

Investor Presentation

Fiscal Period Ended **February 28, 2021**

April 20, 2021



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1. Financial Results

Financial Highlights for February 2021 Period

DPU

5,856 yen

+106 yen vs Forecast
as of Dec. 2020

+429 yen vs Aug. 2020

Operation Status

- ◆ Acquisition 1 property 3.1 Bn yen
- Sale 2 properties 2.7 Bn yen
- ◆ NOI yield 5.2 %
(Unchanged vs Aug. 2020)
- ◆ NOI yield after depreciation 3.9 %
(Unchanged vs Aug. 2020)
- ◆ Occupancy rate 99.4 %
(Unchanged. vs Aug. 2020)

Financial Status

- ◆ New loans 2.0 Bn yen
- ◆ Refinancing of bonds 3.0 Bn yen
- ◆ Refinancing of loans 3.5 Bn yen
- ◆ NAV per unit 280,030 yen
(+7,115 yen vs Aug. 2020)
- ◆ LTV (excluding goodwill) 45.1 %
(+0.1 p.p. vs Aug. 2020)

NOI yield

Asset class	NOI (mil yen)	Acquisition price (mil yen)	NOI yield	NOI yield after depreciation
Logistics	10,195	406,241	5.1 %	3.9 %
Residential	6,624	244,273	5.4 %	3.8 %
Retail	3,355	123,219	5.5 %	4.5 %
Hotel	395	19,110	4.3 %	3.2 %
Other	780	27,260	5.8 %	4.4 %
Portfolio	21,352	820,103	5.2 %	3.9 %

(Note) NOI yield and NOI yield after depreciation are based on annualized NOI for the period ended Feb. 2021.

Period end occupancy

Asset class	Aug. 2020	Feb. 2021	Change
Logistics	100.0 %	100.0 %	—
Residential	96.4 %	96.5 %	0.1 p.p.
Retail	99.8 %	99.8 %	—
Hotel	100.0 %	100.0 %	—
Other	99.4 %	99.8 %	0.4 p.p.
Portfolio	99.4 %	99.4 %	—

Financial Impact of COVID-19

- ◆ Impact of COVID-19 was within our expectation despite rent reduction at some hotel tenants in Feb. 2021
- ◆ Aug. 2021 and Feb. 2022 forecasts factored in a similar level of impact as Feb. 2021

Impact of COVID-19 in Feb. 2021 Period

Asset class	Investment ratio	Impact of COVID-19	
Logistics	49.5%	79.3%	No impact
Residential	29.8%		
Retail	15.0%	20.7%	Limited impact
Hotel	2.3%		
Other assets	3.3%		

◆ Temporarily reduced rent of one retail tenant in a residential property

◆ Most of the retail properties are subject to sublease type master lease agreements with Daiwa House Group or land with leasehold interest

◆ Investment ratio of hotel properties is low and 6 out of 8 hotels including hotels in multi-use properties have fixed-rent lease agreements with Daiwa House Group

◆ Temporarily reduced rent of 2 tenants in hotel properties

Temporary Rent Reduction

	Total number of tenants		Request for rent reduction		(Number of tenants)		Temporary rent reduction	
	Aug. 2020	Feb. 2021	Aug. 2020	Feb. 2021	Aug. 2020	Feb. 2021	Aug. 2020	Feb. 2021
Retail tenants in residential	116	116	26	3	4	1	8 mil yen	0 mil yen
Retail	94	94	32	4	13	2	26 mil yen	1 mil yen
Hotel (including retail tenants)	14	14	4	2	2	2	41 mil yen	75 mil yen
Other assets	82	82	15	5	6	4	6 mil yen	2 mil yen
Total	306	306	77	14	25	9	83 mil yen	79 mil yen

Impact on Aug. 2021 and Feb. 2022 Forecasts

	Aug. 2021 Forecast	Feb. 2022 Forecast
Estimated temporary rent reduction due to COVID-19	104 mil yen	104 mil yen
Per unit impact	47 yen	47 yen
DPU forecast	6,050 yen	5,500 yen

No change to estimated impact of temporary rent reduction due to COVID-19 based on a view that hotel operating environment continues to be tough while sales of retail tenants are more stable

Statement of Income for February 2021 Period

- ◆ Gain on sale of 2 residential properties and new acquisitions led to DPU of 5,856 yen
- ◆ Rental revenue and rental income exceeded the forecast while impact of COVID-19 remained limited

