR (not including expenses pertaining to acquisitions, settlement money such as taxes and public dues, consumption taxes, or leasehold guarantee deposits, etc.), except as otherwise noted. However, the acquisition prices of properties previously owned by NCR have been presented as the appraisal values as of February 28, 2010, which were the prices received at the time of the merger with NCR, and the acquisition prices of properties previously owned by the former DHR have been presented as the appraisal values as of August 31, 2016, which were the prices received at the time of the merger with the former DHR. The “total acquisition price” has been rounded down to the nearest unit. The same shall apply hereafter.

(Note 2) “Asset value” is the aggregate total of the acquisition prices of respective assets owned by DHR at respective points in time, except as otherwise noted. The same shall apply hereafter.

C. Overview of financing

DHR 1) arranged refinancing of ¥18,700 million to provide for the repayment of ¥18,700 million in existing loans due on September 29, 2023; 2) arranged refinancing of ¥4,000 million to provide for the repayment of ¥4,000 million in existing loans due on October 2, 2023; 3) conducted debt financing of ¥2,000 million on October 2, 2023, to provide for part of the acquisition costs and related expenses for the property acquisition through the Daiwa House Group’s pipeline; and 4) arranged

refinancing of ¥2,000 million to provide for the repayment of ¥2,000 million in existing loans due on January 31, 2024.

As a result, the balance of interest-bearing debt outstanding as of the end of the current fiscal period amounted to ¥409,550 million (loan balance: ¥365,550 million, investment corporation bond balance: ¥44,000 million). As of the end of the current fiscal period, its LTV (including goodwill)^(Note 1) was 42.8%, and its LTV (excluding goodwill)^(Note 2) was 45.1%.

(Note 1) “LTV (including goodwill)” is obtained using the following formula. The same shall apply hereinafter.

$$\text{LTV (including goodwill)} = \frac{\text{total amount of interest-bearing debt (borrowings + investment corporation bonds)}}{\text{total assets (including goodwill)}} \times 100$$

(Note 2) “LTV (excluding goodwill)” is obtained using the following formula. The same shall apply hereinafter.

$$\text{LTV (excluding goodwill)} = \frac{\text{total amount of interest-bearing debt (borrowings + investment corporation bonds)}}{\text{total assets (excluding goodwill)}} \times 100$$

The credit ratings of DHR as of the date of this financial results report are as follows:

Rating agency	Type	Rating/Outlook
Rating and Investment Information, Inc. (R&I)	Issuer rating	AA- Stable
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating	AA Stable

D. Difference between real estate appraisal value and book value

The total appraisal value of assets held at the end of the current fiscal period was ¥1,097,552 million, and the amount of unrealized gain^(Note) on the portfolio, which is the difference compared to the book value was ¥248,459 million.

(Note) “Unrealized gain” is the positive valuation difference when the appraisal value exceeds the book value of real estate properties (excluding construction in progress and construction in progress in trust). (Negative valuation difference is referred to as unrealized loss.) The same shall apply hereinafter. Please note that unrealized gain is not guaranteed to be realized as a result of the sale of real estate.

E. Overview of financial results

As a result of the investment management activities mentioned above, in the current fiscal period, DHR posted operating revenues of ¥29,643 million, operating profit of ¥12,138 million, ordinary profit of ¥10,378 million, and profit of ¥10,378 million. Based on its distribution policy, ¥1,982 million in amortization of goodwill and ¥889 million in impairment losses were added to profit, resulting in ¥13,250 million. From this amount, the total amount of distributions was ¥13,249 million (¥5,711 per investment unit) after the fractional parts of amounts less than ¥1 per investment unit for each type of distribution listed in the breakdown of distributions below were adjusted.

Furthermore, the breakdown of distributions includes profit of ¥10,419 million (¥4,491 per investment unit) as earnings distributions as provided for in Article 136, paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended. Hereinafter referred to as the “Investment Trusts Act”) and an allowance for temporary difference adjustments of ¥2,777 million (¥1,197 per investment unit) and other distributions in excess of earning (return of capital) of ¥53 million (¥23 per investment unit) as distributions in excess of earnings.

ii) Outlook for next fiscal period

A. Investment environment

Looking ahead, the Japanese economy, despite the current rise in prices, is expected to recover gradually due to factors that include recovery in personal consumption amid rising wages, solid capital investment, and growth in inbound tourism. Meanwhile, we must be aware of the future impact on economic activities from factors including trends in monetary policy by the Bank of Japan and other central banks in the world, the risk of economic recession in overseas economies, the trends of commercial real estate market in the United States, economic stagnation in China, and the surging resource prices.

In the J-REIT market, the Tokyo Stock Exchange REIT Index was 1,698 points at the end of February 29, 2024. In March 2024, the Bank of Japan decided to terminate its large-scale monetary easing measures, including those pertaining to negative interest rates, and made its first rate hike in 17 years. Looking ahead, even greater attention needs to be paid to the impacts of fluctuations in the financial market.

In the real estate trading market, although negative interest rate policy has ended, an accommodative financial environment is expected to be maintained for the time being, and transaction prices are remaining high. In addition, taking into account factors such as the rising price of land and persistently high construction costs, an investment environment is expected to remain challenging in the future.

B. Future operating policies and issues to be addressed

(a) Growth strategy

Due to its shift to a diversified portfolio strategy as a result of the Merger, taking advantage of the expanded opportunities to acquire properties from an extensive range of asset classes, DHR aims to steadily grow its asset size while maximizing unitholder value by securing stable income over the long term.

With a diversified portfolio strategy, DHR's portfolio includes a range of assets with varying risk-return profiles, and as of the date of this financial results report, maintains high occupancy rates for assets held. By investing in various types of assets, DHR deems that it will be able to diversify its portfolio and mitigate the risk of excessive reliance on a limited number of tenants in order to boost portfolio income and generate cash flows that are more consistent.

DHR carefully selects and acquires assets that contribute to increasing unitholder value mainly through the Daiwa House Group's pipeline and plans to maintain its policy of selective investment going forward.

Furthermore, through continuous property replacement, DHR aims to increase the quality of its portfolio and realize increased unitholder value.

(b) ESG initiatives

DHR and the Asset Manager share the Daiwa House Group's basic approach of "Creating Dreams, Building Hearts." To attain a sustainable society, it is essential that we include environmental, social, and governance ("ESG") considerations in real estate investment management operations. We also believe that this will contribute to DHR's basic policy of ensuring stable revenue and achieving steady asset growth over the medium to long term.

In line with this basic approach, the Asset Manager established the "Sustainability Policy (the 'Policy')" in April 2017, and has been putting it into practice through the real estate investment management business. Furthermore, under DHR's growth strategy, DHR has been making efforts to maximize unitholder value by combining business value (financial value) and social value (non-financial value). As a strategy for enhancing social value (non-financial value), DHR has put forward the following commitments.

a. Improvement of ESG ratings by third parties

For the third consecutive year, DHR gained recognition as a climate change A List company under the 2023 CDP Climate Change Program, upon having received the highest-rated "A" score in recognition of exhibiting high standards internationally when it comes to addressing issues of climate change and disclosing information in that regard. For the second consecutive year, DHR was awarded the highest rating of "5 Stars" for the 2023 GRESB Real Estate Assessment, and was also selected as "Global Listed Sector Leader" in the listed diversified real estate sector and as "Regional Sector Leader" in the Asia/diversified real estate sector. DHR was selected for the first time as a component company of the "Dow Jones Sustainability Asia/Pacific Index," covering the Asia-Pacific region in the "Dow Jones Sustainability Indices," a leading global equity index on sustainability. Furthermore, at the Fifth ESG Finance Awards Japan, DHR was awarded as an "Environmentally Sustainable Company" for the second consecutive year as a company meeting certain standards in terms of level of disclosure fulfillment, and became the first J-REIT awarded

“Progressive Company in Environmental Disclosure,” as a company with a high degree of disclosure improvement and expected to make further progress.

b. Reduction in greenhouse gas emissions

DHR set targets for reducing greenhouse gas (‘GHG’) emissions by FY2030 and FY2050, and in February and August 2022, became the first J-REIT to acquire certification for its emission targets from the Science Based Targets initiative (SBTi)^(Note 1), which certified that the targets are science-based targets consistent with the standards required by the Paris Agreement.

c. Promotion of biodiversity conservation

By promoting initiatives in business activities such as measures to mitigate climate change, reduction of surplus consumption, sustainable production and investments for biodiversity, DHR and the Asset Manager not only expect to contribute to the promotion of nature positivity but also believe such efforts will lead to stronger competitiveness.

DHR has adopted the recommendations of the Taskforce on Nature-related Financial Disclosures (TNFD) and in December 2023, became the first J-REIT to register as a “TNFD Adopter^(Note 2).” In addition, DHR has become the first J-REIT to disclose nature-related information aligned with the TNFD Recommendations.

d. The Asset Manager’s promotion of human capital management and health management

Under the Policy, the Asset Manager will establish an internal framework for promoting sustainability and take steps to develop personnel by conducting regular employee education and training. The Asset Manager will also aim to create workplaces where people can work safely and healthily, and workplaces where diverse employees can work flexibly.

Based on these goals, the Asset Manager expects that its initiatives for improving the health of employees will bring new vigor to the overall organization in such forms as improved vitality of employees and enhanced productivity, and lead to improved financial results and enhanced value as an organization. For the second consecutive year, the Asset Manager was certified as 2024 Health & Productivity Management Outstanding Organization (SME category) by the Ministry of Economy, Trade and Industry in recognition of its various efforts in the field of health management such as management philosophy and guidelines and organizational structure, its measures to maintain and promote employee health, and its initiatives regarding legal compliance and risk management, etc. In addition, for the second consecutive year, the Asset Manager was certified as one of the “Bright 500,” the top 500 corporations in the Health & Productivity Management Outstanding Organizations (SME category) in recognition of its community-based messaging regarding health management initiatives, and the number of compliant items in the evaluation items of health management.

e. Promoting sustainability by introduction of sustainability index-linked fee

In November 2021, the Asset Manager introduced a provision to fluctuate the amount of asset management fees to the Asset Manager in conjunction with the sustainability indices as the first initiative in J-REITs for the purpose of increasing unitholder value by encouraging the reduction of GHG emissions of DHR properties and enhancing the external evaluations of its sustainability initiatives. This is to increase or decrease the amount of asset management fees based on the sum of indexed GHG emissions reduction ratio, GRESB Real Estate Rating and CDP Climate Change Program Score multiplied by the total assets of DHR, and is aimed at strengthening the commitment to solving ESG issues and improving governance. Additionally, DHR was awarded the “Best Recommendation Award in Governance Category” in the ARES ESG Award 2023 sponsored by the Association for Real Estate Securitization (“ARES”) in recognition of DHR’s introduction of sustainability index-linked asset management fees as an effective initiative to expand and universalize ESG investment through the investment chain.

Remuneration for Executive Director of DHR and remuneration for directors of the Asset Manager are linked to sustainability indices including GHG emissions reduction ratio, GRESB Real Estate Rating and CDP Climate Change Program Score.

(Note 1) SBT refers to Science Based Targets (emissions reduction targets based on scientific reasoning).

(Note 2) “TNFD Adopter” refers to a company or organization that has registered on the TNFD website their intention to disclose information aligned with the TNFD Recommendations. TNFD Adopters are required to

make public disclosures aligned with the TNFD Recommendations in their corporate reporting in respect of their financial year 2024 or 2025.

(c) Distribution policy

DHR changed part of its distribution policy in the fiscal period ended February 28, 2017 and made it a policy to distribute the amount equivalent to amortization of goodwill to top up profit, and distributions in excess of earnings in the amount equivalent to amortization of goodwill are paid (distribution accounted as an allowance for temporary difference adjustments and other distributions in excess of earnings).

Furthermore, in the case of the occurrence of excess taxable income over accounting profit associated with sale of properties or recording of impairment losses or the like that cause a need for DHR to take action to maintain its favorable tax status, DHR plans to conduct additional distributions in excess of earnings (distribution accounted as an allowance for temporary difference adjustments) to reduce the occurrence of corporate taxes.

However, where there is an occurrence of special gains such as gain on sale of real estate properties, other distributions in excess of earnings, which is a part of the above-mentioned distributions in excess of earnings in the amount equivalent to amortization of goodwill, can be reduced by an amount equivalent to part of the gain on sale of real estate properties. In addition, in cases where the excess taxable income over accounting profit is resolved mainly through the sale of properties for which impairment losses were recorded, distributions may be limited to the amount of excess taxable income over accounting profit, and other distributions in excess of earnings may not be carried out.

DHR's policy is to pay distributions in excess of earnings (distribution accounted as an allowance for temporary difference adjustments and other distributions in excess of earnings) to realize stabilization of distributions on a medium- to long-term basis^(Note) while ensuring the level of distributions not impacted by the amortization of goodwill that accompanied the Merger.

(Note) Under the above distribution policy, DHR has the policy to stabilize distributions. However, it is not intended as a guarantee or promise of the payment of distribution and amounts thereof.

C. Financial strategy

DHR seeks as its basic policy to plan and execute a well-planned and flexible financial strategy with the aim of ensuring stable profits on a medium- to long-term basis, contributing to the steady growth and efficient management of its properties and creating management stability.

DHR is also working to improve the stability of its financial base by maintaining and expanding its strong lender formation through initiatives geared toward diversifying methods of raising capital through issuance of investment corporation bonds, and by promoting use of long-term fixed rates on interest-bearing debt and staggering repayment dates.

D. Forecasts of operating results for the fiscal periods ending August 31, 2024 and February 28, 2025

	Operating revenues	Operating profit	Ordinary profit	Profit	Distributions per unit (including distributions in excess of earnings per unit)	Distributions per unit (excluding distributions in excess of earnings per unit)	Distributions in excess of earnings per unit
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	Yen	Yen	Yen
Fiscal period ending August 31, 2024	31,974	14,049	12,185	12,184	5,750	5,253	497
Fiscal period ending February 28, 2025	32,133	13,277	11,380	11,380	6,300	4,905	1,395

For the assumptions for the forecasts above, please refer to “Assumptions for Forecasts of Operating Results for the Fiscal Periods Ending August 31, 2024 and February 28, 2025” on pages 12 to 13. Due

to changes in the circumstances surrounding DHR, actual operating revenues, operating profit, ordinary profit, profit, distributions per unit and distributions in excess of earnings per unit may change. Furthermore, these forecasts do not guarantee the amount of distributions.

iii) Significant events after balance sheet date

A. Acquisition of assets

DHR acquired the following property.

Asset name	DPL Urayasu III
Asset type	Trust beneficiary interest in real estate
Asset class	Logistics properties
Acquisition price ^(Note 1)	¥30,000 million
Seller ^(Note 2)	Urayasu Facility Development Tokutei Mokuteki Kaisha
Date of acquisition	March 1, 2024

(Note 1) This figure does not include expenses pertaining to acquisitions, settlement money such as taxes and public dues, consumption taxes, etc.

(Note 2) Urayasu Facility Development Tokutei Mokuteki Kaisha, the seller of DPL Urayasu III, is classified as an interested party, etc. as defined in the Investment Trusts Act. As such, the Asset Manager has gone through the necessary discussion and resolution procedures in accordance with its regulations on transactions with interested parties.

B. Disposition of assets

DHR decided to dispose of the following properties as of April 16, 2024.

Asset name	D Project Tomisato
Asset type	Trust beneficiary interest in real estate
Asset class	Logistics properties
Planned disposition price ^(Note 1)	¥5,970 million
Buyer ^(Note 2)	DH Bridge 1 Godo Kaisha
Planned date of disposition	August 30, 2024

Asset name	D Project Kaminokawa
Asset type	Trust beneficiary interest in real estate
Asset class	Logistics properties
Planned disposition price ^(Note 1)	¥6,510 million
Buyer ^(Note 2)	DH Bridge 1 Godo Kaisha
Planned date of disposition	August 30, 2024

Asset name	D Project Kuki II
Asset type	Trust beneficiary interest in real estate
Asset class	Logistics properties
Planned disposition price ^(Note 1)	¥10,100 million
Buyer ^(Note 2)	DH Bridge 1 Godo Kaisha
Planned date of disposition	September 2, 2024

(Note 1) This figure does not include expenses pertaining to dispositions, settlement money such as taxes and public dues, consumption taxes, etc.

(Note 2) DH Bridge 1 Godo Kaisha, which is the buyer, is a limited liability company in which the sponsor, Daiwa House, plans to invest.

C. Debt financing

- (a) DHR conducted on March 1, 2024 debt financing for the funds for the acquisition of the property described in “A. Acquisition of assets” above, as follows:

Lender	Borrowing amount (Millions of yen)	Interest rate	Borrowing date	Repayment date	Method of repayment	Collateral
Sumitomo Mitsui Trust Bank, Limited	2,500	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Floating)	March 1, 2024	February 28, 2025	Bullet repayment	Unsecured and non-guaranteed
Sumitomo Mitsui Banking Corporation	2,500	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Floating)	March 1, 2024	February 28, 2025	Bullet repayment	Unsecured and non-guaranteed
MUFG Bank, Ltd.	2,500	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Floating)	March 1, 2024	February 28, 2025	Bullet repayment	Unsecured and non-guaranteed
Mizuho Bank, Ltd.	2,500	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Floating)	March 1, 2024	February 28, 2025	Bullet repayment	Unsecured and non-guaranteed
Mizuho Bank, Ltd.; The Chiba Bank, Ltd.; The Keiyo Bank, Ltd.; The Yamaguchi Bank, Ltd.; Kansai Mirai Bank, Limited (Green Loan) (Note)	5,000	0.74354% (Fixed interest rate)	March 1, 2024	February 28, 2029	Bullet repayment	Unsecured and non-guaranteed

(Note) This debt financing has been carried out through a green loan in accordance with the Green Finance Framework developed by DHR. The Green Finance Framework has obtained a rating of “Green 1 (F),” which is the highest rating offered in the JCR Green Finance Framework Evaluations conducted by Japan Credit Rating Agency, Ltd. (JCR), and this green loan is in compliance with the “Green Loan Principles,” which is an international guideline. Furthermore, this debt financing received an evaluation of “Green 1” in the JCR Green Loan Evaluation conducted by Japan Credit Rating Agency, Ltd. (JCR). For details regarding the JCR Green Loan Evaluation, please refer to the JCR website (<https://www.jcr.co.jp/greenfinance/>).

