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For Immediate Release

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Notice Concerning D Project Tosu Extension Project

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that, in accordance with a floor expansion request from NH Foods, Ltd. (the “Lessee”), the lessee of D Project Tosu (the “Property”), it decided today to conclude a project contract for the extension of the Property as described below.

1. Summary of project contract

(1) Contract counterparties

Daiwa House Industry Co., Ltd. (“Daiwa House”)
Mitsubishi UFJ Trust and Banking Corporation (Trustee)

(2) Outline of the project

- i. Daiwa House will newly construct an extension (hereinafter, the extended building shall be referred to as the “Extended Building” and the building other than the Extended Building will be referred to as the “Existing Building”), which will stand over both the Property’s land and the adjacent land owned by Daiwa House on the north side of the Property (the “Adjacent Land”), and DHR will acquire the Extended Building and the Adjacent Land after its completion.
- ii. Daiwa House and DHR will conclude a real estate sale and purchase agreement under conditions that Daiwa House will obtain approvals and licenses for the construction of the Extended Building and conclude an advance fixed-term building lease agreement with the Lessee.
- iii. Planned acquisition prices of the Extended Building and the Adjacent Land are yet to be determined at present.

(3) Future schedules (planned)

Conclusion of the project contract	: July 31, 2015
Applying for building confirmation	: August 2015
Obtaining building confirmation	: October 2015
Conclusion of sale and purchase agreement	: October 2015
Start of construction of the Extended Building	: November 2015
Completion of the Extended Building	: March 2016
Delivery	: June 2016

2. Purpose of the project

The project will be conducted with the purpose of realizing expansion of profit of the Property, continuation of stable contract over a long-term and enhancement of asset value through the extension, in accordance with the floor expansion request from the Lessee of the Property.

3. Overview of the Extended Building (planned)

- (1) Location : 1623-1 Aza Hasuhara, Himekata-machi, Tosu-shi, Saga and other
- (2) Use : Logistics property
- (3) Lessee : NH Foods, Ltd.
- (4) Land area : 6,939.40m² (Note)
- (5) Gross floor area : 8,903.20 m² (Note)
- (6) Structure/floors : Steel frame/2F

(Note) Land area and gross floor area are subject to change.

(Reference) Overview of the Existing Building

- (1) Location : 1623-2 Aza Hasuhara, Himekata-machi, Tosu-shi, Saga and other
- (2) Use : Logistics property
- (3) Acquisition price : 2,100 million yen
- (4) Lessee : NH Foods, Ltd.
- (5) Land area : 12,395.42 m²
- (6) Gross floor area : 8,504.62 m²
- (7) Structure/floors : Steel frame/2F

4. Outlook

Since the delivery is scheduled in June 2016, there is no change to the forecasts of operating results for the fiscal period ending August 2015 (from March 1, 2015 to August 31, 2015) and the fiscal period ending February 2016 (from September 1, 2015 to February 29, 2016).

5. Other

DHR will make a prompt announcement if any matters to be disclosed related to the project arise.

* Distribution of this material: This material is distributed to “Kabuto Club” (a media correspondents’ club at the Tokyo Stock Exchange), 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.