	Aug. 2020	Feb. 2021	Period-on	(mil yen)	
	Actual	Actual	period change	Feb. 2021 Forecast as of 2020/12/18	Actual vs Forecast
Operating revenue	26,613	28,097	1,483	28,017	79
Rental revenue	26,613	27,260	646	27,181	79
Gain on sale of properties	—	836	836	836	—
Operating expenses	15,039	15,525	486	15,664	-138
Rental expenses	10,737	11,179	442	11,312	-132
Rental expenses (excluding depreciation)	5,562	5,908	345	6,020	-112
Depreciation	5,174	5,271	97	5,291	-20
Other operating expenses	4,302	4,346	43	4,351	-5
Amortization of goodwill	1,982	1,982	—	1,982	—
Operating income	11,574	12,571	997	12,353	217
Non-operating income	15	18	3	14	4
Non-operating expenses	1,652	1,490	-162	1,497	-7
Interest and borrowing related expenses	1,491	1,488	-2	1,495	-7
Ordinary income	9,936	11,099	1,162	10,869	229
Net income	9,936	11,098	1,162	10,869	229
Retained earnings brought forward	—	779	779	779	—
Reversal of voluntary reserve	2,710	—	-2,710	—	—
Distribution in excess of earnings (Allowance for temporary difference adjustments)	50	1,657	1,607	1,756	-98
Total distribution	11,917	12,859	942	12,627	232
Retained earnings carried forward	779	676	-103	778	-102
				(yen)	
Distributions per unit (DPU)	5,427	5,856	429	5,750	106
Distribution of earnings	5,404	5,101	-303	4,950	151
Distribution in excess of earnings	23	755	732	800	-45
Allowance for temporary difference adjustments	23	755	732	800	-45
Other distributions in excess of earnings	—	—	—	—	—

Major Variation Factors (vs Forecast)

[Contribution to income]

- ◆ Increase in operating revenue 79 mil yen
 - Increase in rental revenue at residential properties
 - Decrease in temporary rent reduction due to COVID-19
 - Decrease in utility reimbursements
 - Increase in insurance reimbursements
- ◆ Decrease in operating expenses 138 mil yen
 - Decrease in repairs and maintenance expenses and restoration costs
 - Decrease in utility charges

Major Variation Factors (period-on-period)

[Contribution to income]

- ◆ Increase in operating revenue 1,483 mil yen
 - Recording of gain on sale of properties
 - Contribution of new acquisitions
- ◆ Increase in operating expenses -486 mil yen
 - Expenses for new acquisitions
 - Increase in repairs and maintenance expenses by bringing forward repair work
- ◆ Decrease in non-operating expenses 162 mil yen
 - Absence of investment unit issuance expenses

Capex, Repairs, and Restoration Costs

(mil yen)

	Aug. 2020	Feb. 2021
Capex	1,416	1,734
Repairs and maintenance expenses	862	1,021
Restoration costs	301	279
Total	2,580	3,035

Balance Sheet for February 2021 Period

- ◆ LTV (excluding goodwill) 45.1% (+0.1 p.p. vs Aug. 2020) due to new loans
- ◆ Increase in unrealized gain from the compression of the cap rates (+15.6 Bn yen vs Aug. 2020)

			(mil yen)
	Aug. 2020	Feb. 2021	Period-on period change
Total assets	899,579	901,386	1,806
Current assets	43,538	49,565	6,026
Non-current assets	855,902	851,674	-4,228
Investment properties	780,843	778,754	-2,088
Intangible assets	69,278	67,375	-1,903
Goodwill	63,431	61,449	-1,982
Total liabilities	408,277	410,800	2,522
Current liabilities	26,722	38,810	12,087
Interest-bearing debt	19,000	30,358	11,358
Non-current liabilities	381,554	371,989	-9,564
Interest-bearing debt	357,558	348,200	-9,358
Net assets	491,302	490,586	-715
Unitholders' capital	231,766	231,766	—
Capital surplus, net (Note 1)	247,667	247,617	-50
Voluntary reserve	2,710	—	-2,710
LTV (excluding goodwill)	45.0 %	45.1 %	0.1 p.p.
LTV (including goodwill)	41.9 %	42.0 %	0.1 p.p.
Number of investment units issued	2,196,000 units	2,196,000 units	— units
Net Assets per unit	223,725 yen	223,400 yen	-325 yen
NAV per unit (Note 2)	272,915 yen	280,030 yen	7,115 yen

(Note 1) Capital surplus, net for the period ended Feb. 2021 represents the amount before recording of allowance for temporary difference adjustments (contra account) and the amount after distribution payment is 245,959 million yen.

