

June 7, 2013

For Immediate Release

Investment Corporation:  
Daiwa House REIT Investment Corporation  
2-3-6, Nihonbashi-Kayabacho, Chuo-ku, Tokyo  
Masazumi Kakei, Executive Director  
(Code number 3263)

Asset Manager:  
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### Notice Concerning Interested Party Transactions

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it has decided to conduct the following transactions with an interested party which falls under the definition of “interested party, etc.” (“interested party, etc.”), stipulated in the Act on Investment Trusts and Investment Corporations of Japan (the “Investment Trust Act”).

#### 1. Summary of Transactions with Interested Party, etc.

In an effort to reduce power consumption and CO<sub>2</sub> emission as part of energy-saving and electricity-saving measures, DHR will conclude a construction service contract to install LED light fixture in common area of ACROSSMALL Kamagaya, and will also modify the related master lease and entrustment of property management contract as follows.

##### (1) Construction service contract

DHR will conclude the following construction service contract with Daiwa Information Service Co., Ltd.

- |                                    |  |
|------------------------------------|--|
| 1. Property name                   | : ACROSSMALL Shinkamagaya  |
| 2. Location                        | : 12-1, Shin-Kamagaya 2-chome, Kamagaya-shi, Chiba   |
| 3. Contractor                      | : Daiwa Information Service Co., Ltd.  |
| 4. Content of construction service | : Installation of LED light fixture in common area   |
| 5. Contract execution date         | : June 7, 2013   |
| 6. Contract value                  | : 55,500,000 yen (excluding consumption tax, etc.)<br>Most part of the amount will be booked as capital expenditure. |
| 7. Construction period             | : From June 24, 2013 to July 31, 2013 (planned)  |

(2) Memorandum on Modification, etc. of Master Lease and Entrustment of Property Management Contract

DHR will modify the master lease and entrustment of property management contract related to ACROSSMALL Shinkamagaya as follows.

1. Lessor : Sumitomo Mitsui Trust Bank, Limited  
 2. Lessee : Daiwa Information Service Co., Ltd.  
 3. Execution of memorandum on modification of the contract : June 7, 2013  
 4. Content of modification : Revision of rent

| Item  | Before revision | After revision  | Difference    |
|---|-----------------|-----------------|---------------|
| Annual rent (excluding consumption tax, etc.) | 546,000,000 yen | 551,400,000 yen | 5,400,000 yen |

5. Effective date of modification : August 1, 2013 (planned)

2. Corporate Profile of Interested Party, etc.

|  |   |
|--|---|
| (1) Company name                                 | Daiwa Information Service Co., Ltd.   |
| (2) Location of headquarters                     | 7-14-4 Ueno, Taito-ku, Tokyo  |
| (3) Representative                               | Katsuyuki Fujita, President   |
| (4) Paid-in capital                              | 200 million yen (as of March 31, 2013)  |
| (5) Scope of business                            | Asset management business   |
| (6) Relationships with DHR and the Asset Manager | Daiwa Information Service Co., Ltd. is a wholly-owned subsidiary of Daiwa House Industry Co., Ltd., a parent company of the Asset Manager. Daiwa Information Service Co., Ltd. falls under the definition of “interested party, etc.” stipulated in the Investment Trust Act. |

3. Procedures Concerning Transactions with Interested Party, etc.

The transactions outlined above have gone through the necessary discussion and resolution procedures in accordance with the Asset Manager's internal rules to avoid transactions with conflicts of interest.

4. Outlook

These transactions will have minimal impact on the forecasts of results for the 11th fiscal period (ending August 2013) and the 12th period (ending February 2014) and there is no revision to the forecasts.

\* Distribution of this material: This material is distributed to “Kabuto Club” (a media correspondents’ club at the Tokyo Stock Exchange, Inc.), the press club at the Ministry of Land, Infrastructure, Transport and Tourism and the press club for construction trade newspapers at the Ministry of Land, Infrastructure, Transport and Tourism.

\* DHR’s website: <http://www.daiwahouse-reit.jp/>