Daiwa House REIT Investment Corporation

(TSE code: 8984)

Supplementary Material for Press Releases Announced Today

August 26, 2026

This supplementary material is based on the contents disclosed in the press releases "Notice Concerning Acquisition and Disposition of Trust Beneficiary Interests in Domestic Real Estate and Disposition of Domestic Real Estate" and "Notice Concerning Revision to Forecast of Results and Distributions for the Fiscal Periods Ending August 31, 2026 and February 28, 2027" dated August 26, 2026, and summaries the related information.

Further Improving Unitholder Value Through Property Replacement

- **Acquiring a hotel in central Tokyo with high growth potential at an attractive yield**
- **Raising distribution levels by returning gain on sale of properties including the sale over five fiscal periods**

Aim for further property replacement

Further improving unitholder value

+ effect **Improving portfolio earnings through property replacement**

Acquiring a property with internal growth potential at an attractive yield

Inflation-resistant	Forecast NOI yield (Note)	Forecast NOI yield after depreciation
Fixed + Variable rent	6.0%	5.6%

MIMARU Tokyo Ikebukuro

- Primely located a five-minute walk from Ikebukuro Sta. on various lines
- Ikebukuro is one of the three major subcenters, alongside Shinjuku and Shibuya
- MIMARU is a differentiated hotel brand popular among inbound tourists with all rooms spacious enough to accommodate several guests comfortably

Location	Ikebukuro, Toshima Ward, Tokyo
Construction date	Apr. 28, 2022
Anticipated acquisition price	11,502 mil yen
Appraisal value	17,200 mil yen
Anticipated acquisition date	Sep. 1, 2026

+ effect **Raising distribution levels (Gain on sale over five periods)**

Selectively divesting properties with limited growth potential

Naha Shin-Toshin Center Building

D Project Inuyama (Building B)

Sold to Third Parties

Hapias Kaita (Land)

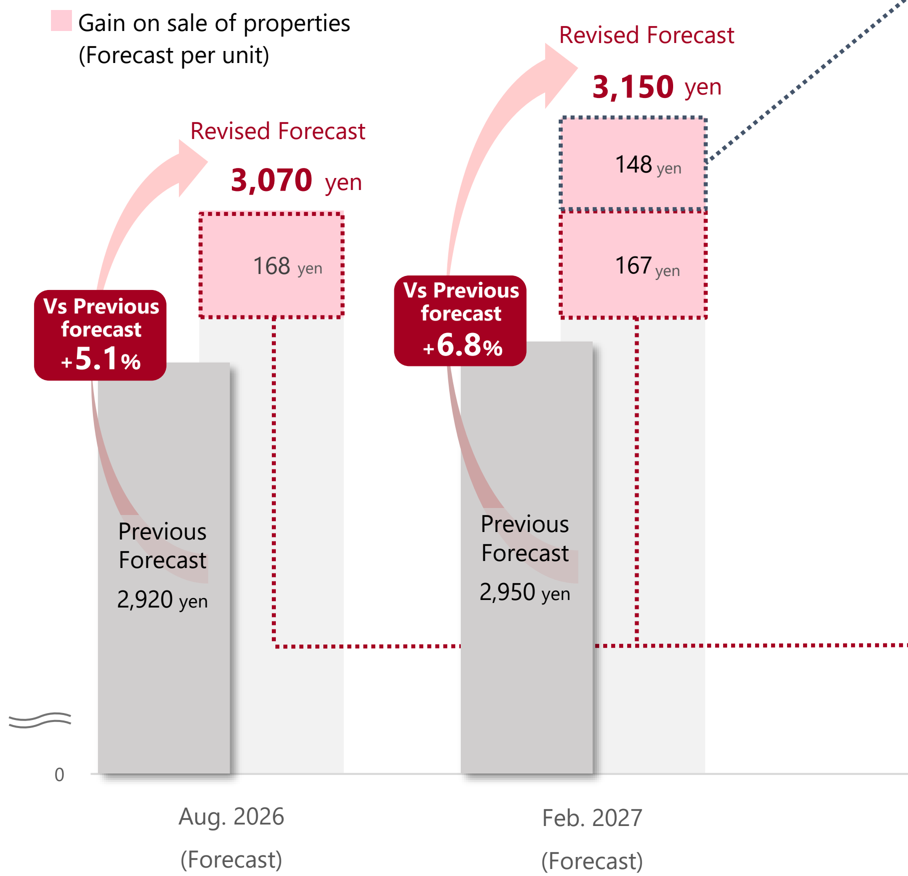
Sold to Sponsor Group

(Note) "Forecast NOI" above represents the annualized NOI (adjusted for property taxes) in the forecast for the period ending Feb. 2027 calculated by the Asset Manager based on past operational performance of the property.

Revising Forecasts and Raising DPU Levels

- **Feb. 2027 Forecast DPU +6.8% vs the previous forecast**
- **Returning gain on sale over the five fiscal periods**

Forecast Distributions per Unit (DPU)



Feb. 2027 Sale of 2 properties	D Project Inuyama (Building B)	Hapias Kaita (Land)
	BTS type logistics 	Land 
Location	Inuyama City, Aichi	Aki District, Hiroshima
Construction date	Jan. 2012	-
Anticipated sale price	2,520 mil yen	1,590 mil yen
Anticipated gain on sale	557 mil yen	114 mil yen
Anticipated sale date	Sep. 1, 2026	Sep. 28, 2026

Raising distribution levels utilizing gain on sale over five periods

Naha Shin-Toshin Center Building

Location	Naha City, Okinawa
Construction date	Jul. 2011
Anticipated sale price	10,600 mil yen
Anticipated gain on sale	3,896 mil yen
Anticipated sale date	Aug. 31, 2026 Sep. 1, 2026 Aug. 31, 2027 Sep. 1, 2027 Aug. 31, 2028

(Note) Distribution forecasts for the period ending Aug. 2027 onwards have not yet been determined, and the graph above shows an illustration of our projected scenario including the gain on sale to be recorded.