(Note 2) NAV per unit: (Unitholders' capital + capital surplus + unrealized gain or loss) / number of investment units issued

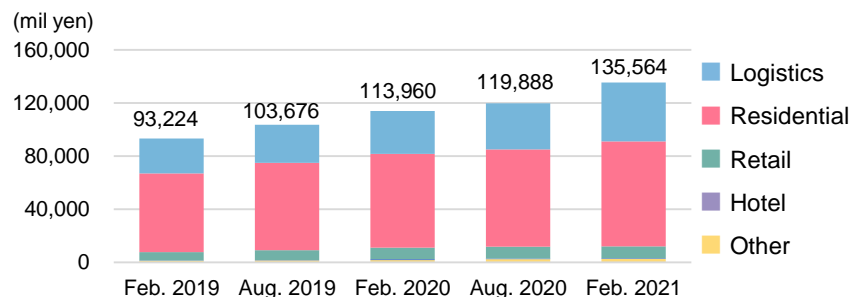
Major Variation Factors (period-on-period)

- ◆ Increase in total assets 1,806 mil yen
 - Acquisition of 1 property in Sep. 2020
 - Sale of 2 properties in Dec. 2020 and Jan. 2021
- ◆ Increase in interest-bearing debt 2,000 mil yen
 - New loans
- ◆ Decrease in net assets -715 mil yen
 - Completion of reversal of voluntary reserve
 - Recording of allowance for temporary difference adjustments

Unrealized Gain by Asset Class

Asset class	Book value	Appraisal value	Unrealized gain
Logistics	394,846	439,270	44,423
Residential	222,074	301,084	79,009
Retail	121,880	130,820	8,939
Hotel	18,940	19,380	439
Other	26,547	29,300	2,752
Portfolio	784,289	919,854	135,564

Trend of Unrealized Gain



Financial Forecasts for August 2021 & February 2022 Periods

- ◆ Gain on sale of 1 residential property in Aug. 2021
- ◆ DPU Forecast of 6,050 yen for Aug. 2021 and 5,500 yen for Feb. 2022

	(mil yen)				
	Feb. 2021 Actual	Aug. 2021 Forecast	Vs Feb. 2021 Actual	Feb. 2022 Forecast	Vs. Aug. 2021 Forecast
Operating revenue	28,097	29,411	1,314	27,210	-2,201
Rental revenue	27,260	27,202	-57	27,210	7
Gain on sale of properties	836	2,209	1,372	—	-2,209
Operating expenses	15,525	16,433	907	15,588	-844
Property taxes	1,978	2,190	211	2,189	-0
Depreciation	5,271	5,295	24	5,337	42
Amortization of goodwill	1,982	1,982	—	1,982	—
Operating income	12,571	12,978	407	11,621	-1,356
Interest and borrowing related expenses	1,488	1,525	36	1,531	6
Ordinary income	11,099	11,466	366	10,098	-1,367
Net income	11,098	11,465	366	10,097	-1,367
Retained earnings brought forward	779	676	-103	628	-47
Distribution in excess of earnings (Allowance for temporary difference adjustments)	1,657	1,772	114	1,820	48
Distribution in excess of earnings (Other distributions in excess of earnings)	—	—	—	160	160
Total distribution	12,859	13,285	426	12,078	-1,207
Retained earnings carried forward	676	628	-47	628	—
					(yen)
Distributions per unit (DPU)	5,856	6,050	194	5,500	-550
Distribution of earnings	5,101	5,243	142	4,598	-645
Distribution in excess of earnings	755	807	52	902	95
Allowance for temporary difference adjustments	755	807	52	829	22
Other distributions in excess of earnings	—	—	—	73	73

Major Variation Factors for Aug. 2021 Forecast vs Feb. 2021 Actual

[Contribution to income]

- ◆ Increase in operating revenue 1,314 mil yen
 - Increase in gain on sale of properties
 - Contribution of 1 property acquired in Apr. 2021
 - Decrease in revenue of 3 properties sold in Dec. 2020, Jan. 2021, and Mar. 2021
- ◆ Increase in operating expenses -907 mil yen
 - Increase in repairs and maintenance expenses by bringing forward repair work
 - Property taxes for acquisitions in 2020
 - Expenses for 1 property acquired in Apr. 2021
 - Decrease in expenses for 3 properties sold in Dec. 2020, Jan. 2021, and Mar. 2021