- (b) DHR conducted debt financing for the funds for the repayments of a total of ¥12,000 million in long-term loans due on March 29, 2024 and ¥3,000 million in long-term loans due on April 1, 2024, as follows:

Lender	Borrowing amount (Millions of yen)	Interest rate	Borrowing date	Repayment date	Method of repayment	Collateral
Mitsui Sumitomo Insurance Company, Limited	1,000	1.00625% (Fixed interest rate)	March 29, 2024	March 31, 2031	Bullet repayment	Unsecured and non-guaranteed
MUFG Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; Aozora Bank, Ltd.; Resona Bank, Limited; SBI Shinsei Bank, Limited (Sustainability-Linked Loan) ^(Note 1)	11,000	1.15375% (Fixed interest rate) ^(Note 2)	March 29, 2024	March 31, 2032	Bullet repayment	Unsecured and non-guaranteed

Lender	Borrowing amount (Millions of yen)	Interest rate	Borrowing date	Repayment date	Method of repayment	Collateral
Sumitomo Mitsui Banking Corporation; MUFG Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Development Bank of Japan, Inc.	3,000	0.91119% (Fixed interest rate)	April 1, 2024	March 29, 2030	Bullet repayment	Unsecured and non-guaranteed

(Note 1) The interest rate changes annually, according to the degree of achievement of the Sustainability Performance Target (“SPT”) as follows: after the last day of April 2025, interest rates applicable on May 31 (the preceding business day if such date is not a business day) and thereafter will change according to the CDP score as of the last day of April each year.

SPT: To achieve the “A List” status (the highest valuation) in the CDP Climate Change Program

CDP score “A” (SPT achieved): Initial interest rate -0.01%

CDP score “A-” (SPT not achieved): Initial interest rate $\pm 0.00\%$

CDP score “B” or lower (B/ B-/ C/ C-/ D/ D-/ F) (SPT not achieved): Initial interest rate $+0.01\%$

In addition, with regard to this loan, DHR has obtained an external review from Japan Credit Rating Agency, Ltd. (“JCR”) in alignment with the “Sustainability Linked Loan Guidelines” issued by the Ministry of Environment of Japan and the Sustainability Linked Loan Principles (SLLP) issued by Asia Pacific Loan Market Association (APLMA), Loan Market Association (LMA), and Loan Syndications and Trading Association (LSTA). For details, please refer to the website of JCR (<https://www.jcr.co.jp/greenfinance/>).

(Note 2) Initial interest rate applicable for the period from March 29, 2024 to May 30, 2025 is shown.

D. Decision on repurchase of own investment units

At the meeting of the Board of Directors held on April 16, 2024, DHR made a decision on matters concerning repurchase of own investment units in accordance with the provisions of Article 80-2 of the Investment Trust Act as applied by replacing terms and phrases pursuant to the provisions of Article 80-5, Paragraph 2 of the said act (the “Repurchase of Own Investment Units”). DHR plans to cancel all the repurchased investment units in the fiscal period ending August 31, 2024.

(a) Reason for the Repurchase of Own Investment Units

As a result of comprehensively considering DHR’s status of cash on hand, its financial position, the market environment, and other factors, DHR has judged that improving capital efficiency and providing returns to unitholders through the repurchase and cancellation of own investment units will lead to enhancing unitholder value in the medium to long term.

(b) Details of matters relating to the repurchase

Total number of investment units that can be repurchased	14,000 units (maximum) Ratio to total number of investment units issued (excluding treasury investment units): 0.60%
Total amount of investment units to be repurchased	3,000 million yen (maximum)
Method of repurchase	Market purchases on the Tokyo Stock Exchange based on a discretionary trading agreement pertaining to the repurchase of own investment units with a securities company
Period of repurchase	From April 17, 2024 to July 12, 2024

(2) Investment Risk

There have been significant changes from the “Investment Risk” described in the Securities Report submitted on November 27, 2023 (prepared in Japanese only). Changes are underlined.

(1) Risk Factors

(Text omitted)

- 1) Risks related to the marketability of investment securities and investment corporation bonds
(Text omitted)

(B) Risks related to cash distributions, the repurchase of own investment units, etc.

In accordance with the distribution policy described in “2. Investment Policy, (3) Distribution Policy” above, although DHR does provide cash distributions to unitholders, DHR does not guarantee the payment of distributions or the amounts thereof under any circumstances. The profit and loss for the fiscal period may fluctuate, the amount of distributions paid to unitholders may increase or decrease, or there may be no distributions due to the leasing status of real estate and the underlying real estate of assets backed by real estate (hereinafter collectively referred to as “Real Estate” in “(1) Risk Factors”) acquired by DHR, the status of income and expenses associated with acquisitions and sales and with management and operation, the occurrence of impairment losses, loss on retirement due to rebuilding, etc.

DHR changed part of its distribution policy in the fiscal period ended February 28, 2017 and made it a policy to distribute the amount equivalent to amortization of goodwill to top up profit, and distributions in excess of earnings in the amount equivalent to amortization of goodwill are paid (distribution accounted as an allowance for temporary difference adjustments and other distributions in excess of earnings). Furthermore, in the case of the occurrence of excess taxable income over accounting profit associated with sale of properties that causes a need for DHR to take action to maintain its favorable tax status, DHR plans to conduct additional distributions in excess of earnings (distribution accounted as an allowance for temporary difference adjustments) to reduce the occurrence of corporate taxes. However, where there is an occurrence of special gains such as gain on sale of real estate properties, other distributions in excess of earnings, which is a part of the above-mentioned distributions in excess of earnings in the amount equivalent to amortization of goodwill, can be reduced by an amount equivalent to part of the gain on sale of real estate properties. At the same time, because these distributions in excess of earnings are recorded as accounting profit that is not backed by cash, when cash distributions are paid, the distributions are limited by the amount of cash available for distribution. DHR does not guarantee that there will be sufficient cash available for cash distributions at the time when cash distributions are paid or guarantee that distributions in the amount of the forecast distributions will be received.

In addition, although DHR may repurchase own investment units based on a decision of the Board of Directors if it has been determined that the repurchase will improve unitholder value, even in cases where the Board of Directors has made a decision regarding the repurchase of own investment units, there is no guarantee that the repurchase of investment units will actually be carried out or that the upper limit decided by the Board of Directors will be reached even if the repurchase is carried out. Moreover, there is a requirement that the repurchased own investment units must be disposed of or cancelled at an appropriate time, and there is no guarantee that the investment units can be disposed of at a period and price that are necessarily favorable to DHR.

(Remainder omitted)

Assumptions for Forecasts of Operating Results for the Fiscal Periods Ending August 31, 2024 and February 28, 2025

Item	Assumptions
Accounting period	<ul style="list-style-type: none"> • Fiscal period ending August 31, 2024: (184 days from March 1, 2024 to August 31, 2024) • Fiscal period ending February 28, 2025: (181 days from September 1, 2024 to February 28, 2025)
Portfolio	<ul style="list-style-type: none"> • DHR has assumed that there would be no changes (acquisition of new properties or disposition of the acquired assets) in the composition of DHR’s portfolio of 230 properties, excluding the three properties planned to be disposed of as described in “iii) Significant events after balance sheet date” above, out of 233 properties of real estate and real-estate trust beneficiary interests that DHR currently owns as of the date of this document until the end of the fiscal period ending February 28, 2025. • However, the composition of the portfolio may change.
Operating revenues	<ul style="list-style-type: none"> • DHR has assumed gain on sale of real estate properties of ¥1,430 million for the fiscal period ending August 31, 2024 associated with the disposition of D Project Tomisato, and gain on sale of real estate properties of ¥2,330 million for the fiscal period ending February 28, 2025 associated with the disposition of D Project Kuki II. • Operating revenues include revenues from rent, common area charges, parking lot usage fees, incidental revenues, utilities expenses reimbursements and key money, etc. Each of these items is calculated based on past records and future estimates. • DHR has assumed that no delinquencies or non-payment of rent by tenants.
Operating expenses (excluding amortization of goodwill)	<ul style="list-style-type: none"> • DHR has assumed loss on sale of real estate properties of ¥604 million for the fiscal period ending August 31, 2024 associated with the disposition of D Project Kaminokawa. • Operating expenses mainly comprise expenses related to rental business. Such expenses, excluding depreciation, are calculated based on past records, making certain adjustments as appropriate considering factors that may cause changes in expenses. • DHR has assumed that DHR would incur depreciation expenses of ¥5,773 million for the fiscal period ending August 31, 2024 and ¥5,513 million for the fiscal period ending February 28, 2025. These figures are calculated based on the straight-line method with incidental expenses added to purchase prices of non-current assets. • DHR has estimated property tax, city planning tax and depreciation asset tax of ¥2,508 million for the fiscal period ending August 31, 2024 and ¥2,437 million for the fiscal period ending February 28, 2025. In connection with new acquisition of real estate, etc., property tax and city planning tax that would be paid by DHR and the seller (the former beneficiary) on a pro rata basis in accordance with the holding period and settled at the time of acquisition, and such taxes are deemed as acquisition costs of the property and not included in expenses. Accordingly, property tax and city planning tax for three properties acquired in FY2023 would be expensed starting from the fiscal period ending August 31, 2024, and that total amount is assumed to be ¥27 million. • Based on the medium- to long-term repair and maintenance plan prepared by the Asset Manager, DHR expects to incur repairs and maintenance expenses of ¥932 million for the fiscal period ending August 31, 2024 and ¥1,203 million for the fiscal period ending February 28, 2025. However, actual repairs and maintenance expenses in each fiscal period may change substantially from DHR’s forecasts, as (i) DHR may incur expenses for urgent repairs to properties due to damage caused by unforeseeable factors, (ii) generally, there is a substantial difference in expenses incurred between each fiscal period, and (iii) expenses are not incurred based on a regular schedule. • DHR has assumed asset retirement costs of ¥1,846 million for the fiscal period ending February 28, 2025 related to a large-scale renewal, rebuilding or the like of FOLEO Hirakata. • Selling, general and administrative expenses are estimated based on the actual values or rates, etc., of each item.

Item	Assumptions
Amortization of goodwill	<ul style="list-style-type: none"> Amortization of goodwill is estimated at ¥1,982 million for the fiscal period ending August 31, 2024 and ¥1,982 million for the fiscal period ending February 28, 2025.
Non-operating expenses	<ul style="list-style-type: none"> DHR has assumed interest expenses and other borrowing-related expenses, etc. of ¥1,872 million for the fiscal period ending August 31, 2024 and ¥1,904 million for the fiscal period ending February 28, 2025.
Interest-bearing debt	<ul style="list-style-type: none"> As of the date of this document, the balance of interest-bearing debt is ¥424,550 million. DHR has assumed that interest-bearing debt of ¥39,100 million for which repayment or maturity becomes due by the end of the fiscal period ending February 28, 2025 would be fully refinanced. Other than the above, DHR has assumed the balance of interest-bearing debt would be unchanged until the end of the fiscal period ending February 28, 2025.
Investment units	<ul style="list-style-type: none"> The total number of investment units is based on DHR's assumption of 2,320,000 units, which is the number of investment units issued as of the date of this financial results report. DHR has assumed there will be no change in the number of units outstanding resulting from the issuance of additional investment units, etc. until February 28, 2025. The repurchase and cancellation of own investment units described in "iii) Significant events after balance sheet date" were not taken into consideration.
Distributions per unit	<ul style="list-style-type: none"> DHR has assumed that changes in fair value of interest-rate swaps will not affect the amount of distributions per unit for the fiscal periods ending August 31, 2024 and February 28, 2025. Changes in DHR's portfolio, fluctuations in rent income due to changes in tenants and other factors, unforeseen repairs and maintenance expenses and other factors may lead to changes in the amount of distributions per unit.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> DHR has assumed that distributions in excess of earnings in the amount equivalent to amortization of goodwill are paid (distributions accounted as an allowance for temporary difference adjustments and other distributions in excess of earning (return of capital)). However, DHR has assumed that in the case of an occurrence of special gains such as gain on sale of real estate properties, other distributions in excess of earnings, which is a part of the abovementioned distributions in excess of earnings in the amount equivalent to amortization of goodwill, can be reduced by an amount equivalent to part of the gain on sale of real estate properties. DHR has assumed that in the case of the occurrence of excess taxable income over accounting profit associated with sale of properties that causes a need for DHR to take action to maintain its favorable tax status, DHR will conduct additional distributions in excess of earnings (distribution accounted as an allowance for temporary difference adjustments). It is assumed that total of distributions in excess of earnings for the fiscal period ending August 31, 2024 would be ¥1,153 million (¥497 per unit), consisting of the allowance for temporary difference adjustments of ¥1,009 million (¥435 per unit) and other distributions in excess of earning (return of capital) of ¥143 million (¥62 per unit), and for the fiscal period ending February 28, 2025, total of distributions in excess of earnings would be ¥3,236 million (¥1,395 per unit), consisting of the allowance for temporary difference adjustments of ¥3,155 million (¥1,360 per unit) and other distributions in excess of earnings (return of capital) of ¥81 million (¥35 per unit). DHR has assumed that changes in fair value of interest-rate swaps will not affect the amount of distributions in excess of earnings per unit for the fiscal periods ending August 31, 2024 and February 28, 2025.
Others	<ul style="list-style-type: none"> DHR has assumed that no enforcement of such revisions to laws and regulations, tax systems, accounting standards, securities listing regulations and rules of The Investment Trusts Association, Japan, etc. that may affect the above forecasts. DHR's forecasts assume no unforeseen significant changes in general economic trends or conditions in the real estate market.

2. Financial Statements

(1) Balance Sheets

(Unit: Thousands of yen)

	Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 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		
Property, plant and equipment		
Buildings	26,155,926	26,315,317
Accumulated depreciation	(6,720,639)	(6,980,878)
Buildings, net	19,435,287	19,334,438
Structures	265,497	270,264
Accumulated depreciation	(65,048)	(68,308)
Structures, net	200,448	201,956
Machinery and equipment	486,908	497,576
Accumulated depreciation	(224,959)	(235,450)
Machinery and equipment, net	261,949	262,125
Tools, furniture and fixtures	896,802	907,961
Accumulated depreciation	(600,532)	(624,845)
Tools, furniture and fixtures, net	296,269	283,116
Land	21,711,324	21,711,324
Buildings in trust	*1 433,676,121	*1 438,190,385
Accumulated depreciation	(70,795,455)	(75,648,299)
Buildings in trust, net	362,880,666	362,542,086
Structures in trust	10,245,541	10,356,802
Accumulated depreciation	(2,310,272)	(2,512,716)
Structures in trust, net	7,935,268	7,844,085
Machinery and equipment in trust	2,677,580	3,072,989
Accumulated depreciation	(1,541,923)	(1,620,015)
Machinery and equipment in trust, net	1,135,656	1,452,973
Tools, furniture and fixtures in trust	2,299,467	2,530,755
Accumulated depreciation	(1,254,355)	(1,385,493)
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 property, plant and equipment	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

(Unit: Thousands of yen)

	Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 2024)
Investments and other assets		
Investment securities	*2 9,515	*2 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
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
Deduction from capital surplus		
Allowance for temporary difference adjustments	*3 (8,723,684)	*3 (10,584,324)
Other deductions from capital surplus	(44,080)	(44,080)
Total deduction from capital surplus	(8,767,764)	(10,628,404)
Capital surplus, net	238,899,799	237,039,159
Unappropriated retained earnings (undisposed loss)	11,358,853	10,506,085
Total surplus	250,258,653	247,545,245
Total unitholders' equity	518,301,254	515,587,846

(Unit: Thousands of yen)

	Previous fiscal period (As of August 31, 2023)		Current fiscal period (As of February 29, 2024)	
Valuation and translation adjustments				
Deferred gains or losses on hedges		(127,656)		(85,519)
Total valuation and translation adjustments		(127,656)		(85,519)
Total net assets	*4	518,173,597	*4	515,502,327
Total liabilities and net assets		958,747,290		957,752,451

(2) Statements of Income

(Unit: Thousands of yen)

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Operating revenues		
Rental revenues	*1 28,207,324	*1 28,374,947
Other rental revenues	*1 1,363,489	*1 1,268,456
Gain on sale of real estate properties	*2 349,963	*2 71
Total operating revenues	29,920,778	29,643,474
Operating expenses		
Rental expenses	*1 12,509,714	*1 12,145,539
Impairment losses	-	*3 889,442
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 profit	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 profit	11,224,929	10,378,956
Profit before income taxes	11,224,929	10,378,956
Income taxes - current	605	605
Total income taxes	605	605
Profit	11,224,324	10,378,351
Retained earnings brought forward	134,528	127,733
Unappropriated retained earnings (undisposed loss)	11,358,853	10,506,085

(3) Statements of Unitholders' Equity

Previous fiscal period (From March 1, 2023 to August 31, 2023)

(Unit: Thousands of yen)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus				Capital surplus, net
		Capital surplus	Deduction from capital surplus			
	Allowance for temporary difference adjustments		Other deductions from capital surplus	Total deduction from capital surplus		
Balance at beginning of period	268,042,601	247,667,563	(6,879,284)	(44,080)	(6,923,364)	240,744,199
Changes of items during period						
Distributions in excess of earnings from allowance for temporary difference adjustments			(1,844,400)		(1,844,400)	(1,844,400)
Distributions from surplus						
Profit						
Net changes of items other than unitholders' equity						
Total changes of items during period	-	-	(1,844,400)	-	(1,844,400)	(1,844,400)
Balance at end of period	*268,042,601	247,667,563	(8,723,684)	(44,080)	(8,767,764)	238,899,799

(Unit: Thousands of yen)

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of period	11,395,808	252,140,008	520,182,609	(132,684)	(132,684)	520,049,925
Changes of items during period						
Distributions in excess of earnings from allowance for temporary difference adjustments		(1,844,400)	(1,844,400)			(1,844,400)
Distributions from surplus	(11,261,280)	(11,261,280)	(11,261,280)			(11,261,280)
Profit	11,224,324	11,224,324	11,224,324			11,224,324
Net changes of items other than unitholders' equity				5,027	5,027	5,027
Total changes of items during period	(36,955)	(1,881,355)	(1,881,355)	5,027	5,027	(1,876,327)
Balance at end of period	11,358,853	250,258,653	518,301,254	(127,656)	(127,656)	518,173,597

Current fiscal period (From September 1, 2023 to February 29, 2024)

(Unit: Thousands of yen)

	Unitholders' equity					
	Unitholders' capital	Surplus				
		Capital surplus				Capital surplus, net
		Capital surplus	Deduction from capital surplus			
	Allowance for temporary difference adjustments		Other deductions from capital surplus	Total deduction from capital surplus		
Balance at beginning of period	268,042,601	247,667,563	(8,723,684)	(44,080)	(8,767,764)	238,899,799
Changes of items during period						
Distributions in excess of earnings from allowance for temporary difference adjustments			(1,860,640)		(1,860,640)	(1,860,640)
Distributions from surplus						
Profit						
Net changes of items other than unitholders' equity						
Total changes of items during period	-	-	(1,860,640)	-	(1,860,640)	(1,860,640)
Balance at end of period	*268,042,601	247,667,563	(10,584,324)	(44,080)	(10,628,404)	237,039,159

(Unit: Thousands of yen)