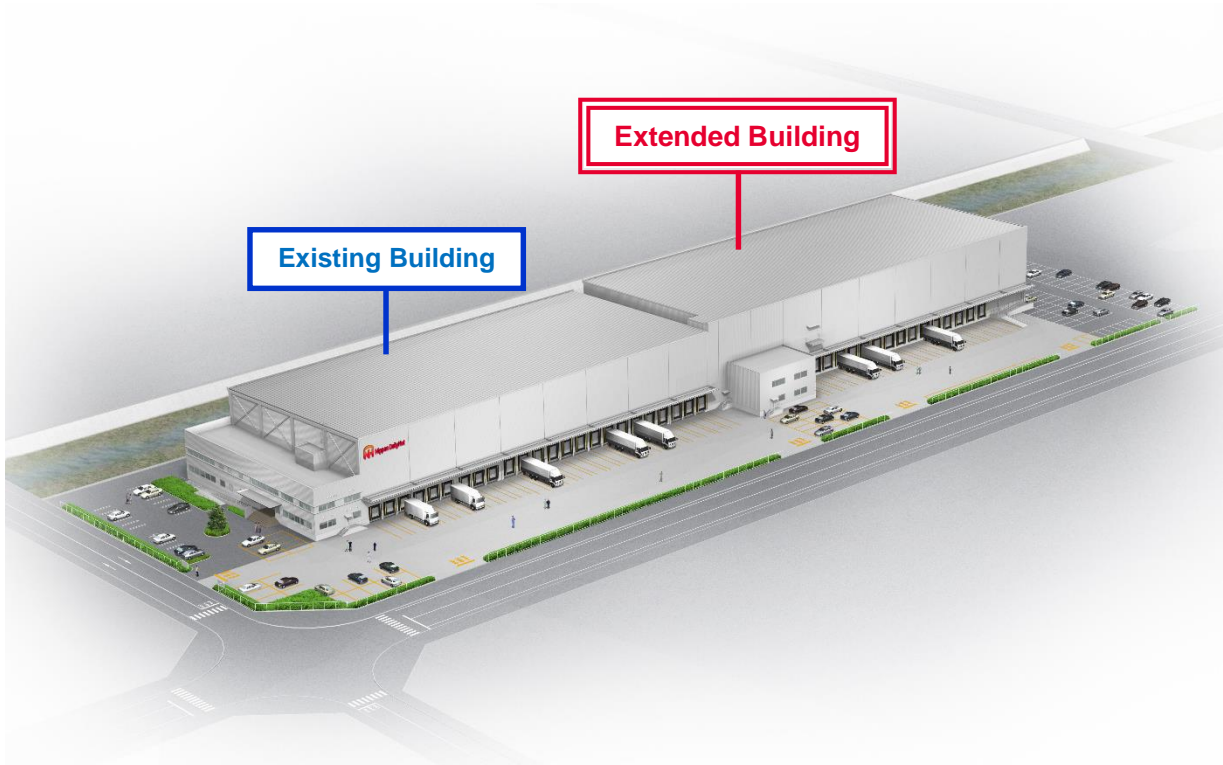
* DHR’s website: <http://www.daiwahouse-reit.jp/english>

< Attachments >

- 1. Architectural rendering
- 2. Layout plan
- 3. Location map

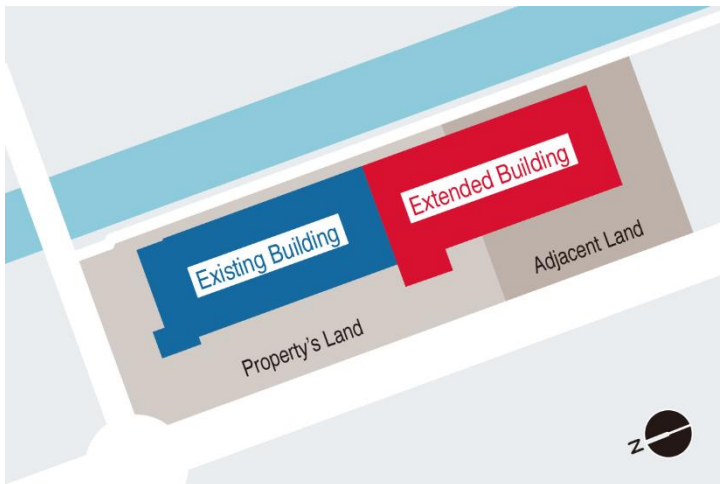
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1. Architectural rendering



(Note) The architectural rendering shows an image of a planned-to-be completed building, thus may differ from the actual building.

2. Layout plan



3. Location map