Major Variation Factors for Feb. 2022 Forecast vs Aug. 2021 Forecast

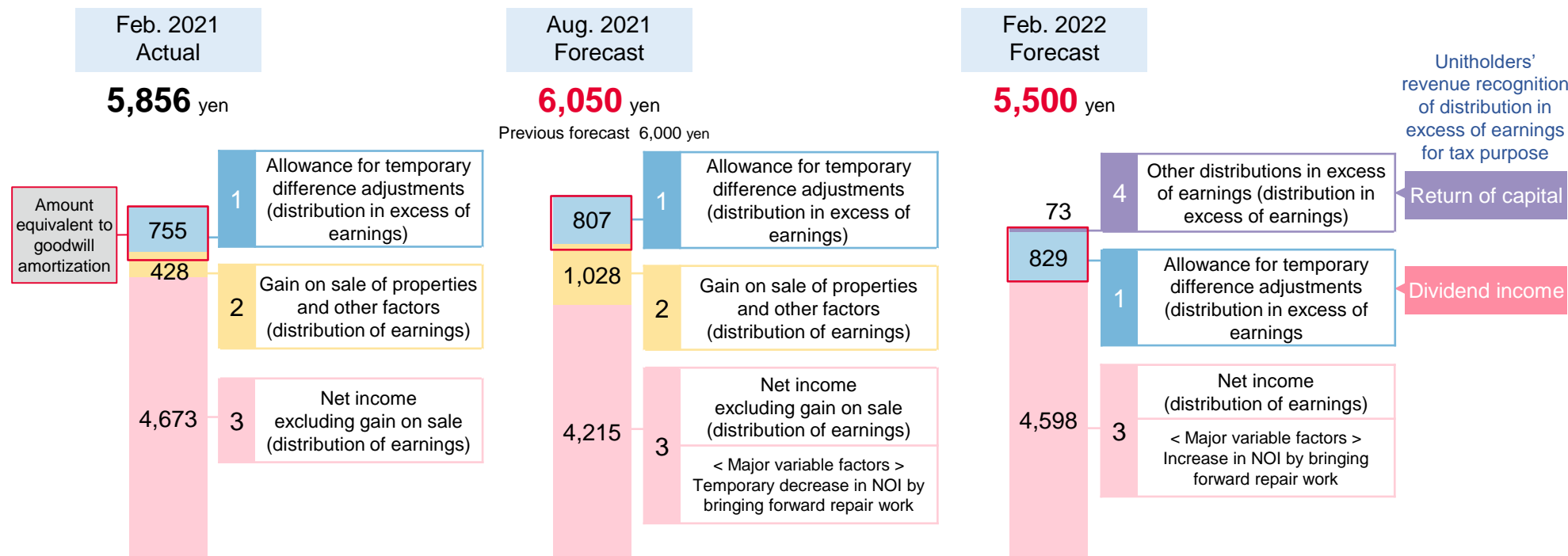
[Contribution to income]

- ◆ Decrease in operating revenue -2,201 mil yen
 - Absence of gain on sale of properties
 - Full period contribution of 1 property acquired in Apr. 2021
- ◆ Decrease in operating expenses 844 mil yen
 - Decrease in repairs and maintenance expenses
 - Decrease in leasing fees and restoration costs of residential properties
 - Full period expenses of 1 property acquired in Apr. 2021

Breakdown of DPU

- ◆ Policy is to distribute amount equiv. to goodwill amortization (1,982 mil yen / period) on top of net income
- ◆ Distributing gain on sale over Feb. and Aug. 2021 periods and strategically bringing forward repair work

Breakdown of DPU



Distribution Policy of Amount Equivalent to Goodwill Amortization

Feb. 2021 and Aug. 2021

- ◆ Distribution of allowance for temporary difference adjustments^(Note)
- ◆ With recording of gain on sale of properties, other distributions in excess of earnings (return of capital for tax purpose) are not distributed due to reduction of other distributions in excess of earnings using part of the funds from gain on sale of properties