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of period	11,358,853	250,258,653	518,301,254	(127,656)	(127,656)	518,173,597
Changes of items during period						
Distributions in excess of earnings from allowance for temporary difference adjustments		(1,860,640)	(1,860,640)			(1,860,640)
Distributions from surplus	(11,231,120)	(11,231,120)	(11,231,120)			(11,231,120)
Profit	10,378,351	10,378,351	10,378,351			10,378,351
Net changes of items other than unitholders' equity				42,137	42,137	42,137
Total changes of items during period	(852,768)	(2,713,408)	(2,713,408)	42,137	42,137	(2,671,270)
Balance at end of period	10,506,085	247,545,245	515,587,846	(85,519)	(85,519)	515,502,327

(4) Statements of Cash Distributions

Item	Fiscal period ended August 31, 2023	Fiscal period ended February 29, 2024
	Amount (Yen)	Amount (Yen)
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	13,249,520,000
[Distributions per investment unit]	[5,643]	[5,711]
Of the above, earnings distributions [of the above, earnings distributions per unit]	11,231,120,000 [4,841]	10,419,120,000 [4,491]
Of the above, allowance for temporary difference adjustments [of the above, distributions in excess of earnings per unit associated with the allowance for temporary difference adjustments]	1,860,640,000 [802]	2,777,040,000 [1,197]
Of the above, other distributions in excess of earnings [of the above, distributions in excess of earnings per unit associated with the other distributions in excess of earnings]	- [-]	53,360,000 [23]
IV Retained earnings carried forward	127,733,689	86,965,549

Calculation method for distributions	<p>Based on the cash distribution policy set forth in Article 37, paragraph 1 and paragraph 2 of the Articles of Incorporation of DHR, an amount equivalent to the amortization of goodwill is distributed together with profit, and distributions in excess of earnings in the amount equivalent to amortization of goodwill are paid (distributions accounted as an allowance for temporary difference adjustments and other distributions in excess of earnings).</p> <p>Based on the above policy, for the relevant period, of the total amount of ¥13,091,836,885 after combining profit of ¥11,224,324,867 and amortization of goodwill of ¥1,982,226,586 and deducting ¥114,714,568 corresponding to a portion of gain on sale of real estate properties, etc., DHR decided to pay a total of ¥13,091,760,000 in distributions (¥5,643 per unit) after adjusting the fractional parts of amounts less than ¥1 per investment unit for each type of distribution listed in the breakdown of distributions below.</p> <p>The breakdown of distributions was ¥11,231,120,000 as earnings distributions (¥4,841 per unit) and ¥1,860,640,000 in allowance for temporary difference adjustments as distributions in excess of earnings (¥802 per unit).</p>	<p>Based on the cash distribution policy set forth in Article 37, paragraph 1 and paragraph 2 of the Articles of Incorporation of DHR, an amount equivalent to the amortization of goodwill is distributed together with profit, and distributions in excess of earnings in the amount equivalent to amortization of goodwill are paid (distributions accounted as an allowance for temporary difference adjustments and other distributions in excess of earnings).</p> <p>Based on the above policy, for the relevant period, of the total amount of ¥13,250,021,130 when combining profit of ¥10,378,351,860, amortization of goodwill of ¥1,982,226,586 and impairment losses of ¥889,442,684, DHR decided to pay a total of ¥13,249,520,000 in distributions (¥5,711 per unit) after adjusting the fractional parts of amounts less than ¥1 per investment unit for each type of distribution listed in the breakdown of distributions below.</p> <p>The breakdown of distributions was ¥10,419,120,000 as earnings distributions (¥4,491 per unit), and of distributions in excess of earnings, ¥2,777,040,000 as allowance for temporary difference adjustments (¥1,197 per unit) and ¥53,360,000 as other distributions in excess of earnings (¥23 per unit).</p>
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(5) Statements of Cash Flows

(Unit: Thousands of yen)

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Cash flows from operating activities		
Profit before income taxes	11,224,929	10,378,956
Depreciation	5,602,550	5,650,264
Amortization of goodwill	1,982,226	1,982,226
Amortization of investment corporation bond issuance costs	16,756	16,756
Amortization of trademark rights	16	16
Impairment losses	-	889,442
Loss on retirement of non-current assets	17,521	24,977
Gain on donation of non-current assets	(7,377)	-
Interest income	(232)	(213)
Interest expenses	1,374,468	1,430,381
Decrease (increase) in operating accounts receivable	(4,680)	46,684
Decrease (increase) in prepaid expenses	6,163	(17,683)
Increase (decrease) in operating accounts payable	238,195	(327,972)
Increase (decrease) in accounts payable - other	5,133	(29,933)
Increase (decrease) in accrued consumption taxes payable	9,269	(354,798)
Increase (decrease) in accrued expenses	3,290	22,203
Increase (decrease) in deposits received	(11,662)	(12,488)
Increase (decrease) in advances received	(45,256)	34,715
Decrease (increase) in long-term prepaid expenses	107,199	71,223
Increase (decrease) in allowance for doubtful accounts	(852)	(71)
Decrease in property, plant and equipment in trust due to sales	614,941	1,049
Decrease (increase) in lease and guarantee deposits in trust	21	(23,797)
Other, net	10,346	114,641
Subtotal	21,142,968	19,896,581
Interest income received	232	213
Interest expenses paid	(1,438,207)	(1,482,281)
Income taxes paid	(605)	(602)
Net cash provided by (used in) operating activities	19,704,388	18,413,911
Cash flows from investing activities		
Purchase of property, plant and equipment	(191,936)	(193,027)
Purchase of property, plant and equipment in trust	(4,932,526)	(9,849,354)
Purchase of intangible assets in trust	-	(846,385)
Proceeds from tenant leasehold and security deposits	30,638	19,675
Repayments of tenant leasehold and security deposits	(21,108)	(10,774)
Proceeds from tenant leasehold and security deposits in trust	442,979	786,738
Repayments of tenant leasehold and security deposits in trust	(519,120)	(607,813)
Net cash provided by (used in) investing activities	(5,191,075)	(10,700,940)
Cash flows from financing activities		
Proceeds from short-term loans	-	4,000,000
Proceeds from long-term loans	17,400,000	22,700,000
Repayments of long-term loans	(17,400,000)	(24,700,000)
Distributions paid	(13,099,699)	(13,086,146)
Net cash provided by (used in) financing activities	(13,099,699)	(11,086,146)
Net increase (decrease) in cash and cash equivalents	1,413,612	(3,373,175)
Cash and cash equivalents at beginning of period	53,464,475	54,878,088
Cash and cash equivalents at end of period	* 54,878,088	* 51,504,912

(6) Notes on Assumption of Going Concern

Not applicable.

(7) Notes on Important Accounting Policies

1. Valuation basis and accounting methods for assets	Securities Held-to-maturity bonds The amortized cost method (straight-line method) is used.										
2. Method of depreciation of non-current assets	<p>(1) Property, plant and equipment (including assets in trust) The straight-line method is used. The useful lives of major property, plant and equipment are listed below.</p> <table style="margin-left: 40px;"> <tr> <td>Buildings</td> <td style="text-align: right;">2 to 69 years</td> </tr> <tr> <td>Structures</td> <td style="text-align: right;">3 to 63 years</td> </tr> <tr> <td>Machinery and equipment</td> <td style="text-align: right;">7 to 28 years</td> </tr> <tr> <td>Tools, furniture and fixtures</td> <td style="text-align: right;">2 to 28 years</td> </tr> </table> <p>(2) Intangible assets (including assets in trust) The straight-line method is used. The useful lives of major intangible assets are listed below.</p> <table style="margin-left: 40px;"> <tr> <td>Goodwill</td> <td style="text-align: right;">20 years</td> </tr> </table> <p>Leasehold rights (fixed-term land lease rights in general) are amortized on a straight-line basis over the life of each contract.</p>	Buildings	2 to 69 years	Structures	3 to 63 years	Machinery and equipment	7 to 28 years	Tools, furniture and fixtures	2 to 28 years	Goodwill	20 years
Buildings	2 to 69 years										
Structures	3 to 63 years										
Machinery and equipment	7 to 28 years										
Tools, furniture and fixtures	2 to 28 years										
Goodwill	20 years										
3. Accounting method for deferred assets	Investment corporation bond issuance costs Costs are amortized by the straight-line method over the redemption period.										
4. Recognition of allowance	Allowance for doubtful accounts The allowance for doubtful accounts consists of the individually estimated uncollectible amounts with respect to certain identified doubtful receivables and the amounts calculated using the rate of actual collection losses with respect to the other receivables.										
5. Recognition of revenues and expenses	<p>(1) Recognition of revenues The details of the main performance obligations related to revenue from contracts with DHR's customers and the usual timing for satisfying the performance obligations (the usual timing for recognition of revenue) are as follows.</p> <p>i) Sale of real estate properties For proceeds from sale of real estate properties, revenue is recognized at the time when the buyer, who is the customer, acquires control of the real estate property by the performance of the delivery obligation set out in the real estate sales contract.</p> <p>ii) Utilities expenses reimbursements (incidental revenues) Utilities expenses reimbursements are recognized according to the supply of electricity, water, and so forth to the lessee, who is the customer, in accordance with the details of the lease contract and attached agreements for a real estate property, etc. For utilities expenses reimbursements in which DHR is deemed to correspond to an agent, revenue is recognized as the net amount after deducting the payment amount to another service provider from the amount received as charges for electricity and water, etc. supplied by that other service provider.</p> <p>(2) Property-related taxes For property tax, city planning tax, depreciable asset tax and other tax for real properties held, etc., the amount of tax levied corresponding to the fiscal period is recorded as real estate rental expenses. The settlement money for property-related taxes for the year including the acquisition date that is paid to the transferor for acquisition of real estate, etc. is not recorded as real estate rental expenses but included in the acquisition costs for the related properties.</p>										

<p>6. Method of hedge accounting</p>	<p>(1) Method of hedge accounting The deferral hedge accounting is used; provided, however, that special treatment is applied for interest rate swaps when the swaps satisfy the requirements for special treatment.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swaps Hedged items: Interest on borrowings</p> <p>(3) Hedging policy DHR conducts derivative transactions for the purpose of hedging risks provided for in the Articles of Incorporation of DHR pursuant to the basic policy of risk management.</p> <p>(4) Method of assessing hedge effectiveness Assessment of hedging effectiveness is omitted when the material conditions for the notional principal of hedging instruments and those for hedged items are the same, and changes in cash flows of hedged items can be expected to be offset in full at the commencement of a hedge and continuously thereafter. In addition, the assessment of hedging effectiveness is omitted for interest rate swaps to which special treatment is applied.</p>
<p>7. Scope of cash in the statements of cash flows (cash and cash equivalents)</p>	<p>Cash in the statements of cash flows (cash and cash equivalents) includes cash on hand, cash in trust, demand deposits, deposits in trust, and highly liquid short-term investments that are readily convertible, carry little risk in price fluctuations, and mature within three months of the date of acquisition.</p>
<p>8. Other matters forming the basis of preparing the financial statements</p>	<p>(1) Accounting method for trust beneficiary interests in real estate With regard to trust beneficiary interests in real estate, all assets and liabilities as well as all revenues and expense items associated with all trust assets are accounted for under the respective account items of the balance sheets and statements of income. Of the trust assets accounted for under the respective account items, the following items with significance are separately indicated on the balance sheets.</p> <ul style="list-style-type: none"> i) Cash and deposits in trust ii) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust iii) Leasehold rights in trust iv) Lease and guarantee deposits in trust v) Tenant leasehold and security deposits in trust <p>(2) Accounting method for non-deductible consumption taxes Non-deductible consumption taxes for acquisition of assets are added on to the acquisition cost of each asset.</p>

(8) Notes to Financial Statements

Notes to Balance Sheets

- *1. Amount of reduction entries for property, plant and equipment acquired through government subsidies, etc.

	(Unit: Thousands of yen)	
	Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 2024)
Buildings in trust	23,413	23,413

- *2. Government bonds have been deposited with the Tokyo Legal Affairs Bureau as business security deposits in accordance with the Building Lots and Building Transaction Business Act.

	(Unit: Thousands of yen)	
	Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 2024)
Investment securities	9,515	9,532

- *3. Matters regarding provision and reversal of allowances for temporary difference adjustments
Previous fiscal period (From March 1, 2023 to August 31, 2023)

1. Reason for provision, reversal, related assets, etc., and amount of provision

(Unit: Thousands of yen)							
Related assets, etc.	Reason	Initial amount	Balance at beginning of period	Amount of provision during period	Amount of reversal during period	Balance at end of period	Reason for reversal
Goodwill	Amortization of goodwill	50,508	6,879,284	1,844,400	-	8,723,684	-

2. Specific method of reversal

Amortization of goodwill
In principle, no reversals are made.

Current fiscal period (From September 1, 2023 to February 29, 2024)

1. Reason for provision, reversal, related assets, etc., and amount of provision

(Unit: Thousands of yen)							
Related assets, etc.	Reason	Initial amount	Balance at beginning of period	Amount of provision during period	Amount of reversal during period	Balance at end of period	Reason for reversal
Goodwill	Amortization of goodwill	50,508	8,723,684	1,860,640	-	10,584,324	-

2. Specific method of reversal

Amortization of goodwill
In principle, no reversals are made.

- *4. Minimum net assets stipulated in Article 67, paragraph 4 of the Act on Investment Trusts and Investment Corporations

(Unit: Thousands of yen)	
Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 2024)
50,000	50,000

5. Commitment line contracts

DHR has commitment line contracts with four banks with which it has transaction.

	(Unit: Thousands of yen)	
	Previous fiscal period (As of August 31, 2023)	Current fiscal period (As of February 29, 2024)
Total amount specified in commitment line contracts	25,000,000	25,000,000
Loans executed and outstanding	—	—
Unused credit lines	25,000,000	25,000,000

Notes to Statements of Income

*1. Breakdown of income (loss) from real estate rental business

	(Unit: Thousands of yen)			
	Previous fiscal period (From March 1, 2023 to August 31, 2023)		Current fiscal period (From September 1, 2023 to February 29, 2024)	
A. Real estate rental revenues				
Rental revenues				
Rent	27,644,645		27,798,141	
Common area charges	562,679	28,207,324	576,806	28,374,947
Other rental revenues				
Facility charges	479,529		481,928	
Incidental revenues	562,263		503,599	
Other	321,696	1,363,489	282,928	1,268,456
Total real estate rental revenues	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	54,805		54,803	
Custodian fees	67,738		63,437	
Depreciation	5,602,550		5,650,264	
Other operating expenses	730,626	12,509,714	718,133	12,145,539
Total real estate rental expenses	12,509,714		12,145,539	
C. Income (loss) from real estate rental business (A – B)	17,061,100		17,497,863	

*2. Breakdown of gain (loss) on sale of real estate properties

Previous fiscal period (From March 1, 2023 to August 31, 2023)

	(Unit: Thousands of yen)
Castalia Meieki Minami	
Proceeds from sale of real estate properties	1,001,000
Cost of real estate properties sold	614,941
Other sales expenses	36,095
Gain (loss) on sale of real estate properties	349,963

Current fiscal period (From September 1, 2023 to February 29, 2024)

	(Unit: Thousands of yen)
FOLEO Hirakata (part of the land)	
Proceeds from sale of real estate properties	2,131
Cost of real estate properties sold	1,049
Other sales expenses	1,010
Gain (loss) on sale of real estate properties	71

*3. Breakdown of impairment losses

Previous fiscal period (From March 1, 2023 to August 31, 2023)

Not applicable.

Current fiscal period (From September 1, 2023 to February 29, 2024)

DHR recorded impairment losses on the following asset group.

(Unit: Thousands of yen)

Property name	Location	Type	Impairment loss
D Project Kaminokawa	Kawachi District, Tochigi	Buildings in trust, etc. Land in trust	539,598 349,844

When calculating impairment losses, DHR treats each property it owns as a single asset group. Regarding the property listed in the above table, because of the decision to sell it, its carrying amount in the balance sheet was reduced to the recoverable amount. The amount of that reduction was then recorded in the category of operating expenses as an impairment loss.

The recoverable amount is measured using the net realizable value of the property (expected sale price minus the estimated disposal costs).

The impairment losses arising from the sale are deemed to have the nature of operating expenses and classified as operating expenses in accordance with Article 48, paragraph 2 of the “Regulations on Accounting of Investment Corporations.”

Notes to Statements of Unitholders' Equity

* Total number of authorized investment units and total number of investment units issued

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Total number of authorized investment units	8,000,000 units	8,000,000 units
Total number of investment units issued	2,320,000 units	2,320,000 units

Notes to Statements of Cash Flows

* Reconciliation between cash and cash equivalents at end of period and relevant amount on the balance sheets

	(Unit: Thousands of yen)	
	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Cash and deposits	35,200,356	32,164,112
Cash and deposits in trust	19,677,731	19,340,799
Cash and cash equivalents	54,878,088	51,504,912

Investment and Rental Properties

DHR holds rental logistics, residential, retail, and other properties in the greater Tokyo area and other areas for rental revenues. The balance sheet carrying amounts, changes during the fiscal period, and fair values of these properties are as follows:

	(Unit: Thousands of yen)	
	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Balance sheet carrying amount		
Balance at beginning of period	846,548,890	845,374,619
Changes during period	(1,174,271)	4,452,508
Balance at end of period	845,374,619	849,827,127
Fair value at end of period	1,085,829,000	1,097,552,300

(Note 1) The balance sheet carrying amount is the acquisition cost less accumulated depreciation.

(Note 2) In changes during period, the increase in the previous fiscal period is mainly due to the acquisition of MIMARU Tokyo Akasaka (¥3,149,910 thousand), while the decrease is mainly due to the sale of Castalia Meieki Minami (¥614,941 thousand) and depreciation. The increase in the current fiscal period is mainly due to the acquisition of two properties (¥8,289,451 thousand) including MIMARU Tokyo Hatchobori, while the decrease is mainly due to the sale of a part of the land of FOLEO Hirakata (¥1,049 thousand), impairment losses (¥889,442 thousand) and depreciation.

(Note 3) The fair value at end of period is the appraisal value provided by external real estate appraisers.

The profit or loss concerning investment and rental properties is indicated under "Notes to Statements of Income."

Notes on Revenue Recognition

1. Information on disaggregation of revenue from contracts with customers

Previous fiscal period (From March 1, 2023 to August 31, 2023)

	(Unit: Thousands of yen)	
	Revenue from contracts with customers ^(Note 1)	Sales to external customers
Proceeds from sale of real estate properties	1,001,000	^(Note 2) 349,963
Utilities expenses reimbursements	544,220	544,220
Other	-	29,026,594
Total	1,545,220	29,920,778

- (Note 1) The above amounts do not include rental revenues, etc. subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” and transfer of real estate properties, etc. subject to the Japan Institute of Certified Public Accountants Accounting Practice Committee Statement No. 15 “Practical Guidelines on Accounting by Transferors for Securitization of Real Property by Using Special Purpose Companies” since these are not within the scope of application of the Accounting Standard for Revenue Recognition. Moreover, the main revenues from contracts with customers are proceeds from sale of real estate properties and utilities expenses reimbursements.
- (Note 2) Proceeds from sale of real estate properties are recorded in the statements of income as gain on sale of real estate properties (the net amount after deducting cost of real estate properties sold and other sales expenses from proceeds from sale of real estate properties). At DHR, gain on sale of real estate properties is recorded under operating revenues, while loss on sale of real estate properties is recorded under operating expenses. Therefore, in the above table, only the amount of gain on sale of real estate properties is presented.

