

February 21, 2014

For Immediate Release

Investment Corporation:
Daiwa House REIT Investment Corporation
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Masazumi Kakei, Executive Director
(Code number 3263)

Asset Manager:
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Notice Concerning Interested Party Transaction

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that it has decided to conduct the following transaction 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 Transaction with Interested Party, etc.

In an effort to reduce power consumption and CO₂ emission at QiZ GATAE URAWA as part of energy-saving and electricity-saving measures, as well as to lower electric power charges borne by DHR, DHR will conduct the following transaction with Daiwa Information Service Co., Ltd. which falls under the definition of “interested party, etc.”

- (1) Property name : QiZ GATE URAWA
- (2) Location : 3720 Oaza Nakao, Midori-ku, Saitama-shi, Saitama
- (3) Contractor : Daiwa Information Service Co., Ltd.
- (4) Content of construction service : Installation of LED light fixture in common area
- (5) Contract execution date : March 5, 2014 (planned)
- (6) Contract value : 18,000,000 yen (excluding consumption tax, etc.)
Most part of the amount will be booked as capital expenditure.
- (7) Construction period : From April 1, 2014 to April 25, 2014 (planned)

2. Company Profile of Interested Party, etc.

(1) Name	Daiwa Information Service Co., Ltd.
(2) Location	7-14-4 Ueno, Taito-ku, Tokyo
(3) Representative	Katsuyuki Fujita, President
(4) Capital	200 million yen (as of March 31, 2013)
(5) Business activities	Asset management business
(6) Relationships with DHR and the Asset Manager	Daiwa Information Service is a subsidiary of Daiwa House Industry Co., Ltd., the parent company of the Asset Manager. Daiwa Information Service falls under the definition of “interested party, etc.” stipulated in the Investment Trust Act. DHR entrusts property management services and services as master lease company to Daiwa Information Service.

3. Procedures Concerning Transactions with Interested Party, etc.

The transaction outlined above has 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

This transaction will have no impact on the forecasts of results for the fiscal period ending February 2014 (from September 2013 to February 2014) and will have minimal impact on the forecasts of results for the fiscal period ending August 2014 (from March 1, 2014 to August 31, 2014), thus 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/>