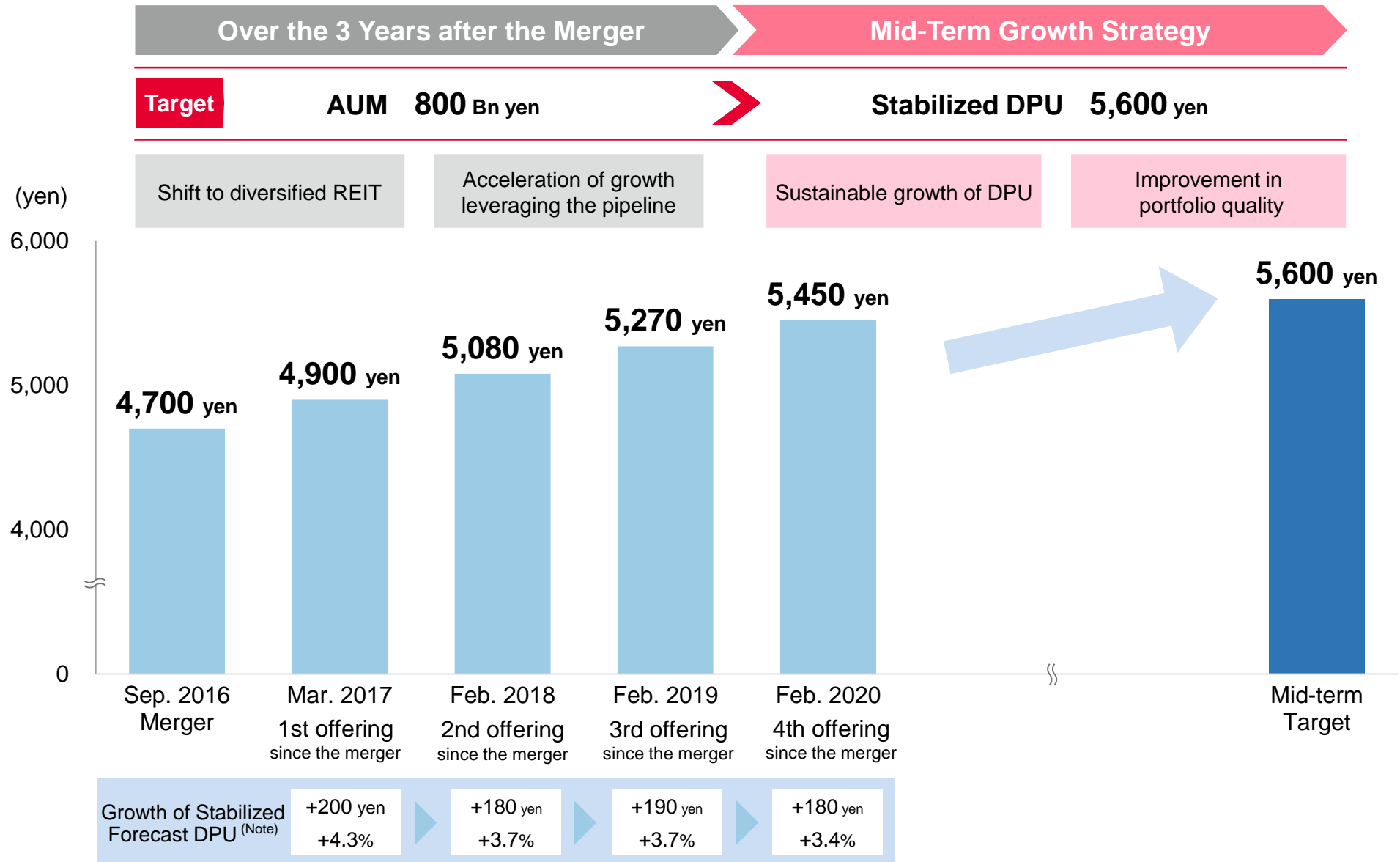
Feb. 2022

- ◆ In case distribution of allowance for temporary difference adjustments is less than goodwill amortization, the amount of difference will be distributed as other distributions in excess of earnings (return of capital for tax purpose)

(Note) Distribution of allowance for temporary difference adjustments will vary depending on the amount of tax-accounting differences and valuation and translation adjustments and other factors.

2. Initiatives to Pursue Growth

Stabilized Forecast DPU



(Note) Stabilized forecast DPU represents forecast DPU adjusted for property taxes to be expensed.

Pipeline of Daiwa House Group

Logistics

Property name	Type	Location	Completion (planned)	No. of floors	GFA
D Project Jonanjima	BTS	Ota Ward, Tokyo	May 2014	8	49,739 m ²
D Project Wako A	BTS	Wako City, Saitama	Apr. 2015	6	57,198 m ²
D Project Hiratsuka	BTS	Hiratsuka City, Kanagawa	May 2021	4	65,485 m ²
D Project Isehara	BTS	Isehara City, Kanagawa	Mar. 2021	5	54,529 m ²
D Project Ibaraki A	BTS	Ibaraki City, Osaka	Sep. 2017	6	90,486 m ²
D Project Ibaraki B	BTS	Ibaraki City, Osaka	Apr. 2018	4	65,341 m ²
DPL Sagamihara	Multi-tenant	Sagamihara City, Kanagawa	Dec. 2013	5	82,685 m ²
DPL Yokohama Daikoku	Multi-tenant	Yokohama City, Kanagawa	Feb. 2014	6	121,818 m ²
DPL Sakado	Multi-tenant	Sakado City, Saitama	Jan. 2020	4	178,712 m ²
DPL Ichikawa	Multi-tenant	Ichikawa City, Chiba	Jun. 2016	5	88,050 m ²
DPL Nagareyama III	Multi-tenant	Nagareyama City, Chiba	Sep. 2020	4	122,064 m ²
DPL Nagareyama IV	Multi-tenant	Nagareyama City, Chiba	Oct. 2021	5	270,795 m ²

Retail

Property Name	Type	Location	Completion	No. of Floors	GFA
iiias Okinawa Toyosaki	Mall	Tomigusuku City, Okinawa	Mar. 2020	4	135,000 m ²

Hotel

Property name	Type	Location	Completion	No. of floors	GFA
Daiwa Roynet Hotel Tokyo Ariake	Hotel / retail / convention	Koto Ward, Tokyo	Sep. 2018	17 + 1 basement	21,600 m ²

Other Assets

Property name	Type	Location	Completion	No. of floors	GFA / No. of units
D Tower Nishi-Shinjuku	Office / service apartment / retail	Shinjuku Ward, Tokyo	Mar. 2020	29 + 2 basements	39,460 m ²
GRANODE Hiroshima (50% co-ownership interest)	Office / hotel / retail	Hiroshima City, Hiroshima	Mar. 2019	20 + 2 basements	46,995 m ²
Shibuya Honmachi Project	Assisted-living pay nursing homes	Shibuya Ward, Tokyo	Oct. 2015	5	57 units

D Project Jonanjima



D Project Ibaraki B



DPL Sagamihara



iiias Okinawa Toyosaki



Daiwa Roynet Hotel Tokyo Ariake



D Tower Nishi-Shinjuku



(Source) Daiwa House Industry Co., Ltd.