Current fiscal period (From September 1, 2023 to February 29, 2024)

(Unit: Thousands of yen)

	Revenue from contracts with customers ^(Note 1)	Sales to external customers
Proceeds from sale of real estate properties	2,131	(Note 2) 71
Utilities expenses reimbursements	485,862	485,862
Other	-	29,157,541
Total	487,993	29,643,474

- (Note 1) The above amounts do not include rental revenues, etc. subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” and transfer of real estate properties, etc. subject to the Japan Institute of Certified Public Accountants Accounting Practice Committee Statement No. 15 “Practical Guidelines on Accounting by Transferors for Securitization of Real Property by Using Special Purpose Companies” since these are not within the scope of application of the Accounting Standard for Revenue Recognition. Moreover, the main revenues from contracts with customers are proceeds from sale of real estate properties and utilities expenses reimbursements.
- (Note 2) Proceeds from sale of real estate properties are recorded in the statements of income as gain on sale of real estate properties (the net amount after deducting cost of real estate properties sold and other sales expenses from proceeds from sale of real estate properties). At DHR, gain on sale of real estate properties is recorded under operating revenues, while loss on sale of real estate properties is recorded under operating expenses. Therefore, in the above table, only the amount of gain on sale of real estate properties is presented.

2. Information on basis for understanding revenue from contracts with customers

Previous fiscal period (From March 1, 2023 to August 31, 2023)

As indicated under “Notes on Important Accounting Policies.”

Current fiscal period (From September 1, 2023 to February 29, 2024)

As indicated under “Notes on Important Accounting Policies.”

3. Information regarding relationship between fulfillment of performance obligation in accordance with contracts with customers and cash flow arising from the contracts, as well as amounts and timing of revenue expected to be recognized in the following fiscal period onward from contracts with customers existing at the end of the current fiscal period

(1) Balances of contract assets and contract liabilities

(Unit: Thousands of yen)

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Receivables arising from contracts with customers (Balance at beginning of period)	231,488	235,342
Receivables arising from contracts with customers (Balance at end of period)	235,342	186,380
Contract assets (Balance at beginning of period)	-	-
Contract assets (Balance at end of period)	-	-
Contract liabilities (Balance at beginning of period)	-	-
Contract liabilities (Balance at end of period)	-	-

(2) Transaction price allocated to remaining performance obligations

Not applicable.

For utilities expenses reimbursements, DHR has the right to receive from customers the amount of consideration directly corresponding to the value to the lessee, who is the customer, for the portion for which performance is completed by the fiscal period end. Therefore, in accordance with paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition, revenue is recognized in the amount for which DHR has the right to request payment. Accordingly, DHR has applied the provision of paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition and does not include utilities expenses reimbursements in this note of the transaction price allocated to remaining performance obligations.

Per Unit Information

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Net assets per unit	¥223,350	¥222,199
Basic earnings per unit	¥4,838	¥4,473

(Note 1) Basic earnings per unit is calculated by dividing profit by the day-weighted average number of investment units for the period. Fully diluted earnings per investment unit is not stated, as there is no potential investment unit.

(Note 2) The basis for calculating basic earnings per unit is as follows:

	Previous fiscal period (From March 1, 2023 to August 31, 2023)	Current fiscal period (From September 1, 2023 to February 29, 2024)
Profit (Thousands of yen)	11,224,324	10,378,351
Amount not attributable to common unitholders (Thousands of yen)	-	-
Profit attributable to common investment units (Thousands of yen)	11,224,324	10,378,351
Average number of investment units for the period (Units)	2,320,000	2,320,000

Major Subsequent Events

Not applicable.

Additional Information

Notes on provision and reversal of allowances for temporary difference adjustments

Previous fiscal period (From March 1, 2023 to August 31, 2023)

- Reason for provision, related assets, etc., and amount of provision

(Unit: Thousands of yen)

Related assets, etc.	Reason for provision	Allowance for temporary difference adjustments
Goodwill	Amortization of goodwill	1,860,640

- Specific method of reversal

Amortization of goodwill
 In principle, no reversals are made.

Current fiscal period (From September 1, 2023 to February 29, 2024)

- Reason for provision, related assets, etc., and amount of provision

(Unit: Thousands of yen)

Related assets, etc.	Reason for provision	Allowance for temporary difference adjustments
Goodwill	Amortization of goodwill	1,887,597
Buildings in trust, etc.	Occurrence of impairment loss	889,442

- Specific method of reversal

Amortization of goodwill
 In principle, no reversals are made.

Buildings in trust, etc.
 At the time of the sale of the property, the amount to be treated will be reversed.

Omission of Disclosure

Disclosure is omitted for items for notes including lease transactions, financial instruments, securities, derivative transactions, related party transactions, tax effect accounting, retirement benefits, asset retirement obligations, segment information, equity in earnings or losses of equity-method investments, since necessity for their disclosure in the financial results report is not deemed significant.

(9) Changes in Number of Investment Units Issued

DHR's total number of investment units issued and changes in unitholders' capital for the most recent five years until February 29, 2024 are as follows:

Date	Event	Total number of investment units issued (Units)		Unitholders' capital (Millions of yen)		Remark
		Change	Balance	Change	Balance	
March 1, 2019	Capital increase through public offering	138,000	2,065,000	32,879	196,110	(Note 1)
March 26, 2019	Capital increase through third-party allotment	10,000	2,075,000	2,382	198,492	(Note 2)
March 2, 2020	Capital increase through public offering	121,000	2,196,000	33,273	231,766	(Note 3)
September 1, 2021	Capital increase through public offering	115,000	2,311,000	33,643	265,409	(Note 4)
September 28, 2021	Capital increase through third-party allotment	9,000	2,320,000	2,632	268,042	(Note 5)

(Note 1) Investment units were issued by public offering with an issue price of ¥245,784 per unit (paid-in amount: ¥238,260) in order to raise funds for the acquisition of new properties, etc.

(Note 2) Additional investment units were issued with a paid-in amount of ¥238,260 per unit in order to raise funds for the acquisition of new properties, etc.

(Note 3) Investment units were issued by public offering with an issue price of ¥283,670 per unit (paid-in amount: ¥274,986) in order to raise funds for the acquisition of new properties, etc.

(Note 4) Investment units were issued by public offering with an issue price of ¥301,791 per unit (paid-in amount: ¥292,552) in order to raise funds for the acquisition of new properties, etc.

(Note 5) Additional investment units were issued with a paid-in amount of ¥292,552 per unit in order to raise funds for the acquisition of new properties, etc.

(Note 6) There are no investment units that do not have voting rights in accordance with the provisions of Article 308, paragraph 2 of the Companies Act, as applied mutatis mutandis pursuant to Article 94 of the Investment Trusts Act (treasury investment units), or investment units that do not have voting rights in accordance with the provisions of Article 160 of the Regulation for Enforcement of the Act on Investment Trusts and Investment Corporations (Order of the Prime Minister's Office No. 129 of 2000, as amended; hereinafter referred to as the "Regulation for Enforcement of Investment Trusts Act") (cross-held investment units).

3. Reference Information

Status of DHR's Investment

(1) Portfolio List

i) Status of investment

The status of DHR's investment as of February 29, 2024 is shown below.

Type of assets	Asset class	Area (Note 1)		Total amount held (Millions of yen) (Note 2)	Percentage to total assets (%) (Note 3)	
Real estate	Residential properties	Three major metropolitan areas of Japan	Greater Tokyo area	23,215	2.4	
			Greater Nagoya area	905	0.1	
			Greater Osaka area	12,915	1.3	
		Other	3,284	0.3		
	Retail properties	Other	1,471	0.2		
Subtotal				41,792	4.4	
Trust beneficiary interest in real estate	Logistics properties	Three major metropolitan areas of Japan	Greater Tokyo area	326,406	34.1	
			Greater Nagoya area	14,998	1.6	
			Greater Osaka area	24,817	2.6	
		Other	83,460	8.7		
	Residential properties	Three major metropolitan areas of Japan	Greater Tokyo area	161,259	16.8	
			Greater Nagoya area	4,974	0.5	
			Greater Osaka area	5,818	0.6	
		Other	1,049	0.1		
	Retail properties	Three major metropolitan areas of Japan	Greater Tokyo area	31,818	3.3	
			Greater Nagoya area	2,390	0.2	
			Greater Osaka area	22,495	2.3	
		Other	61,591	6.4		
	Hotel properties	Three major metropolitan areas of Japan	Greater Tokyo area	12,855	1.3	
			Greater Nagoya area	5,276	0.6	
			Greater Osaka area	1,388	0.1	
		Other	7,934	0.8		
	Other assets	Three major metropolitan areas of Japan	Greater Tokyo area	3,103	0.3	
			Other	36,395	3.8	
	Subtotal				808,034	84.4
	Deposits and other assets				107,925	11.3
Total assets				957,752	100.0	

	Amount (Millions of yen)	Percentage to total assets (%) (Note 3)
Total liabilities	442,250	46.2
Total net assets	515,502	53.8

(Note 1) Three major metropolitan areas of Japan in "Area" are the Greater Tokyo area (Tokyo, Kanagawa, Saitama and Chiba), the Greater Nagoya area (Aichi, Gifu and Mie) and the Greater Osaka area (Osaka, Kyoto, Hyogo, Nara and Shiga). The same shall apply hereinafter.

(Note 2) "Total amount held" represents the amount recorded on the balance sheets as of February 29, 2024, which is rounded down to the nearest million yen. For real estate and trust beneficiary interest in real estate, the amounts are their acquisition prices (including expenses associated with the acquisition) less accumulated depreciation.

(Note 3) "Percentage to total assets" is rounded to the nearest tenth.

ii) Major investment securities

The status of investment securities held by DHR as of February 29, 2024 is shown below.

(Unit: Thousands of yen)

Type	Issue name	Total face value	Book value	Interest rate	Maturity	Accrued interest	Prepaid accrued interest	Fair value	Valuation gain or loss	Investment ratio	Remark
Government bonds	30-year principal-stripped government bonds (Series 27)	10,000	9,532	—	September 20, 2037	—	—	8,661	(871)	0.0%	Deposited as business security deposit
Total		10,000	9,532	—	—	—	—	8,661	(871)	0.0%	

iii) Summary of assets held

A. The summary of real estate or trust beneficiary interest in real estate (or referred as “real estate in trust”) held by DHR as of February 29, 2024 is shown below.

Asset class	Property number (Note 1)	Property name	Location (city or county, prefecture)	Acquisition date (Note 2)	Acquisition price (Note 3)		Book value (Millions of yen) (Note 5)	Assessed value at the end of period (Millions of yen) (Note 6)
					Price (Millions of yen)	Investment ratio (%) (Note 4)		
Logistics properties	LB-001	D Project Machida	Machida City, Tokyo	September 1, 2016	9,200	1.0	9,001	11,500
	LB-002	D Project Hachioji	Hachioji City, Tokyo	September 1, 2016	15,400	1.7	14,512	19,300
	LB-003	D Project Aikawa-Machi	Aiko District, Kanagawa	September 1, 2016	3,390	0.4	3,567	4,830
	LB-005	D Project Urayasu I	Urayasu City, Chiba	September 1, 2016	9,280	1.0	9,133	10,800
	LB-006	D Project Urayasu II	Urayasu City, Chiba	September 1, 2016	26,000	2.9	25,148	30,900
	LB-007	D Project Akanehama	Narashino City, Chiba	September 1, 2016	2,950	0.3	2,893	3,350
	LB-008	D Project Noda	Noda City, Chiba	September 1, 2016	6,210	0.7	5,940	7,330
	LB-009	D Project Inuyama (Note 7)	Inuyama City, Aichi	September 1, 2016	10,790	1.2	9,958	13,020
	LB-011	D Project Neyagawa	Neyagawa City, Osaka	September 1, 2016	5,980	0.7	5,615	7,260
	LB-013	D Project Morioka	Takizawa City, Iwate	September 1, 2016	1,200	0.1	1,149	1,210
	LB-015	D Project Tsuchiura	Tsuchiura City, Ibaraki	September 1, 2016	3,390	0.4	3,032	3,920
	LB-018	D Project Fukuoka Umi	Kasuya District, Fukuoka	September 1, 2016	4,240	0.5	3,930	5,570
	LB-019	D Project Tosu	Tosu City, Saga	September 1, 2016	5,740	0.6	5,072	7,050
	LB-020	D Project Kuki I	Kuki City, Saitama	September 1, 2016	3,900	0.4	3,599	5,000
	LB-021	D Project Kuki II	Kuki City, Saitama	September 1, 2016	8,120	0.9	7,825	10,100
	LB-022	D Project Kawagoe I	Kawagoe City, Saitama	September 1, 2016	3,530	0.4	3,287	4,430
	LB-023	D Project Kawagoe II	Kawagoe City, Saitama	September 1, 2016	4,850	0.5	4,525	6,150
	LB-024	DPL Inuyama	Inuyama City, Aichi	September 1, 2016	3,940	0.4	3,615	4,710
	LB-025	D Project Fukuoka Hakozaki	Fukuoka City, Fukuoka	September 1, 2016	4,340	0.5	4,024	5,280
	LB-026	D Project Kuki III	Kuki City, Saitama	September 1, 2016	7,630	0.8	6,984	9,510
	LB-027	D Project Kuki IV	Kuki City, Saitama	September 1, 2016	5,520	0.6	5,023	6,860
	LB-028	D Project Kuki V	Kuki City, Saitama	September 1, 2016	8,280	0.9	7,584	12,000
	LB-029	D Project Kuki VI	Kuki City, Saitama	September 1, 2016	5,140	0.6	4,647	6,890
	LB-030	D Project Yashio	Yashio City, Saitama	September 1, 2016	6,400	0.7	6,101	7,350
	LB-031	D Project Nishiyodogawa	Osaka City, Osaka	September 1, 2016	10,300	1.1	9,386	12,700
	LB-032	D Project Matsudo	Matsudo City, Chiba	September 1, 2016	7,370	0.8	6,912	8,550
	LB-033	D Project Hibiki Nada	Kitakyushu City, Fukuoka	September 28, 2016	2,080	0.2	1,866	2,370
	LB-034	D Project Morioka II	Takizawa City, Iwate	September 28, 2016	1,280	0.1	1,163	1,320
	LB-035	D Project Kawagoe III	Kawagoe City, Saitama	April 11, 2017	7,200	0.8	6,675	9,000
	LB-036	D Project Kazo	Kazo City, Saitama	April 11, 2017	3,300	0.4	3,082	4,070
	LB-037	D Project Urayasu III	Urayasu City, Chiba	April 11, 2017	8,500	0.9	8,391	10,500
	LB-038	D Project Tomisato	Tomisato City, Chiba	April 11, 2017	5,000	0.6	4,562	5,970
	LB-039	D Project Kyotanabe	Kyotanabe City, Kyoto	April 11, 2017	3,520	0.4	3,287	4,210
	LB-040	D Project Sendai Izumi	Sendai City, Miyagi	April 11, 2017	1,510	0.2	1,368	1,770
	LB-041	D Project Oyama	Oyama City, Tochigi	April 11, 2017	2,000	0.2	1,824	2,210
	LB-042	D Project Sano	Sano City, Tochigi	April 11, 2017	1,780	0.2	1,597	2,030
	LB-043	D Project Tatebayashi	Tatebayashi City, Gunma	April 11, 2017	3,100	0.3	2,811	3,530
	LB-044	D Project Kakegawa	Kakegawa City, Shizuoka	April 11, 2017	6,000	0.7	5,513	6,760
	LB-045	D Project Hiroshima Seifu	Hiroshima City, Hiroshima	April 11, 2017	3,820	0.4	3,518	4,610
	LB-046	D Project Tosu II	Tosu City, Saga	April 11, 2017	1,700	0.2	1,525	2,500
	LB-047	D Project Kawagoe IV	Kawagoe City, Saitama	April 10, 2018	5,600	0.6	5,547	6,650