(Note) There are no planned acquisitions as of the date of this document.

3. Operation Status

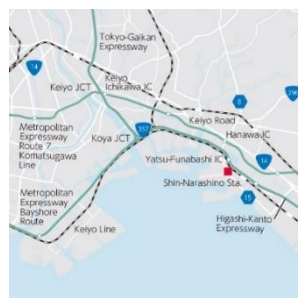
Acquisition in Apr. 2021 / Sale in Feb. 2021 and Aug. 2021 Periods

- ◆ Acquired a recently built multi-tenant type logistics property and improved portfolio quality
- ◆ Sold 3 residential properties at much higher price than appraisal value and used proceeds for acquisition

Acquisition DPL Shin-Narashino

Logistics (Multi-tenant Type)

- ◆ Freezing and refrigerating logistic property covering the greater Tokyo area



- ◆ Located approx. 0.6km from Yatsu-Funabashi IC on the Higashi-Kanto Expressway, approx. 1.6km from Hanawa IC on the Keiyo Road, and in close proximity to National Route 357
- ◆ The location within a walking distance of approx. 0.9km from Shin-Narashino Station of the JR Keiyo Line makes it easy to secure workforce
- ◆ 4-storied freezing and refrigerating logistics property with GFA of approx. 4,156 tsubo, occupied by a food company and a supermarket

Acquisition date	Apr. 1, 2021
Location	Narashino City, Chiba
Construction date	Nov. 15, 2018
Acquisition price	5,930 mil yen
Appraisal value at acquisition	6,170 mil yen
Appraisal NOI yield	5.1%
Appraisal NOI yield after depreciation	4.0%
Leasable area	12,686.32 m ²
Main tenant	Not disclosed

Sale

3 residential properties in Sapporo City

Residential

- ◆ Recording **gain on sale of 3.0 Bn yen** over 2 periods by **selling at 6.2 Bn yen** 3 residential properties
- ◆ **Sale price much higher than appraisal value**



Sale price vs Appraisal value **+19.3 %**
vs Book value **+108.0 %**

(mil yen)

	Castalia Maruyama Urasando	Castalia Maruyama Omotesando	Big Tower Minami Sanjo	Total
Date of sale	Dec. 21, 2020	Jan. 29, 2021	Mar. 1, 2021	–
Appraisal value	511	2,000	2,760	5,271
Sale price	720	2,055	3,515	6,290
Gain on sale	344	492	2,209	3,045
Yearly average occupancy rate	92.4 %	90.7 %	92.7 %	
Property age	13.4 years	13.0 years	13.5 years	

◆ Background of sale

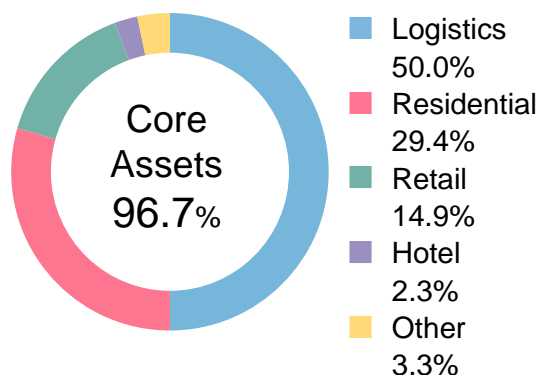
- Castalia Maruyama Urasando and Castalia Maruyama Omotesando
→ Declining occupancy ratio and the risk of future rent reduction
- Big Tower Minami Sanjo
→ Expected increase in expenses due to planned large-scale repair work

Portfolio Summary (as of April 1, 2021)