Asset class	Property number (Note 1)	Property name	Location (city or county, prefecture)	Acquisition date (Note 2)	Acquisition price (Note 3)		Book value (Millions of yen) (Note 5)	Assessed value at the end of period (Millions of yen) (Note 6)
					Price (Millions of yen)	Investment ratio (%) (Note 4)		
Logistics properties	LB-048	D Project Kuki VII	Kuki City, Saitama	April 10, 2018	1,040	0.1	1,000	1,310
	LB-049	D Project Chibakita	Chiba City, Chiba	April 10, 2018	7,640	0.8	7,281	9,100
	LB-050	D Project Matsudo II	Matsudo City, Chiba	April 10, 2018	8,200	0.9	7,758	9,260
	LB-051	D Project Tomisato II	Tomisato City, Chiba	April 10, 2018	6,900	0.8	6,382	8,010
	LB-052	D Project Osaka Hirabayashi	Osaka City, Osaka	April 10, 2018	3,600	0.4	3,345	4,290
	LB-053	D Project Sendai Izumi II	Sendai City, Miyagi	April 10, 2018	7,300	0.8	6,655	8,630
	LB-054	D Project Kaminokawa	Kawachi District, Tochigi	April 10, 2018	7,900	0.9	6,492	6,510
	LB-055	D Project Fuji	Fuji City, Shizuoka	April 10, 2018	3,600	0.4	3,305	3,930
	LB-056	D Project Tosu III	Tosu City, Saga	April 10, 2018	9,200	1.0	8,471	10,800
	LB-057	D Project Kitahachioji I	Hachioji City, Tokyo	April 5, 2019	4,300	0.5	4,154	4,900
	LB-058	D Project Kitahachioji II	Hachioji City, Tokyo	April 5, 2019	5,700	0.6	5,531	6,460
	LB-059	D Project Kitahachioji III	Hachioji City, Tokyo	April 5, 2019	7,300	0.8	7,073	8,510
	LB-060	D Project Itabashi Shingashi	Itabashi Ward, Tokyo	April 10, 2019	12,300	1.4	12,155	14,500
	LB-061	D Project Sagamihara	Sagamihara City, Kanagawa	April 10, 2019	3,900	0.4	3,715	4,610
	LB-062	D Project Kuki VIII	Kuki City, Saitama	April 10, 2019	6,100	0.7	5,793	7,150
	LB-063	D Project Yokkaichi	Yokkaichi City, Mie	April 10, 2019	1,490	0.2	1,424	1,640
	LB-064	D Project Ibaraki Ishioka	Ishioka City, Ibaraki	April 10, 2019	4,050	0.4	3,827	4,570
	LB-065	D Project Wako A	Wako City, Saitama	September 3, 2021	10,750	1.2	10,600	12,100
	LB-066	D Project Hiratsuka	Hiratsuka City, Kanagawa	October 1, 2021	15,200	1.7	14,888	16,500
	LB-067	D Project Kadoma I	Kadoma City, Osaka	October 2, 2023	3,120	0.3	3,182	3,410
	LM-001	DPL Misato	Misato City, Saitama	April 11, 2017	16,831	1.9	16,044	20,500
	LM-002	DPL Fukuoka Kasuya	Kasuya District, Fukuoka	April 10, 2018	13,300	1.5	12,502	18,000
	LM-003	DPL Kitakyushu	Kitakyushu City, Fukuoka	September 27, 2018	3,510	0.4	3,196	4,020
	LM-004	DPL Nagareyama I	Nagareyama City, Chiba	April 3, 2020	32,600	3.6	31,603	36,900
	LM-005	DPL Shin-Narashino	Narashino City, Chiba	April 1, 2021	5,930	0.7	5,796	6,660
	LM-006	DPL Nagareyama III	Nagareyama City, Chiba	October 1, 2021	32,000	3.5	31,648	36,800
Total of 67 Logistics properties					473,241	52.2	449,045	562,140
Residential properties	RE-001	Qiz Ebisu	Shibuya Ward, Tokyo	March 22, 2006	7,650	0.8	7,279	11,300
	RE-002	Castalia Azabujuban Shichimenzaka	Minato Ward, Tokyo	March 22, 2006	4,500	0.5	4,065	5,110
	RE-003	Castalia Shibakoen	Minato Ward, Tokyo	March 22, 2006	2,630	0.3	2,354	2,970
	RE-004	Castalia Ginza	Chuo Ward, Tokyo	March 22, 2006	2,520	0.3	2,270	2,890
	RE-005	Castalia Hiroo	Minato Ward, Tokyo	March 22, 2006	2,220	0.2	2,043	2,370
	RE-006	Castalia Nihonbashi	Chuo Ward, Tokyo	March 22, 2006	1,200	0.1	1,046	1,460
	RE-007	Castalia Hachobori	Chuo Ward, Tokyo	March 7, 2007	2,300	0.3	2,049	2,870
	RE-008	Castalia Azabujuban	Minato Ward, Tokyo	June 21, 2007	2,910	0.3	2,744	3,240
	RE-009	Castalia Azabujuban II	Minato Ward, Tokyo	June 21, 2007	2,690	0.3	2,497	2,840
	RE-010	Castalia Shinjuku Natsumezaka	Shinjuku Ward, Tokyo	June 21, 2007	1,865	0.2	1,759	1,860
	RE-011	Castalia Ginza II	Chuo Ward, Tokyo	June 21, 2007	1,800	0.2	1,594	2,200
	RE-012	Castalia Shibuya Sakuragaoka	Shibuya Ward, Tokyo	June 21, 2007	1,400	0.2	1,332	1,520
	RE-013	Castalia Nishi Azabu Kasumicho	Minato Ward, Tokyo	April 1, 2010	2,143	0.2	2,253	2,960
	RE-014	Castalia Ochanomizu	Chiyoda Ward, Tokyo	April 1, 2010	1,770	0.2	1,642	2,750
	RE-015	Castalia Sangubashi	Shibuya Ward, Tokyo	April 1, 2010	1,393	0.2	1,432	2,050
	RE-016	Castalia Suitengu	Chuo Ward, Tokyo	April 1, 2010	1,279	0.1	1,142	1,810
	RE-017	Castalia Suitengu II	Chuo Ward, Tokyo	April 1, 2010	1,138	0.1	1,028	1,620
	RE-018	Castalia Shintomicho	Chuo Ward, Tokyo	April 1, 2010	932	0.1	860	1,290
	RE-019	Castalia Shintomicho II	Chuo Ward, Tokyo	April 1, 2010	825	0.1	775	1,140
	RE-020	Castalia Harajuku	Shibuya Ward, Tokyo	April 1, 2010	887	0.1	855	1,280
	RE-021	Castalia Yoyogi Uehara	Shibuya Ward, Tokyo	April 1, 2010	608	0.1	629	905
	RE-022	Castalia Sendagaya	Shibuya Ward, Tokyo	April 1, 2010	555	0.1	548	793
	RE-023	Castalia Shinjuku 7 chome	Shinjuku Ward, Tokyo	April 1, 2010	464	0.1	425	642
	RE-024	Castalia Ningyocho	Chuo Ward, Tokyo	April 1, 2010	947	0.1	840	1,620
	RE-025	Castalia Ningyocho II	Chuo Ward, Tokyo	April 1, 2010	1,070	0.1	933	1,730
	RE-026	Castalia Shin-Ochanomizu	Chiyoda Ward, Tokyo	April 1, 2010	914	0.1	848	1,350
	RE-027	Castalia Higashi Nihonbashi II	Chuo Ward, Tokyo	April 1, 2010	1,370	0.2	1,220	2,080
	RE-028	Castalia Jinbocho	Chiyoda Ward, Tokyo	April 1, 2010	1,160	0.1	1,067	1,770
	RE-029	Castalia Shintomicho III	Chuo Ward, Tokyo	April 1, 2010	675	0.1	616	932

Asset class	Property number (Note 1)	Property name	Location (city or county, prefecture)	Acquisition date (Note 2)	Acquisition price (Note 3)		Book value (Millions of yen) (Note 5)	Assessed value at the end of period (Millions of yen) (Note 6)
					Price (Millions of yen)	Investment ratio (%) (Note 4)		
Residential properties	RE-030	Castalia Shinjuku Gyoen	Shinjuku Ward, Tokyo	April 1, 2010	2,720	0.3	2,515	3,710
	RE-031	Castalia Takanawadai	Minato Ward, Tokyo	April 1, 2010	860	0.1	817	1,330
	RE-032	Castalia Higashi Nihonbashi III	Chuo Ward, Tokyo	April 1, 2010	666	0.1	605	934
	RE-033	Castalia Shinjuku Gyoen II	Shinjuku Ward, Tokyo	April 1, 2010	486	0.1	445	636
	RE-034	Castalia Shintomicho IV	Chuo Ward, Tokyo	April 1, 2010	400	0.0	383	583
	RE-035	Castalia Takanawadai II	Minato Ward, Tokyo	April 1, 2010	1,190	0.1	1,127	1,680
	RE-036	Castalia Minami Azabu	Minato Ward, Tokyo	April 1, 2010	642	0.1	609	925
	RE-037	Castalia Ginza III	Chuo Ward, Tokyo	April 1, 2010	2,880	0.3	2,696	3,740
	RE-038	Castalia Kayabacho	Chuo Ward, Tokyo	April 1, 2010	2,707	0.3	2,453	4,100
	RE-039	Castalia Takanawa	Minato Ward, Tokyo	April 1, 2010	7,430	0.8	7,251	11,000
	RE-040	Castalia Higashi Nihonbashi	Chuo Ward, Tokyo	April 1, 2010	3,520	0.4	3,152	5,020
	RE-041	Castalia Shinjuku	Shinjuku Ward, Tokyo	April 1, 2010	2,950	0.3	2,737	3,960
	RE-042	Castalia Ichigaya	Shinjuku Ward, Tokyo	June 29, 2010	940	0.1	830	1,560
	RE-043	Shibaura Island Bloom Tower	Minato Ward, Tokyo	October 18, 2011	7,580	0.8	5,843	9,970
	RE-044	Castalia Hatsudai	Shibuya Ward, Tokyo	December 19, 2011	2,030	0.2	1,913	2,780
	RE-045	Castalia Hatsudai II	Shibuya Ward, Tokyo	September 27, 2013	1,900	0.2	1,803	2,500
	RE-046	Castalia Ebisu	Shibuya Ward, Tokyo	September 27, 2013	1,420	0.2	1,347	1,890
	RE-047	Castalia Meguro Kamurozaka	Shinagawa Ward, Tokyo	December 20, 2005	4,500	0.5	3,907	5,390
	RE-048	Castalia Toritsudaigaku	Meguro Ward, Tokyo	March 22, 2006	648	0.1	560	553
	RE-049	Castalia Yukigaya	Ota Ward, Tokyo	March 7, 2007	1,110	0.1	957	1,370
	RE-050	Castalia Yutenji	Meguro Ward, Tokyo	June 21, 2007	1,450	0.2	1,281	1,520
	RE-051	Castalia Otsuka	Toshima Ward, Tokyo	June 21, 2007	1,480	0.2	1,301	1,860
	RE-052	Castalia Kikukawa	Sumida Ward, Tokyo	June 21, 2007	817	0.1	714	1,010
	RE-053	Castalia Meguro	Meguro Ward, Tokyo	April 1, 2010	844	0.1	841	1,410
	RE-054	Castalia Otsuka II	Toshima Ward, Tokyo	April 1, 2010	1,040	0.1	935	1,570
	RE-055	Castalia Jiyugaoka	Meguro Ward, Tokyo	April 1, 2010	1,200	0.1	1,152	1,730
	RE-056	Castalia Mejiro	Toshima Ward, Tokyo	April 1, 2010	988	0.1	925	1,310
	RE-057	Castalia Ikebukuro	Toshima Ward, Tokyo	April 1, 2010	2,570	0.3	2,346	3,410
	RE-058	Castalia Kaname-cho	Toshima Ward, Tokyo	April 1, 2010	1,140	0.1	1,055	1,570
	RE-059	Castalia Tower Shinagawa Seaside	Shinagawa Ward, Tokyo	April 1, 2010	7,380	0.8	6,593	11,100
	RE-060	Castalia Yakumo	Meguro Ward, Tokyo	April 1, 2010	857	0.1	803	993
	RE-061	Castalia Togoshiekimae	Shinagawa Ward, Tokyo	April 1, 2010	1,560	0.2	1,405	2,420
	RE-062	Castalia Honjo Azumabashi	Sumida Ward, Tokyo	April 1, 2010	996	0.1	929	1,430
	RE-063	Castalia Kitazawa	Setagaya Ward, Tokyo	April 1, 2010	742	0.1	721	1,030
	RE-064	Castalia Monzennakacho	Koto Ward, Tokyo	April 1, 2010	503	0.1	442	727
	RE-065	Castalia Kamiikedai	Ota Ward, Tokyo	April 1, 2010	198	0.0	172	87
	RE-066	Castalia Morishita	Koto Ward, Tokyo	April 1, 2010	832	0.1	757	1,230
	RE-067	Castalia Wakabayashikoen	Setagaya Ward, Tokyo	April 1, 2010	776	0.1	747	1,000
	RE-068	Castalia Asakusabashi	Taito Ward, Tokyo	April 1, 2010	792	0.1	725	1,110
	RE-069	Castalia Iriya	Taito Ward, Tokyo	April 1, 2010	546	0.1	493	761
	RE-070	Castalia Kita Ueno	Taito Ward, Tokyo	April 1, 2010	2,641	0.3	2,342	3,720
	RE-071	Castalia Morishita II	Koto Ward, Tokyo	April 1, 2010	686	0.1	604	1,020
	RE-072	Castalia Minowa	Taito Ward, Tokyo	April 1, 2010	1,430	0.2	1,254	1,890
	RE-073	Castalia Oyamadai	Setagaya Ward, Tokyo	April 1, 2010	533	0.1	498	713
	RE-074	Castalia Nakano	Nakano Ward, Tokyo	April 1, 2010	1,060	0.1	951	1,540
	RE-075	Castalia Yoga	Setagaya Ward, Tokyo	April 1, 2010	923	0.1	860	1,380
	RE-076	Castalia Sumiyoshi	Koto Ward, Tokyo	April 1, 2010	948	0.1	814	1,240
	RE-077	Castalia Monzennakacho II	Koto Ward, Tokyo	April 1, 2010	2,160	0.2	1,891	3,300
RE-078	Castalia Oshiage	Sumida Ward, Tokyo	April 1, 2010	1,100	0.1	913	1,390	
RE-079	Castalia Kuramae	Taito Ward, Tokyo	April 1, 2010	1,260	0.1	1,104	1,770	
RE-080	Castalia Nakanobu	Shinagawa Ward, Tokyo	June 29, 2010	1,790	0.2	1,577	2,730	
RE-081	Royal Parks Toyosu	Koto Ward, Tokyo	November 1, 2010	7,360	0.8	5,251	11,400	
RE-082	Castalia Togoshi	Shinagawa Ward, Tokyo	November 1, 2010	1,770	0.2	1,568	2,770	
RE-083	Castalia Ooimachi	Shinagawa Ward, Tokyo	June 30, 2011	1,181	0.1	1,072	1,810	
RE-084	Castalia Omori	Ota Ward, Tokyo	August 2, 2011	1,500	0.2	1,355	2,070	
RE-085	Castalia Mishuku	Setagaya Ward, Tokyo	October 7, 2011	1,900	0.2	1,744	2,760	

Asset class	Property number (Note 1)	Property name	Location (city or county, prefecture)	Acquisition date (Note 2)	Acquisition price (Note 3)		Book value (Millions of yen) (Note 5)	Assessed value at the end of period (Millions of yen) (Note 6)
					Price (Millions of yen)	Investment ratio (%) (Note 4)		
Residential properties	RE-086	Castalia Arakawa	Arakawa Ward, Tokyo	March 28, 2012	1,660	0.2	1,465	2,630
	RE-087	Castalia Omori II	Ota Ward, Tokyo	March 29, 2012	2,370	0.3	2,206	3,280
	RE-088	Castalia Nakameguro	Meguro Ward, Tokyo	November 29, 2012	3,800	0.4	3,687	5,230
	RE-089	Castalia Meguro Chojyamaru	Shinagawa Ward, Tokyo	September 27, 2013	2,030	0.2	2,012	2,830
	RE-090	Castalia Meguro Takaban	Meguro Ward, Tokyo	September 27, 2013	1,750	0.2	1,698	2,230
	RE-091	Castalia Omori III	Shinagawa Ward, Tokyo	September 27, 2013	1,520	0.2	1,415	2,000
	RE-093	Castalia Meguro Tairamachi	Meguro Ward, Tokyo	September 26, 2014	1,165	0.1	1,155	1,510
	RE-094	Royal Parks SEASIR	Adachi Ward, Tokyo	May 1, 2015	4,350	0.5	3,497	5,280
	RE-095	Castalia Honkomagome	Bunkyo Ward, Tokyo	May 1, 2015	1,520	0.2	1,430	2,060
	RE-096	Cosmo Heim Musashikosugi	Kawasaki City, Kanagawa	March 22, 2006	1,674	0.2	1,632	2,430
	RE-097	Castalia Tsurumi	Yokohama City, Kanagawa	June 21, 2007	666	0.1	576	884
	RE-098	Castalia Funabashi	Funabashi City, Chiba	April 1, 2010	704	0.1	643	917
	RE-099	Castalia Nishi Funabashi	Funabashi City, Chiba	April 1, 2010	783	0.1	707	1,100
	RE-105	Castalia Nogeeyama	Yokohama City, Kanagawa	April 1, 2010	325	0.0	296	412
	RE-106	Castalia Ichikawa	Ichikawa City, Chiba	April 1, 2010	461	0.1	395	654
	RE-107	Royal Parks Hanakoganei	Kodaira City, Tokyo	October 7, 2011	5,300	0.6	4,362	6,970
	RE-108	Castalia Musashikosugi	Kawasaki City, Kanagawa	September 27, 2013	1,680	0.2	1,584	2,090
	RE-109	Royal Parks Wakabadaï	Inagi City, Tokyo	March 28, 2014	4,360	0.5	3,189	4,900
	RE-110	Pacific Royal Court Minatomirai Urban Tower	Yokohama City, Kanagawa	May 1, 2015	9,100	1.0	6,743	11,800
	RE-111	L-Place Shinkoyasu	Yokohama City, Kanagawa	May 1, 2015	1,720	0.2	1,528	2,410
	RE-112	Royal Parks Musashikosugi	Kawasaki City, Kanagawa	May 1, 2015	1,060	0.1	839	1,390
	RE-116	Castalia Sakaisuji Honmachi	Osaka City, Osaka	April 1, 2010	1,490	0.2	1,282	2,150
	RE-117	Castalia Shin-Umeda	Osaka City, Osaka	April 1, 2010	1,376	0.2	1,180	1,970
	RE-118	Castalia Abeno	Osaka City, Osaka	April 1, 2010	4,368	0.5	3,942	6,700
	RE-119	Castalia Sakae	Nagoya City, Aichi	April 1, 2010	1,010	0.1	905	1,410
	RE-123	Castalia Higashi Hie	Fukuoka City, Fukuoka	April 1, 2010	960	0.1	829	1,260
	RE-124	Castalia Tower Nagahoribashi	Osaka City, Osaka	April 1, 2010	3,400	0.4	2,768	5,310
	RE-125	Castalia Sannomiya	Kobe City, Hyogo	April 1, 2010	1,230	0.1	1,023	1,700
	RE-126	Castalia Kotodaikoen	Sendai City, Miyagi	April 1, 2010	481	0.1	407	615
	RE-127	Castalia Ichibancho	Sendai City, Miyagi	April 1, 2010	783	0.1	646	1,020
	RE-128	Castalia Omachi	Sendai City, Miyagi	April 1, 2010	656	0.1	552	891
	RE-129	Castalia Uemachidai	Osaka City, Osaka	April 1, 2010	2,190	0.2	1,941	3,140
	RE-130	Castalia Tower Higobashi	Osaka City, Osaka	April 1, 2010	2,670	0.3	2,290	4,060
	RE-132	Castalia Fushimi	Nagoya City, Aichi	January 14, 2011	2,260	0.2	1,825	3,330
RE-134	Castalia Yakuin	Fukuoka City, Fukuoka	September 26, 2011	930	0.1	848	1,350	
RE-135	Castalia Mibu	Kyoto City, Kyoto	December 22, 2011	1,193	0.1	1,002	1,710	
RE-136	Castalia Tsutsujigaoka	Sendai City, Miyagi	September 3, 2012	1,208	0.1	1,049	1,920	
RE-138	Royal Parks Namba	Osaka City, Osaka	March 29, 2013	2,830	0.3	2,352	3,020	
RE-139	Castalia Shigahondori	Nagoya City, Aichi	June 26, 2013	1,730	0.2	1,436	2,480	
RE-140	Castalia Kyoto Nishioji	Kyoto City, Kyoto	November 2, 2015	973	0.1	948	1,160	
RE-141	Castalia Ningyocho III	Chuo Ward, Tokyo	September 28, 2016	2,000	0.2	1,885	3,100	
RE-142	Royal Parks Umejima	Adachi Ward, Tokyo	September 28, 2016	2,020	0.2	1,738	2,470	
RE-143	Castalia Shinsakae II	Nagoya City, Aichi	April 11, 2017	1,800	0.2	1,713	2,110	
RE-144	Castalia Sumiyoshi II	Koto Ward, Tokyo	February 21, 2022	1,420	0.2	1,506	1,520	
Total of 129 Residential properties					240,323	26.5	213,421	327,167
Retail properties	RM-001	ACROSSMALL Shinkamagaya	Kamagaya City, Chiba	September 1, 2016	7,770	0.9	7,264	8,980
	RM-002	FOLEO Hirakata	Hirakata City, Osaka	September 1, 2016	4,580	0.5	4,183	3,730
	RM-003	QiZ GATE URAWA	Saitama City, Saitama	September 1, 2016	4,270	0.5	4,050	4,580
	RM-004	UNICUS Takasaki	Takasaki City, Gunma	September 1, 2016	3,000	0.3	2,863	3,270
	RM-005	ACROSSPLAZA Miyoshi (Land)	Iruma District, Saitama	September 1, 2016	3,740	0.4	3,740	3,990
	RM-006	DREAM TOWN ALi	Aomori City, Aomori	September 1, 2016	8,100	0.9	7,643	8,440
	RM-007	ASOBOX (Land)	Kitakyushu City, Fukuoka	August 29, 2017	1,600	0.2	1,617	2,130
	RM-008	FOLEO Ome Imai	Ome City, Tokyo	August 29, 2017	3,800	0.4	3,600	4,030
	RM-009	FOLEO Otsu Ichiriyama	Otsu City, Shiga	April 3, 2018	8,100	0.9	7,727	8,710
	RM-010	FOLEO Hakata	Fukuoka City, Fukuoka	April 3, 2018	3,200	0.4	3,146	3,720