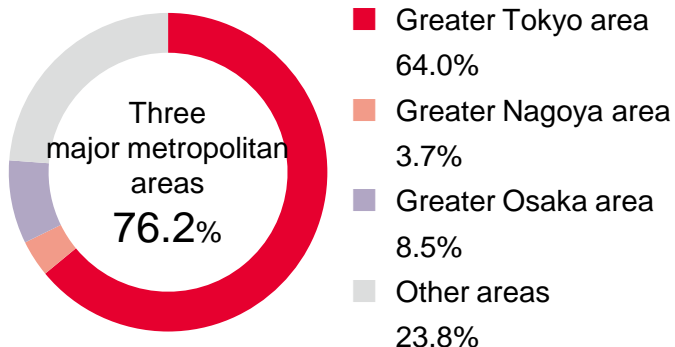
	Portfolio	Logistics	Residential	Retail	Hotel	Other
Acquisition price	824,293 mil yen	412,171 mil yen	242,533 mil yen	123,219 mil yen	19,110 mil yen	27,260 mil yen
Number of properties	227 properties	63 properties	130 properties	23 properties	5 properties	6 properties
NOI yield (adjusted for property taxes)	5.2 %	5.0 %	5.4 %	5.4 %	4.2 %	5.5 %
NOI yield after depreciation (adjusted for property taxes)	3.9 %	3.9 %	3.8 %	4.3 %	3.0 %	4.0 %
Average property age	11.2 years	8.9 years	15.1 years	13.1 years	8.7 years	5.2 years
Occupancy rate	99.4 %	100.0 %	96.5 %	99.8 %	100.0 %	99.8 %
Area breakdown	Greater Tokyo 64.0 % Greater Nagoya 3.7 % Greater Osaka 8.5 % Other 23.8 %	Greater Tokyo 68.3 % Greater Nagoya 3.9 % Greater Osaka 5.7 % Other 22.1 %	Greater Tokyo 84.7 % Greater Nagoya 3.1 % Greater Osaka 9.0 % Other 3.3 %	Greater Tokyo 26.5 % Greater Nagoya 1.9 % Greater Osaka 18.8 % Other 52.8 %	Greater Tokyo 25.1 % Greater Nagoya 23.5 % Greater Osaka 7.7 % Other 43.6 %	Greater Tokyo 12.5 % Other 87.5 %

(Note) NOI yield and NOI yield after depreciation are based on annualized NOI (adjusted for property taxes to be expensed) for the period ended Feb. 2021 and appraisal NOI of the property acquired in Apr. 2021.
Occupancy rate is as of Mar. 31, 2021. As for DPL Shin-Narashino, occupancy rate as of the acquisition date (Apr. 1, 2021) is indicated.

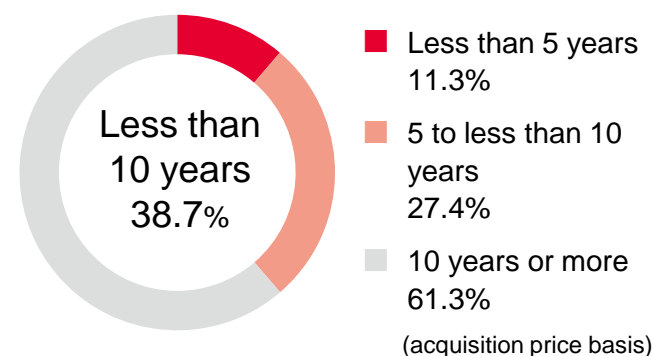
Portfolio by Asset Class



Portfolio by Area



Portfolio by Property Age



Operation Status of Logistics Properties

Operation Status

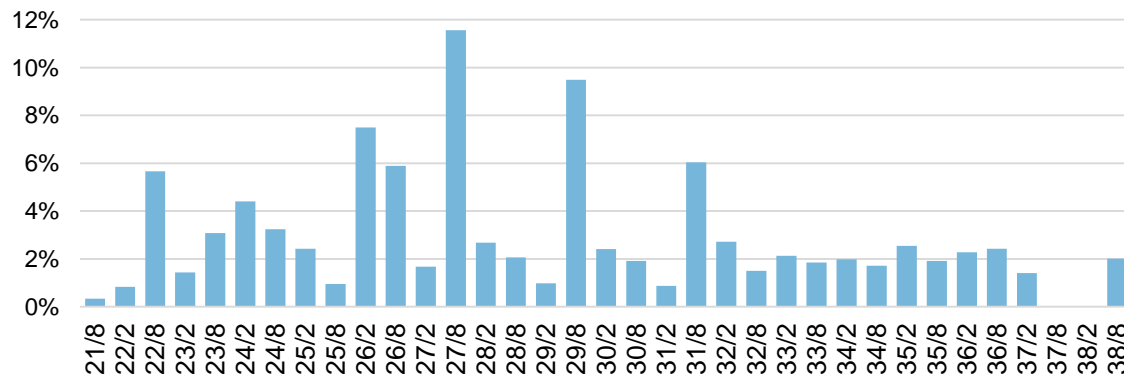
- ◆ Acquired 1 property in Apr. 2021 (acquisition price: 5,930 mil yen)
- ◆ Period-end occupancy at 100.0%
- ◆ < D Project Fukuoka Umi > Contract renewal of one tenant → Increased rent
- ◆ < DPL Misato > Contract renewal of one tenant → Increased rent
- ◆ < 3 BTS type properties > Installation of LED lights → Increased rental revenue
- ◆ < D Project Kazo >
Built a hazardous materials storage (extension) → Increased rental revenue