Asset class	Property number (Note 1)	Property name	Location (city or county, prefecture)	Acquisition date (Note 2)	Acquisition price (Note 3)		Book value (Millions of yen) (Note 5)	Assessed value at the end of period (Millions of yen) (Note 6)
					Price (Millions of yen)	Investment ratio (%) (Note 4)		
Retail properties	RM-011	ACROSSMALL Semboku (Land)	Sakai City, Osaka	December 7, 2018	3,250	0.4	3,383	3,930
	RM-012	iiias Tsukuba (Note 7)	Tsukuba City, Ibaraki	April 5, 2019	34,120	3.8	33,343	34,900
	RR-001	LIFE Sagamihara Wakamatsu	Sagamihara City, Kanagawa	September 1, 2016	1,670	0.2	1,626	1,930
	RR-002	FOLEO Sendai Miyanomori	Sendai City, Miyagi	September 1, 2016	6,960	0.8	6,806	7,630
	RR-003	ACROSSPLAZA Inazawa (Land)	Inazawa City, Aichi	September 1, 2016	2,390	0.3	2,390	2,650
	RR-004	Sports Depo and GOLF5 Kukurahigashi IC Store	Kitakyushu City, Fukuoka	September 28, 2016	2,230	0.2	2,053	2,490
	RR-005	Hiratsuka Retail Property (Land)	Hiratsuka City, Kanagawa	January 31, 2017	5,620	0.6	5,857	6,810
	RR-006	Royal Home Center Morinomiya (Land)	Osaka City, Osaka	March 27, 2018	4,500	0.5	4,541	5,310
	RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	Bunkyo Ward, Tokyo	April 5, 2019	750	0.1	759	785
	RR-008	FOLEO Shobu	Kuki City, Saitama	April 5, 2019	5,000	0.6	4,826	5,350
	RR-009	Hapias Kaita (Land)	Aki District, Hiroshima	December 13, 2019	1,400	0.2	1,471	1,550
	RU-001	COMBOX310	Mito City, Ibaraki	December 7, 2018	4,480	0.5	4,118	4,850
	RU-002	Sports Plaza Ibaraki	Ibaraki City, Osaka	August 31, 2020	2,689	0.3	2,658	2,710
Total of 23 Retail properties					123,219	13.6	119,672	132,475
Hotel properties	HO-001	Daiwa Roynet Hotel Yokohama Kannai	Yokohama City, Kanagawa	April 3, 2018	4,800	0.5	4,584	5,000
	HO-002	Super Hotel JR Nara Station Sanjo Street	Nara City, Nara	December 6, 2018	1,470	0.2	1,388	1,500
	HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	Nagoya City, Aichi	April 5, 2019	4,500	0.5	5,276	4,390
	HO-004	AMANEK Kanazawa	Kanazawa City, Ishikawa	November 29, 2019	5,200	0.6	4,935	5,150
	HO-005	Candeo Hotels Nagasaki Shinchi Chinatown	Nagasaki City, Nagasaki	September 30, 2020	3,140	0.3	2,998	3,440
	HO-006	MIMARU Tokyo Akasaka	Minato Ward, Tokyo	March 23, 2023	3,116	0.3	3,135	3,330
	HO-007	MIMARU Tokyo Hatchobori	Chuo Ward, Tokyo	September 1, 2023	5,114	0.6	5,135	5,480
Total of 7 Hotel properties					27,340	3.0	27,455	28,290
Other assets	OT-001	Urban Living Inage	Chiba City, Chiba	June 24, 2013	930	0.1	757	1,340
	OT-002	Aburatsubo Marina HILLS	Miura City, Kanagawa	September 1, 2014	1,100	0.1	972	1,320
	OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	Naha City, Okinawa	September 28, 2016	7,600	0.8	6,900	8,440
	OT-004	Sharp Hiroshima Building	Hiroshima City, Hiroshima	April 11, 2017	1,850	0.2	1,759	2,000
	OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	Ota Ward, Tokyo	March 12, 2019	1,380	0.2	1,374	1,380
	OT-006	GRANODE Hiroshima (Note 7)	Hiroshima City, Hiroshima	April 3, 2020	28,800	3.2	27,734	33,000
Total of 6 Other assets					41,660	4.6	39,498	47,480
Portfolio Total of 232 Properties					905,783	100.0	849,092	1,097,552

(Note 1) “Property number” is assigned for each property according to the use categories; L represents logistics properties, RE represents residential properties, R represents retail properties, HO represents hotel properties and OT represents other assets, which are further classified into LB (Built-to-Suit (BTS) type), LM (multi-tenant type), RR (roadside type), RM (mall type) and RU (urban type). The same shall apply hereinafter.

(Note 2) With regard to the properties acquired through past mergers, “Acquisition date” represents the effective date of the merger.

(Note 3) “Acquisition price” represents the purchase price stipulated in the respective purchase agreements of assets held by DHR (excluding expenses pertaining to acquisitions, settlement money such as taxes and public dues, consumption taxes etc., or guarantee deposits on leased land, etc.). However, the acquisition prices of properties previously owned by NCR have been presented as the appraisal values as of February 28, 2010, which were the prices received at the time of the merger with NCR, and the acquisition prices of properties previously owned by the former DHR have been presented as the appraisal values as of August 31, 2016, the prices received at the time of the merger with the former DHR.

(Note 4) “Investment ratio” represents the percentage of the acquisition price for each property to the total acquisition price of assets held, which is rounded to the nearest tenth.

(Note 5) “Book value” represents the amount recorded on the balance sheets as of February 29, 2024, which is rounded down to the nearest million yen. Construction in progress and construction in progress in trust are excluded.

- (Note 6) “Assessed value at the end of period” is the appraisal value as of February 29, 2024 provided by real estate appraisers (Daiwa Real Estate Appraisal Co., Ltd., Chuo Real Estate Appraisal Co., Ltd., The Tanizawa Sōgō Appraisal Co., Ltd., Japan Real Estate Institute and JLL Morii Valuation & Advisory K.K.) in accordance with the Articles of Incorporation of DHR as well as “Regulations on Accounting of Investment Corporations” (Cabinet Office Order No. 47 of 2006, as amended). The amounts are rounded down to the nearest million yen.
- (Note 7) Regarding “D Project Inuyama,” DHR made an additional acquisition on April 10, 2018 (acquisition price ¥2,100 million). The “Acquisition price” represents the total price for the existing building and additionally acquired building, and the “Acquisition date” represents the acquisition date for the existing building. Furthermore, regarding “iias Tsukuba,” because we acquired 30% quasi co-ownership on April 5, 2019 and made an additional acquisition of 70% quasi co-ownership on April 1, 2020 (acquisition price ¥23,800 million), we have listed the total of each acquisition price for the “Acquisition price” and the acquisition date of the initially acquired 30% quasi co-ownership as the “Acquisition date.” Also, regarding “GRANODE Hiroshima,” because we acquired 50% quasi co-ownership on April 3, 2020 and made an additional acquisition of 50% quasi co-ownership on September 3, 2021 (acquisition price ¥14,400 million), we have listed the total of each acquisition price for the “Acquisition price” and the acquisition date of the initially acquired 50% quasi co-ownership as the “Acquisition date.”

B. The leasable area, leased area, occupancy rate, number of tenants and annual rent of real estate or real estate in trust held by DHR as of February 29, 2024 are as follows:

Property number	Property name	Location (city or county, prefecture)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual rent (excluding consumption tax) (Millions of yen) (Note 5)
LB-001	D Project Machida	Machida City, Tokyo	50,490.39	50,490.39	100.0	1	(Note 6)
LB-002	D Project Hachioji	Hachioji City, Tokyo	62,394.17	62,394.17	100.0	2	(Note 6)
LB-003	D Project Aikawa-Machi	Aiko District, Kanagawa	14,240.84	14,240.84	100.0	1	(Note 6)
LB-005	D Project Urayasu I	Urayasu City, Chiba	36,515.81	36,515.81	100.0	1	(Note 6)
LB-006	D Project Urayasu II	Urayasu City, Chiba	72,320.01	72,320.01	100.0	1	(Note 6)
LB-007	D Project Akanehama	Narashino City, Chiba	11,663.39	11,663.39	100.0	1	(Note 6)
LB-008	D Project Noda	Noda City, Chiba	29,232.53	29,232.53	100.0	1	(Note 6)
LB-009	D Project Inuyama	Inuyama City, Aichi	54,197.80	54,197.80	100.0	2	(Note 6)
LB-011	D Project Neyagawa	Neyagawa City, Osaka	11,151.51	11,151.51	100.0	1	(Note 6)
LB-013	D Project Morioka	Takizawa City, Iwate	9,558.32	9,558.32	100.0	1	(Note 6)
LB-015	D Project Tsuchiura	Tsuchiura City, Ibaraki	17,448.86	17,448.86	100.0	1	(Note 6)
LB-018	D Project Fukuoka Umi	Kasuya District, Fukuoka	24,729.56	24,729.56	100.0	4	272
LB-019	D Project Tosu	Tosu City, Saga	17,858.01	17,858.01	100.0	2	(Note 6)
LB-020	D Project Kuki I	Kuki City, Saitama	22,708.72	22,708.72	100.0	1	(Note 6)
LB-021	D Project Kuki II	Kuki City, Saitama	50,498.00	50,498.00	100.0	1	(Note 6)
LB-022	D Project Kawagoe I	Kawagoe City, Saitama	16,150.88	16,150.88	100.0	1	205
LB-023	D Project Kawagoe II	Kawagoe City, Saitama	19,872.00	19,872.00	100.0	1	285
LB-024	DPL Inuyama	Inuyama City, Aichi	21,628.50	21,628.50	100.0	1	(Note 6)
LB-025	D Project Fukuoka Hakozaki	Fukuoka City, Fukuoka	34,710.80	34,710.80	100.0	1	(Note 6)
LB-026	D Project Kuki III	Kuki City, Saitama	26,937.41	26,937.41	100.0	1	(Note 6)
LB-027	D Project Kuki IV	Kuki City, Saitama	26,460.00	26,460.00	100.0	1	(Note 6)
LB-028	D Project Kuki V	Kuki City, Saitama	47,320.89	47,320.89	100.0	1	(Note 6)
LB-029	D Project Kuki VI	Kuki City, Saitama	29,244.66	29,244.66	100.0	1	(Note 6)
LB-030	D Project Yashio	Yashio City, Saitama	21,965.04	21,965.04	100.0	2	(Note 6)
LB-031	D Project Nishiyodogawa	Osaka City, Osaka	39,584.80	39,584.80	100.0	1	(Note 6)
LB-032	D Project Matsudo	Matsudo City, Chiba	26,776.67	26,776.67	100.0	1	(Note 6)
LB-033	D Project Hibiki Nada	Kitakyushu City, Fukuoka	23,933.75	23,933.75	100.0	1	(Note 6)
LB-034	D Project Morioka II	Takizawa City, Iwate	4,481.00	4,481.00	100.0	1	(Note 6)
LB-035	D Project Kawagoe III	Kawagoe City, Saitama	39,572.32	39,572.32	100.0	1	(Note 6)
LB-036	D Project Kazo	Kazo City, Saitama	18,437.60	18,437.60	100.0	2	(Note 6)
LB-037	D Project Urayasu III	Urayasu City, Chiba	39,441.32	39,441.32	100.0	1	(Note 6)
LB-038	D Project Tomisato	Tomisato City, Chiba	36,113.25	36,113.25	100.0	1	(Note 6)
LB-039	D Project Kyotanabe	Kyotanabe City, Kyoto	10,965.68	10,965.68	100.0	1	(Note 6)
LB-040	D Project Sendai Izumi	Sendai City, Miyagi	10,764.05	10,764.05	100.0	1	(Note 6)
LB-041	D Project Oyama	Oyama City, Tochigi	14,106.91	14,106.91	100.0	1	(Note 6)
LB-042	D Project Sano	Sano City, Tochigi	15,668.44	15,668.44	100.0	1	(Note 6)
LB-043	D Project Tatebayashi	Tatebayashi City, Gunma	13,521.56	13,521.56	100.0	1	(Note 6)
LB-044	D Project Kakegawa	Kakegawa City, Shizuoka	39,341.44	39,341.44	100.0	1	(Note 6)
LB-045	D Project Hiroshima Seifu	Hiroshima City, Hiroshima	19,004.72	19,004.72	100.0	1	(Note 6)
LB-046	D Project Tosu II	Tosu City, Saga	13,012.50	13,012.50	100.0	1	(Note 6)
LB-047	D Project Kawagoe IV	Kawagoe City, Saitama	24,684.47	24,684.47	100.0	1	320
LB-048	D Project Kuki VII	Kuki City, Saitama	3,225.46	3,225.46	100.0	1	(Note 6)
LB-049	D Project Chibakita	Chiba City, Chiba	24,368.86	24,368.86	100.0	1	(Note 6)
LB-050	D Project Matsudo II	Matsudo City, Chiba	25,305.82	25,305.82	100.0	1	(Note 6)
LB-051	D Project Tomisato II	Tomisato City, Chiba	40,870.56	40,870.56	100.0	1	(Note 6)
LB-052	D Project Osaka Hirabayashi	Osaka City, Osaka	22,485.08	22,485.08	100.0	1	(Note 6)
LB-053	D Project Sendai Izumi II	Sendai City, Miyagi	39,580.46	39,580.46	100.0	1	(Note 6)
LB-054	D Project Kaminokawa	Kawachi District, Tochigi	52,239.75	52,239.75	100.0	1	(Note 6)
LB-055	D Project Fuji	Fuji City, Shizuoka	23,795.40	23,795.40	100.0	1	(Note 6)
LB-056	D Project Tosu III	Tosu City, Saga	65,215.07	65,215.07	100.0	1	(Note 6)
LB-057	D Project Kitahachioji I	Hachioji City, Tokyo	16,523.82	16,523.82	100.0	1	(Note 6)
LB-058	D Project Kitahachioji II	Hachioji City, Tokyo	21,402.20	21,402.20	100.0	1	(Note 6)
LB-059	D Project Kitahachioji III	Hachioji City, Tokyo	27,457.34	27,457.34	100.0	2	(Note 6)

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Property number	Property name	Location (city or county, prefecture)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual rent (excluding consumption tax) (Millions of yen) (Note 5)
LB-060	D Project Itabashi Shingashi	Itabashi Ward, Tokyo	33,763.46	33,763.46	100.0	1	(Note 6)
LB-061	D Project Sagamihara	Sagamihara City, Kanagawa	16,599.30	16,599.30	100.0	1	205
LB-062	D Project Kuki VIII	Kuki City, Saitama	29,410.54	29,410.54	100.0	1	(Note 6)
LB-063	D Project Yokkaichi	Yokkaichi City, Mie	6,185.46	6,185.46	100.0	1	(Note 6)
LB-064	D Project Ibaraki Ishioka	Ishioka City, Ibaraki	24,493.54	24,493.54	100.0	1	(Note 6)
LB-065	D Project Wako A	Wako City, Saitama	39,258.06	39,258.06	100.0	1	(Note 6)
LB-066	D Project Hiratsuka	Hiratsuka City, Kanagawa	65,272.52	65,272.52	100.0	1	(Note 6)
LB-067	D Project Kadoma I	Kadoma City, Osaka	12,194.39	12,194.39	100.0	1	(Note 6)
LM-001	DPL Misato	Misato City, Saitama	55,861.44	55,861.44	100.0	1	(Note 6)
LM-002	DPL Fukuoka Kasuya	Kasuya District, Fukuoka	73,757.39	73,757.39	100.0	1	(Note 6)
LM-003	DPL Kitakyushu	Kitakyushu City, Fukuoka	26,672.98	26,672.98	100.0	1	(Note 6)
LM-004	DPL Nagareyama I	Nagareyama City, Chiba	124,489.93	124,489.93	100.0	1	(Note 6)
LM-005	DPL Shin-Narashino	Narashino City, Chiba	12,686.30	12,686.30	100.0	1	(Note 6)
LM-006	DPL Nagareyama III	Nagareyama City, Chiba	106,859.16	106,859.16	100.0	1	(Note 6)
Total of 67 Logistics properties			2,108,682.87	2,108,682.87	100.0	76	26,728
RE-001	Qiz Ebisu	Shibuya Ward, Tokyo	5,230.39	5,006.77	95.7	1	449
RE-002	Castalia Azabujuban Shichimenzaka	Minato Ward, Tokyo	3,492.93	3,329.73	95.3	1	220
RE-003	Castalia Shibakoen	Minato Ward, Tokyo	2,707.51	2,707.51	100.0	1	144
RE-004	Castalia Ginza	Chuo Ward, Tokyo	2,226.42	2,167.28	97.3	1	130
RE-005	Castalia Hiroo	Minato Ward, Tokyo	1,621.59	1,621.59	100.0	1	103
RE-006	Castalia Nihonbashi	Chuo Ward, Tokyo	1,458.73	1,432.75	98.2	1	79
RE-007	Castalia Hacchobori	Chuo Ward, Tokyo	2,969.57	2,969.57	100.0	1	139
RE-008	Castalia Azabujuban	Minato Ward, Tokyo	2,400.00	2,360.47	98.4	1	148
RE-009	Castalia Azabujuban II	Minato Ward, Tokyo	2,094.58	2,004.44	95.7	1	132
RE-010	Castalia Shinjuku Natsume-zaka	Shinjuku Ward, Tokyo	1,917.62	1,873.43	97.7	1	94
RE-011	Castalia Ginza II	Chuo Ward, Tokyo	1,817.56	1,790.03	98.5	1	105
RE-012	Castalia Shibuya Sakuragaoka	Shibuya Ward, Tokyo	1,123.80	1,067.57	95.0	1	73
RE-013	Castalia Nishi Azabu Kasumicho	Minato Ward, Tokyo	2,779.77	2,667.91	96.0	1	150
RE-014	Castalia Ochanomizu	Chiyoda Ward, Tokyo	2,559.21	2,467.07	96.4	1	123
RE-015	Castalia Sangubashi	Shibuya Ward, Tokyo	1,898.47	1,898.47	100.0	1	88
RE-016	Castalia Suitengu	Chuo Ward, Tokyo	1,940.94	1,940.94	100.0	1	94
RE-017	Castalia Suitengu II	Chuo Ward, Tokyo	1,858.34	1,858.34	100.0	1	86
RE-018	Castalia Shintomicho	Chuo Ward, Tokyo	1,444.52	1,444.52	100.0	1	69
RE-019	Castalia Shintomicho II	Chuo Ward, Tokyo	1,244.54	1,244.54	100.0	1	59
RE-020	Castalia Harajuku	Shibuya Ward, Tokyo	1,225.26	1,165.68	95.1	1	54
RE-021	Castalia Yoyogi Uehara	Shibuya Ward, Tokyo	811.95	811.95	100.0	1	45
RE-022	Castalia Sendagaya	Shibuya Ward, Tokyo	803.03	638.40	79.5	1	33
RE-023	Castalia Shinjuku 7 chome	Shinjuku Ward, Tokyo	957.60	957.60	100.0	1	38
RE-024	Castalia Ningyocho	Chuo Ward, Tokyo	1,747.90	1,691.69	96.8	1	78
RE-025	Castalia Ningyocho II	Chuo Ward, Tokyo	1,826.80	1,826.80	100.0	1	83
RE-026	Castalia Shin-Ochanomizu	Chiyoda Ward, Tokyo	1,308.38	1,308.38	100.0	1	67
RE-027	Castalia Higashi Nihonbashi II	Chuo Ward, Tokyo	2,117.46	2,085.65	98.5	1	101
RE-028	Castalia Jinbocho	Chiyoda Ward, Tokyo	1,628.80	1,599.32	98.2	1	87
RE-029	Castalia Shintomicho III	Chuo Ward, Tokyo	972.51	972.51	100.0	1	49
RE-030	Castalia Shinjuku Gyoen	Shinjuku Ward, Tokyo	3,594.16	3,594.16	100.0	1	163
RE-031	Castalia Takanawadai	Minato Ward, Tokyo	1,147.44	1,147.44	100.0	1	59
RE-032	Castalia Higashi Nihonbashi III	Chuo Ward, Tokyo	1,105.20	1,105.20	100.0	1	48
RE-033	Castalia Shinjuku Gyoen II	Shinjuku Ward, Tokyo	668.79	644.02	96.3	1	31
RE-034	Castalia Shintomicho IV	Chuo Ward, Tokyo	681.00	681.00	100.0	1	33
RE-035	Castalia Takanawadai II	Minato Ward, Tokyo	1,567.84	1,536.46	98.0	1	79
RE-036	Castalia Minami Azabu	Minato Ward, Tokyo	882.67	847.62	96.0	1	44
RE-037	Castalia Ginza III	Chuo Ward, Tokyo	3,494.42	3,448.47	98.7	1	176
RE-038	Castalia Kayabacho	Chuo Ward, Tokyo	4,602.95	4,547.39	98.8	1	198
RE-039	Castalia Takanawa	Minato Ward, Tokyo	10,408.26	10,174.31	97.8	1	497
RE-040	Castalia Higashi Nihonbashi	Chuo Ward, Tokyo	6,442.28	6,273.47	97.4	1	282
RE-041	Castalia Shinjuku	Shinjuku Ward, Tokyo	3,150.80	3,150.80	100.0	1	179

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Property number	Property name	Location (city or county, prefecture)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual rent (excluding consumption tax) (Millions of yen) (Note 5)
RE-042	Castalia Ichigaya	Shinjuku Ward, Tokyo	1,546.34	1,388.16	89.8	1	78
RE-043	Shibaura Island Bloom Tower	Minato Ward, Tokyo	16,849.50	16,226.08	96.3	2	768
RE-044	Castalia Hatsudai	Shibuya Ward, Tokyo	3,077.05	3,039.93	98.8	1	142
RE-045	Castalia Hatsudai II	Shibuya Ward, Tokyo	2,339.42	2,312.16	98.8	1	117
RE-046	Castalia Ebisu	Shibuya Ward, Tokyo	1,659.71	1,659.71	100.0	1	87
RE-047	Castalia Meguro Kamurozaka	Shinagawa Ward, Tokyo	4,967.97	4,922.58	99.1	1	257
RE-048	Castalia Toritsudaigaku	Meguro Ward, Tokyo	863.70	837.26	96.9	1	38
RE-049	Castalia Yukigaya	Ota Ward, Tokyo	1,542.30	1,460.10	94.7	1	68
RE-050	Castalia Yutenji	Meguro Ward, Tokyo	1,380.35	1,343.85	97.4	1	75
RE-051	Castalia Otsuka	Toshima Ward, Tokyo	1,871.70	1,817.84	97.1	1	94
RE-052	Castalia Kikukawa	Sumida Ward, Tokyo	1,168.18	1,168.18	100.0	1	54
RE-053	Castalia Meguro	Meguro Ward, Tokyo	1,414.73	1,355.18	95.8	1	64
RE-054	Castalia Otsuka II	Toshima Ward, Tokyo	1,784.50	1,784.50	100.0	1	76
RE-055	Castalia Jiyugaoka	Meguro Ward, Tokyo	1,472.47	1,393.05	94.6	1	76
RE-056	Castalia Mejiro	Toshima Ward, Tokyo	1,658.90	1,658.90	100.0	1	67
RE-057	Castalia Ikebukuro	Toshima Ward, Tokyo	3,644.35	3,561.07	97.7	1	168
RE-058	Castalia Kaname-cho	Toshima Ward, Tokyo	1,624.06	1,624.06	100.0	1	78
RE-059	Castalia Tower Shinagawa Seaside	Shinagawa Ward, Tokyo	12,732.35	12,470.85	97.9	1	563
RE-060	Castalia Yakumo	Meguro Ward, Tokyo	1,276.91	1,276.91	100.0	1	48
RE-061	Castalia Togoshiekimae	Shinagawa Ward, Tokyo	2,014.12	2,014.12	100.0	1	106
RE-062	Castalia Honjo Azumabashi	Sumida Ward, Tokyo	2,255.88	2,255.88	100.0	1	77
RE-063	Castalia Kitazawa	Setagaya Ward, Tokyo	1,220.16	1,220.16	100.0	1	52
RE-064	Castalia Monzennakacho	Koto Ward, Tokyo	887.94	887.94	100.0	1	34
RE-065	Castalia Kamiikedai	Ota Ward, Tokyo	414.45	103.29	24.9	1	7
RE-066	Castalia Morishita	Koto Ward, Tokyo	1,383.90	1,383.90	100.0	1	65
RE-067	Castalia Wakabayashikoen	Setagaya Ward, Tokyo	1,425.43	1,425.43	100.0	1	55
RE-068	Castalia Asakusabashi	Taito Ward, Tokyo	1,537.84	1,507.76	98.0	1	66
RE-069	Castalia Iriya	Taito Ward, Tokyo	1,415.15	1,415.15	100.0	1	48
RE-070	Castalia Kita Ueno	Taito Ward, Tokyo	4,197.66	4,197.66	100.0	1	181
RE-071	Castalia Morishita II	Koto Ward, Tokyo	1,275.60	1,275.60	100.0	1	56
RE-072	Castalia Minowa	Taito Ward, Tokyo	2,406.41	2,381.29	99.0	1	101
RE-073	Castalia Oyamadai	Setagaya Ward, Tokyo	857.32	857.32	100.0	1	34
RE-074	Castalia Nakano	Nakano Ward, Tokyo	1,613.86	1,576.92	97.7	1	72
RE-075	Castalia Yoga	Setagaya Ward, Tokyo	1,472.38	1,447.37	98.3	1	66
RE-076	Castalia Sumiyoshi	Koto Ward, Tokyo	1,362.60	1,362.60	100.0	1	66
RE-077	Castalia Monzennakacho II	Koto Ward, Tokyo	3,038.98	3,038.98	100.0	1	135
RE-078	Castalia Oshiage	Sumida Ward, Tokyo	1,785.24	1,785.24	100.0	1	76
RE-079	Castalia Kuramae	Taito Ward, Tokyo	1,994.93	1,994.93	100.0	1	86
RE-080	Castalia Nakanobu	Shinagawa Ward, Tokyo	2,421.82	2,276.25	94.0	1	131
RE-081	Royal Parks Toyosu	Koto Ward, Tokyo	18,112.03	18,112.03	100.0	1	658
RE-082	Castalia Togoshi	Shinagawa Ward, Tokyo	2,629.59	2,583.29	98.2	1	146
RE-083	Castalia Ooimachi	Shinagawa Ward, Tokyo	1,413.75	1,413.75	100.0	1	82
RE-084	Castalia Omori	Ota Ward, Tokyo	2,046.36	2,046.36	100.0	1	101
RE-085	Castalia Mishuku	Setagaya Ward, Tokyo	2,640.86	2,610.86	98.9	1	136
RE-086	Castalia Arakawa	Arakawa Ward, Tokyo	3,797.92	3,737.92	98.4	1	134
RE-087	Castalia Omori II	Ota Ward, Tokyo	2,818.70	2,777.37	98.5	1	155
RE-088	Castalia Nakameguro	Meguro Ward, Tokyo	3,166.71	2,999.32	94.7	1	225
RE-089	Castalia Meguro Chojyamaru	Shinagawa Ward, Tokyo	2,123.77	2,123.77	100.0	1	127
RE-090	Castalia Meguro Takaban	Meguro Ward, Tokyo	1,961.52	1,930.71	98.4	1	101
RE-091	Castalia Omori III	Shinagawa Ward, Tokyo	2,004.80	1,970.60	98.3	1	96
RE-093	Castalia Meguro Tairamachi	Meguro Ward, Tokyo	1,278.52	1,278.52	100.0	1	66
RE-094	Royal Parks SEASIR	Adachi Ward, Tokyo	17,269.74	17,269.74	100.0	1	460
RE-095	Castalia Honkomagome	Bunkyo Ward, Tokyo	2,224.41	2,147.93	96.6	1	102
RE-096	Cosmo Heim Musashikosugi	Kawasaki City, Kanagawa	4,208.83	4,208.83	100.0	1	113
RE-097	Castalia Tsurumi	Yokohama City, Kanagawa	1,452.09	1,452.09	100.0	1	54
RE-098	Castalia Funabashi	Funabashi City, Chiba	1,552.01	1,461.60	94.2	1	59
RE-099	Castalia Nishi Funabashi	Funabashi City, Chiba	1,597.32	1,577.60	98.8	1	66

Daiwa House REIT Investment Corporation (8984)
Financial Results for the Fiscal Period Ended February 29, 2024

Property number	Property name	Location (city or county, prefecture)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual rent (excluding consumption tax) (Millions of yen) (Note 5)
RE-105	Castalia Nogeeyama	Yokohama City, Kanagawa	744.90	720.07	96.7	1	26
RE-106	Castalia Ichikawa	Ichikawa City, Chiba	876.89	876.89	100.0	1	39
RE-107	Royal Parks Hanakoganei	Kodaira City, Tokyo	18,153.57	18,153.57	100.0	1	460
RE-108	Castalia Musashikosugi	Kawasaki City, Kanagawa	2,179.80	2,155.73	98.9	1	111
RE-109	Royal Parks Wakabadai	Inagi City, Tokyo	21,367.93	21,367.93	100.0	2	494
RE-110	Pacific Royal Court Minatomirai Urban Tower	Yokohama City, Kanagawa	26,294.49	26,294.49	100.0	1	1,004
RE-111	L-Place Shinkoyasu	Yokohama City, Kanagawa	3,009.74	3,009.74	100.0	1	111
RE-112	Royal Parks Musashikosugi	Kawasaki City, Kanagawa	3,808.97	3,808.97	100.0	1	134
RE-116	Castalia Sakaisuji Honmachi	Osaka City, Osaka	3,471.39	3,440.37	99.1	1	119
RE-117	Castalia Shin-Umeda	Osaka City, Osaka	3,279.90	3,279.90	100.0	1	108
RE-118	Castalia Abeno	Osaka City, Osaka	10,920.75	10,703.25	98.0	1	339
RE-119	Castalia Sakae	Nagoya City, Aichi	2,836.00	2,688.66	94.8	1	84
RE-123	Castalia Higashi Hie	Fukuoka City, Fukuoka	3,061.60	3,037.10	99.2	1	86
RE-124	Castalia Tower Nagahoribashi	Osaka City, Osaka	8,747.40	8,645.88	98.8	1	318
RE-125	Castalia Sannomiya	Kobe City, Hyogo	3,071.60	3,044.89	99.1	1	103
RE-126	Castalia Kotodaikoen	Sendai City, Miyagi	1,684.10	1,654.41	98.2	1	46
RE-127	Castalia Ichibancho	Sendai City, Miyagi	2,800.32	2,755.41	98.4	1	72
RE-128	Castalia Omachi	Sendai City, Miyagi	2,149.08	2,089.46	97.2	1	60
RE-129	Castalia Uemachidai	Osaka City, Osaka	5,415.39	5,415.39	100.0	1	174
RE-130	Castalia Tower Higobashi	Osaka City, Osaka	6,230.20	6,091.13	97.8	1	253
RE-132	Castalia Fushimi	Nagoya City, Aichi	7,022.69	6,673.29	95.0	1	201
RE-134	Castalia Yakuin	Fukuoka City, Fukuoka	2,784.83	2,738.72	98.3	1	83
RE-135	Castalia Mibu	Kyoto City, Kyoto	2,828.39	2,724.86	96.3	1	90
RE-136	Castalia Tsutsujigaoka	Sendai City, Miyagi	4,471.11	4,222.07	94.4	1	106
RE-138	Royal Parks Namba	Osaka City, Osaka	10,354.15	10,354.15	100.0	1	261
RE-139	Castalia Shigahondori	Nagoya City, Aichi	5,086.69	4,945.93	97.2	1	141
RE-140	Castalia Kyoto Nishioji	Kyoto City, Kyoto	2,035.37	1,934.38	95.0	1	62
RE-141	Castalia Ningyocho III	Chuo Ward, Tokyo	2,897.06	2,868.08	99.0	1	140
RE-142	Royal Parks Umejima	Adachi Ward, Tokyo	6,828.78	6,828.78	100.0	1	191
RE-143	Castalia Shimsakae II	Nagoya City, Aichi	4,425.46	4,425.46	100.0	1	114
RE-144	Castalia Sumiyoshi II	Koto Ward, Tokyo	1,687.89	1,572.67	93.2	1	69
Total of 129 Residential properties			444,613.52	437,993.33	98.5	131	17,884
RM-001	ACROSSMALL Shinkamagaya	Kamagaya City, Chiba	41,742.84	41,742.84	100.0	1	561
RM-002	FOLEO Hirakata	Hirakata City, Osaka	16,385.56 (Note 7)	15,459.06 (Note 7)	94.3	1	341
RM-003	QiZ GATE URAWA	Saitama City, Saitama	9,720.49	9,720.49	100.0	11	334
RM-004	UNICUS Takasaki	Takasaki City, Gunma	9,277.08	9,277.08	100.0	1	259
RM-005	ACROSSPLAZA Miyoshi (Land)	Iruma District, Saitama	24,018.00	24,018.00	100.0	1	188
RM-006	DREAM TOWN ALi	Aomori City, Aomori	22,196.81	22,136.78	99.7	1	557
RM-007	ASOBOX (Land)	Kitakyushu City, Fukuoka	11,207.90	11,207.90	100.0	1	94
RM-008	FOLEO Ome Imai	Ome City, Tokyo	8,637.91	8,637.91	100.0	1	257
RM-009	FOLEO Otsu Ichiriyama	Otsu City, Shiga	62,917.73	62,917.73	100.0	1	645
RM-010	FOLEO Hakata	Fukuoka City, Fukuoka	23,230.77 (Note 8)	23,230.77 (Note 8)	100.0	1	253
RM-011	ACROSSMALL Semboku (Land)	Sakai City, Osaka	30,824.72	30,824.72	100.0	1	181
RM-012	iiias Tsukuba	Tsukuba City, Ibaraki	138,900.39	138,900.39	100.0	1	2,150
RR-001	LIFE Sagamihara Wakamatsu	Sagamihara City, Kanagawa	2,973.44	2,973.44	100.0	1	(Note 6)
RR-002	FOLEO Sendai Miyanomori	Sendai City, Miyagi	19,845.72	19,845.72	100.0	1	478
RR-003	ACROSSPLAZA Inazawa (Land)	Inazawa City, Aichi	31,981.70	31,981.70	100.0	1	139
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	Kitakyushu City, Fukuoka	8,899.89	8,899.89	100.0	1	(Note 6)
RR-005	Hiratsuka Retail Property (Land)	Hiratsuka City, Kanagawa	28,002.92	28,002.92	100.0	1	(Note 6)
RR-006	Royal Home Center Morinomiya (Land)	Osaka City, Osaka	6,669.74	6,669.74	100.0	1	211
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	Bunkyo Ward, Tokyo	1,066.95	1,066.95	100.0	1	(Note 6)
RR-008	FOLEO Shobu	Kuki City, Saitama	19,104.17	19,104.17	100.0	1	315
RR-009	Hapias Kaita (Land)	Aki District, Hiroshima	13,415.52	13,415.52	100.0	1	77

Property number	Property name	Location (city or county, prefecture)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual rent (excluding consumption tax) (Millions of yen) (Note 5)
RU-001	COMBOX310	Mito City, Ibaraki	30,517.69	30,517.69	100.0	1	303
RU-002	Sports Plaza Ibaraki	Ibaraki City, Osaka	9,470.27	9,470.27	100.0	1	165
Total of 23 Retail properties			571,008.21	570,021.68	99.8	33	8,092
HO-001	Daiwa Roynet Hotel Yokohama Kannai	Yokohama City, Kanagawa	7,932.37	7,932.37	100.0	1	257
HO-002	Super Hotel JR Nara Station Sanjo Street	Nara City, Nara	2,637.18	2,637.18	100.0	1	72
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	Nagoya City, Aichi	7,605.41	7,605.41	100.0	1	252
HO-004	AMANEK Kanazawa	Kanazawa City, Ishikawa	7,011.58	7,011.58	100.0	1	(Note 6)
HO-005	Candeo Hotels Nagasaki Shinchi Chinatown	Nagasaki City, Nagasaki	6,770.65	6,770.65	100.0	1	(Note 6)
HO-006	MIMARU Tokyo Akasaka	Minato Ward, Tokyo	1,909.44	1,909.44	100.0	1	139
HO-007	MIMARU Tokyo Hatchobori	Chuo Ward, Tokyo	3,665.15	3,665.15	100.0	1	228
Total of 7 Hotel properties			37,531.78	37,531.78	100.0	7	(Note 6)
OT-001	Urban Living Inage	Chiba City, Chiba	4,177.52	4,177.52	100.0	1	78
OT-002	Aburatsubo Marina HILLS	Miura City, Kanagawa	3,901.14	3,901.14	100.0	1	87
OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	Naha City, Okinawa	13,480.00	13,480.00	100.0	1	583
OT-004	Sharp Hiroshima Building	Hiroshima City, Hiroshima	3,064.89	3,064.89	100.0	1	(Note 6)
OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	Ota Ward, Tokyo	1,345.60	1,345.60	100.0	1	(Note 6)
OT-006	GRANODE Hiroshima	Hiroshima City, Hiroshima	29,915.08	29,915.08	100.0	1	1,724
Total of 6 Other assets			55,884.23	55,884.23	100.0	6	(Note 6)
Portfolio Total of 232 Properties			3,217,720.61	3,210,113.89	99.8	253	56,593

(Note 1) “Leasable area” means the leasable area of the building (or land in the case of land properties) in relation to each real estate or each real estate in trust and the figures stated refer to the area DHR believes is leasable as indicated in the relevant lease agreement or drawing of the building, etc. in relation to each real estate or each real estate in trust as of February 29, 2024. In the cases of each co-owned real estate or quasi co-owned trust beneficiary interests, the leasable area of the entire real estate multiplied by the ratio of co-ownership of the real estate or quasi co-ownership of the trust beneficiary interests in real estate held by DHR is provided.

(Note 2) “Leased area” represents the leased area in the leasable area as indicated in the lease agreement in relation to each real estate or each real estate in trust as of February 29, 2024. However, in the case of a pass-through type master lease agreement entered into with the master lease company, the leased area to end-tenants indicated in each sublease agreement entered into between the master lease company and end-tenants for each real estate or each real estate in trust as of February 29, 2024 is provided. As some lease agreements for each real estate or each real estate in trust may indicate leased area that includes portions not included in the gross floor area, the leased area may exceed the gross floor area. In particular, at logistics properties, when eaves are included in the leased area, the leased area may significantly exceed the gross floor area. In the cases of each co-owned real estate or quasi co-owned trust beneficiary interests, the leased area of the entire real estate multiplied by the ratio of co-ownership of the real estate or quasi co-ownership of the trust beneficiary interests in real estate held by DHR is provided.

(Note 3) “Occupancy rate” represents occupancy rate (the percentage of leased area to the leasable area) of each property as of February 29, 2024, which is rounded to the nearest tenth.

(Note 4) “Number of tenants” is equal to the number of tenants per property based upon the lease agreement, etc. in relation to each real estate or each real estate in trust as of February 29, 2024. However, the number of tenants is indicated as 1 (one) in the case of a property subject to a master lease agreement with the master lease company.

(Note 5) “Annual rent” represents the amount calculated by multiplying the monthly rent (not including consumption taxes, etc.) as indicated in the lease agreement in relation to each real estate or each real estate in trust as of February 29, 2024 by 12 (as to real estate or real estate in trust for which multiple lease agreements are entered into, the total amount indicated in such lease agreements). Annual rent for residential properties includes common area charges. However, in the case of a pass-through type master lease agreement entered into with the master lease company, the annual rent represents the amount calculated by multiplying the monthly rent (not including consumption taxes, etc.) indicated in each sublease agreement entered into between the master lease company and end-tenants for each real estate or each real estate in trust as of February 29, 2024 by 12 (as to real estate or each real estate in trust for which multiple sublease agreements are entered into, the total amount indicated in such sublease agreements). In cases where the tenant pays revenue-based rent, or where the tenant pays variable rent (including cases where only a portion of the rent is variable), the basic rent level will be used as the standard. Therefore, the sums of the “Annual rent” of each property may not add up to the total for the portfolio. Furthermore, in the cases of each co-owned real estate or quasi co-owned trust beneficiary interests,

the annual rent of the entire real estate multiplied by the ratio of co-ownership of the real estate or quasi co-ownership of the trust beneficiary interests in real estate held by DHR is provided.

- (Note 6) Undisclosed as consent for disclosure has not been obtained from the lessee. In addition, certain subtotals (annual rent for “Total of 7 Hotel properties” and “Total of 6 Other assets”), disclosure of which would reveal items for which the consent for disclosure has not been obtained from the lessee, are undisclosed.
- (Note 7) Separately from the building of this property, a part of the land of this property is leased to the lessee for the purpose of subleasing to other third parties as land for a lottery stand. Therefore, the area of such leased land is not included in the leasable area and leased area.
- (Note 8) Separately from the building of this property, a part of the land of this property is leased to the lessee for the purpose of subleasing to Fukuoka Prefecture and other third parties as land for a police station, etc. Therefore, the area of such leased land is not included in the leasable area and leased area.

(2) Summary of Major Tenants

i) Major tenants list

The following table shows, for each major tenant, the property name, leased area and the percentage of leased area of the tenant to the entire leased area for real estate or real estate in trust. “A major tenant” is a tenant whose percentage of leased area of the tenant to the entire leased area in the entire portfolio is 10% or more.

(As of February 29, 2024)

Name of tenant	Business	Property name	Annual rent (Thousands of yen) (Note 1)	Tenant leasehold and security deposits, etc. (Thousands of yen) (Note 2)	Leased area (m ²) (Note 3)	Percentage of leased area of the tenant to the entire leased area (%) (Note 4)
Daiwa Living Co., Ltd.	Real estate rental and management	Castalia Ginza II and other properties (95 in total)	12,948,753	1,347,474	341,714.90	10.6%
Total amount in the entire portfolio			56,593,017	24,254,019	3,210,113.89	100.0%

(Note 1) “Annual rent” represents the total amount of the annualized (multiplied by 12) monthly rents listed in each lease agreement as of February 29, 2024 with the tenant (monthly rent includes common area charges but excludes usage fees for attached facilities such as monthly parking lots and warehouses, and consumption taxes) and is rounded down to the nearest one thousand yen. However, if the tenant referred to is a master lease company, and the master lease is a pass-through type of agreement, then it represents the total amount of the annualized (multiplied by 12) monthly rents listed in the lease agreements between the master lease company and each end-tenant (monthly rent includes common area charges but excludes usage fees for attached facilities such as monthly parking lots and warehouses, and consumption taxes) and is rounded down to the nearest one thousand yen.

(Note 2) “Tenant leasehold and security deposits, etc.” represents the total balance of tenant leasehold and security deposits as indicated in each lease agreement as of February 29, 2024 with the tenant (as to real estate or real estate in trust for which multiple lease agreements are entered into, the total amount indicated in such lease agreements). However, in the case of a pass-through type master lease agreement entered into with the master lease company, the total scheduled balance of tenant leasehold and security deposits, as indicated in each sublease agreement entered into between the master lease company and end-tenants for each real estate or each real estate in trust as of February 29, 2024 (as to real estate or real estate in trust for which multiple sublease agreements are entered into, the total amount indicated in such sublease agreements), is provided. When there are portions that do not need to be repaid due to special agreements in each lease agreement concerning non-refundable deposits or written-off deposits, those amounts are excluded.

(Note 3) “Leased area” represents the total areas as indicated in the lease agreements between each end-tenant as of February 29, 2024.

(Note 4) “Percentage of leased area of the tenant to the entire leased area” is rounded to the nearest tenth.

ii) Lease terms for major tenants

Lease terms including expiration date and method for renewal of contract for major tenants by each real estate or each real estate in trust are as follows:

(As of February 29, 2024)

Property number	Property name	Expiration date	Method for renewal of contract
RE-011	Castalia Ginza II	March 31, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-013	Castalia Nishi Azabu Kasumicho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-014	Castalia Ochanomizu	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-016	Castalia Suitengu	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-017	Castalia Suitengu II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-018	Castalia Shintomicho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-019	Castalia Shintomicho II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-020	Castalia Harajuku	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-022	Castalia Sendagaya	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-023	Castalia Shinjuku 7 chome	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-024	Castalia Ningyocho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-025	Castalia Ningyocho II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-026	Castalia Shin-Ochanomizu	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-027	Castalia Higashi Nihonbashi II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-028	Castalia Jinbocho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-029	Castalia Shintomicho III	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-030	Castalia Shinjuku Gyoen	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.

Property number	Property name	Expiration date	Method for renewal of contract
RE-063	Castalia Kitazawa	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-064	Castalia Monzennakacho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-065	Castalia Kamiikedai	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-066	Castalia Morishita	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-067	Castalia Wakabayashikoen	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-068	Castalia Asakusabashi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-069	Castalia Iriya	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-070	Castalia Kita Ueno	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-071	Castalia Morishita II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-072	Castalia Minowa	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-074	Castalia Nakano	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-075	Castalia Yoga	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-076	Castalia Sumiyoshi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-077	Castalia Monzennakacho II	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-078	Castalia Oshiage	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-079	Castalia Kuramae	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-081	Royal Parks Toyosu	February 28, 2043	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-083	Castalia Oimachi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-084	Castalia Omori	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.

Property number	Property name	Expiration date	Method for renewal of contract
RE-085	Castalia Mishuku	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-086	Castalia Arakawa	March 31, 2024	The contract shall be automatically renewed for an additional one year under the same terms unless the lessor or the lessee provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-089	Castalia Meguro Chojyamaru	September 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-090	Castalia Meguro Takaban	September 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-091	Castalia Omori III	September 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-093	Castalia Meguro Tairamachi	September 25, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-094	Royal Parks SEASIR	December 31, 2031	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-095	Castalia Honkomagome	April 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-096	Cosmo Heim Musashikosugi	January 31, 2025	The contract shall be automatically renewed for an additional one year under the same terms unless the lessor or the lessee provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-098	Castalia Funabashi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-099	Castalia Nishi Funabashi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-105	Castalia Nogeeyama	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-106	Castalia Ichikawa	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-107	Royal Parks Hanakoganei	March 31, 2031	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-108	Castalia Musashikosugi	September 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-109	Royal Parks Wakabadaï (Note)	March 31, 2032	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-110	Pacific Royal Court Minatomirai Urban Tower	June 30, 2028	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-111	L-Place Shinkoyasu	April 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-112	Royal Parks Musashikosugi	December 31, 2031	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-116	Castalia Sakaisuji Honmachi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.

Property number	Property name	Expiration date	Method for renewal of contract
RE-117	Castalia Shin-Umeda	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-118	Castalia Abeno	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-119	Castalia Sakae	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-124	Castalia Tower Nagahoribashi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-125	Castalia Sannomiya	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-126	Castalia Kotodaikoen	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-127	Castalia Ichibancho	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-128	Castalia Omachi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-129	Castalia Uemachidai	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-130	Castalia Tower Higobashi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-132	Castalia Fushimi	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-135	Castalia Mibu	March 31, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-136	Castalia Tsutsujigaoka	March 31, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-138	Royal Parks Namba	March 31, 2031	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-139	Castalia Shigahondori	June 30, 2025	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-140	Castalia Kyoto Nishioji	March 31, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-141	Castalia Ningyocho III	September 30, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.
RE-142	Royal Parks Umejima	December 31, 2031	The contract shall end at the expiration of the contract with no renewal. However, a new contract may be entered into through negotiations with the day after the expiration date as the inception date of the contract.
RE-143	Castalia Shinsakae II	April 30, 2024	The contract shall be automatically renewed for an additional two years under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.

Property number	Property name	Expiration date	Method for renewal of contract
RE-144	Castalia Sumiyoshi II	March 31, 2024	The contract shall be automatically renewed for an additional one year under the same terms unless the lessor, the lessee or the asset manager provides written notice that it will not renew the contract no later than six months before the expiration of the contract, and the same shall apply thereafter.

(Note) Daiwa Living Co., Ltd. is the tenant of only the residential portions, excluding the store portions, of Royal Parks Wakabadai (residential building).

(3) Status of Portfolio Diversification

(As of February 29, 2024)

i) Investment ratio by area

Area (Note 1)		Number of properties	Acquisition price (Millions of yen)	Investment ratio (%) (Note 2)	
Three major metropolitan areas of Japan	Greater Tokyo area	161	595,306	65.7	77.1
	Greater Nagoya area	9	29,910	3.3	
	Greater Osaka area	21	72,829	8.0	
Other		41	207,738	22.9	
Total		232	905,783	100.0	

(Note 1) For details of “Area,” please refer to “(1) Portfolio List, i) Status of investment (Note 1)” above.

(Note 2) “Investment ratio” is calculated based on the acquisition price, rounded to the nearest tenth. The same shall apply hereinafter.

ii) Investment ratio by asset class

Asset class		Number of properties	Acquisition price (Millions of yen)	Investment ratio (%)	
Core assets	Logistics properties	67	473,241	52.2	95.4
	Residential properties	129	240,323	26.5	
	Retail properties	23	123,219	13.6	
	Hotel properties	7	27,340	3.0	
Other assets		6	41,660	4.6	
Total		232	905,783	100.0	

iii) Diversification by age of property

Age of property	Number of properties	Acquisition price (Millions of yen)	Investment ratio (%)
Less than 5 years	5	84,340	9.5
5 years or more but less than 10 years	37	189,415	21.4
10 years or more	183	609,528	69.0
Total	225	883,283	100.0

iv) Average age of property by asset class

Asset class	Average age (year)
Logistics properties	10.9
Residential properties	18.0
Retail properties	16.0
Hotel properties	9.7
Other assets	7.0
Total	13.2

(Note) “Average age” is the weighted average age of owned properties as of February 29, 2024 based on the acquisition price, rounded to the nearest tenth.

(4) Capital Expenditures for Properties Held

i) Schedule of capital expenditures

The following table shows major scheduled capital expenditures for planned renovation work, etc. for owned properties (real estate, real estate in trust, etc.) as of February 29, 2024. The estimated construction cost includes the portion charged to expenses.

Property name (Location)	Purpose	Scheduled period	Estimated construction cost (Thousands of yen)		
			Total amount	Payment during the period	Total amount paid
D Project Kawagoe I (Kawagoe City, Saitama)	Exterior wall repair work	From April 2024 to June 2024	57,024	–	–
D Project Kaminokawa (Kawachi District, Tochigi)	Formation of fire compartments	From August 2023 to March 2024	736,417	368,500	589,600
D Project Kitahachioji I (Hachioji City, Tokyo)	Replacement of HVAC	From March 2024 to May 2024	99,253	–	–
D Project Kuki VIII (Kuki City, Saitama)	Construction of hazardous materials storage	From April 2024 to July 2024	62,040	29,920	29,920
DPL Fukuoka Kasuya (Kasuya District, Fukuoka)	Renewal of disaster prevention equipment	From May 2024 to August 2024	117,040	–	–
Castalia Shinjuku (Shinjuku Ward, Tokyo)	Large-scale renovations	From February 2024 to August 2024	122,980	–	–
Castalia Kaname-cho (Toshima Ward, Tokyo)	Intercom renewal	From July 2024 to August 2024	15,404	–	–
Royal Parks Toyosu (Koto Ward, Tokyo)	Large-scale renovations	From February 2024 to March 2025	616,000	–	–
Castalia Tower Nagahoribashi (Osaka City, Osaka)	Large-scale renovations	From September 2023 to August 2024	298,100	–	–
Castalia Kotodaikoen (Sendai City, Miyagi)	Replacement of water supply pump	From February 2025 to February 2025	6,578	–	–
Castalia Omachi (Sendai City, Miyagi)	Large-scale renovations	From April 2024 to October 2024	104,500	–	–
Castalia Yakuin (Fukuoka City, Fukuoka)	Preventive maintenance of mechanical parking equipment	From January 2025 to February 2025	11,871	–	–
ACROSSMALL Shinkamagaya (Kamagaya City, Chiba)	Exterior wall painting second phase	From September 2023 to March 2024	139,700	75,900	75,900
	Replacement of outdoor-air handling units	From February 2024 to August 2024	76,780	–	–
	Replacement of central monitor device	From May 2024 to August 2024	57,530	–	–
	Replacement of HVAC second phase	From October 2024 to December 2024	136,521	–	–
FOLEO Otsu Ichiriyama (Otsu City, Shiga)	Replacement of fire alarm monitor and disaster response monitor	From January 2024 to July 2024	93,500	–	–
iias Tsukuba (Tsukuba City, Ibaraki)	Exterior wall repair work phase III	From February 2024 to August 2024	217,470	–	–

ii) Capital expenditures during the period

For owned properties (real estate, real estate in trust, etc.), an overview of major construction work conducted during the current fiscal period that falls into DHR's capital expenditures is as follows. Capital expenditures during the current fiscal period were ¥2,368,633 thousand together with ¥913,272 thousand in repairs and maintenance expenses and ¥225,970 thousand in restoration costs classified as expenses for the current fiscal period, making a total of ¥3,507,876 thousand in construction work.

Property name (Location)	Purpose	Period	Construction cost (Thousands of yen)
D Project Kuki II (Kuki City, Saitama)	Installation of cubicles	From July 2023 to October 2023	179,139
D Project Kuki II (Kuki City, Saitama)	Replacement of HVAC	From July 2023 to October 2023	308,981
D Project Urayasu III (Urayasu City, Chiba)	Replacement of indoor and outdoor fire hydrant pipes	From October 2023 to February 2024	101,788
Castalia Higashi Nihonbashi III (Chuo Ward, Tokyo)	Intercom renewal	From January 2024 to February 2024	10,605
Castalia Morishita II (Koto Ward, Tokyo)	Large-scale renovations	From September 2023 to February 2024	36,634
Castalia Togoshi (Shinagawa Ward, Tokyo)	Large-scale renovations	From September 2023 to February 2024	91,851
Castalia Mishuku (Setagaya Ward, Tokyo)	Large-scale renovations	From September 2023 to February 2024	29,812
Castalia Musashikosugi (Kawasaki City, Kanagawa)	Large-scale renovations	From September 2023 to February 2024	17,480
Castalia Sakae (Nagoya City, Aichi)	Large-scale renovations	From September 2023 to February 2024	31,035
Castalia Higashi Hie (Fukuoka City, Fukuoka)	Intercom renewal	From September 2023 to September 2023	18,115
Castalia Yakuin (Fukuoka City, Fukuoka)	Intercom renewal	From September 2023 to September 2023	16,435
ACROSSMALL Shinkamagaya (Kamagaya City, Chiba)	Replacement of HVAC (first phase)	From November 2023 to January 2024	100,122