Rent Revision / Lease Contract Renewal

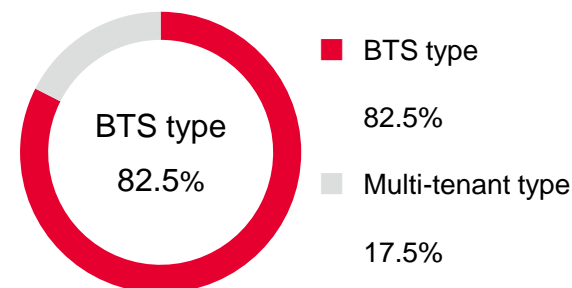
- ◆ < D Project Nishiyodogawa >
Switched to a direct contract with the sub-lessee and extended the contract period

Lease Expiration Ladder (annual rent basis)

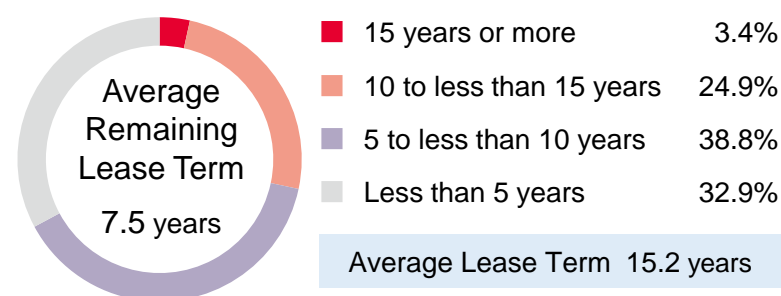
- Stable cash flow based on long-term lease contracts



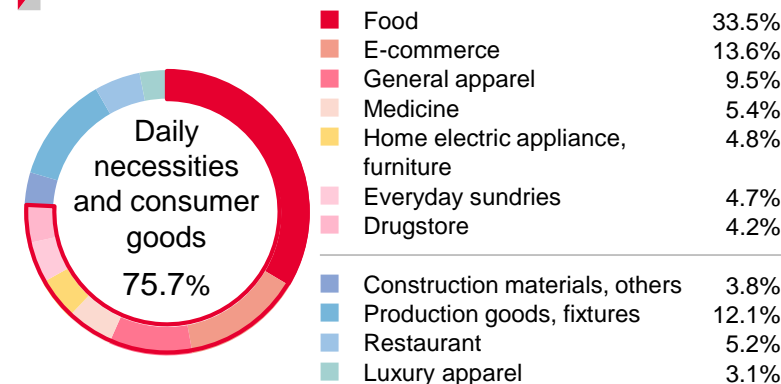
Type (acquisition price basis)



Remaining Lease Term (annual rent basis)



Type of Handling Goods (annual rent basis)



As of Apr. 1, 2021

Operation Status of Residential Properties

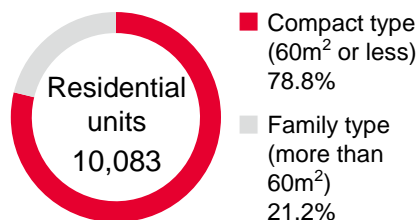
Operation Status

- ◆ Sold 3 properties in Dec 2020, Jan and Mar 2021 (sale price: 6,290 mil yen)
- ◆ Average occupancy at 96.3% in line with forecast of 96.3%
- ◆ Conducted major renovations for 7 properties

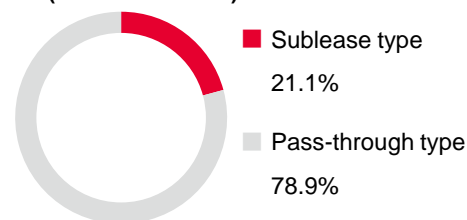
Rents

- ◆ Monthly rent at tenant replacement increased for 12 consecutive periods
- ◆ Total: +2,380 thousand yen, or +2.2% vs before replacement
- 5 central wards of Tokyo: +1,398 thousand yen, or +3.1%
- ◆ Monthly rent at lease contract renewal: +1,156 thousand yen
- ◆ Performed upgrade work for 34 units of 14 properties
- Contracts signed for 32 units with 6.3% increase in rents

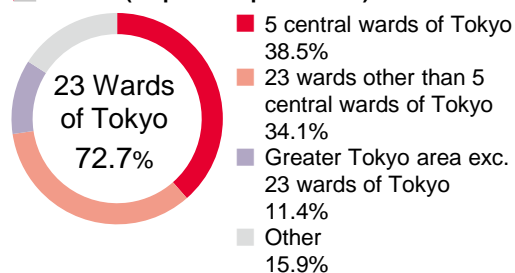
Unit Type (number of units basis)



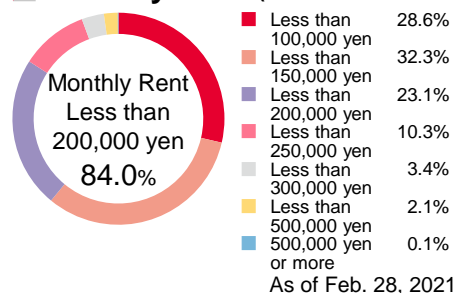
Master Lease Type (annual rent basis)



Area (acquisition price basis)

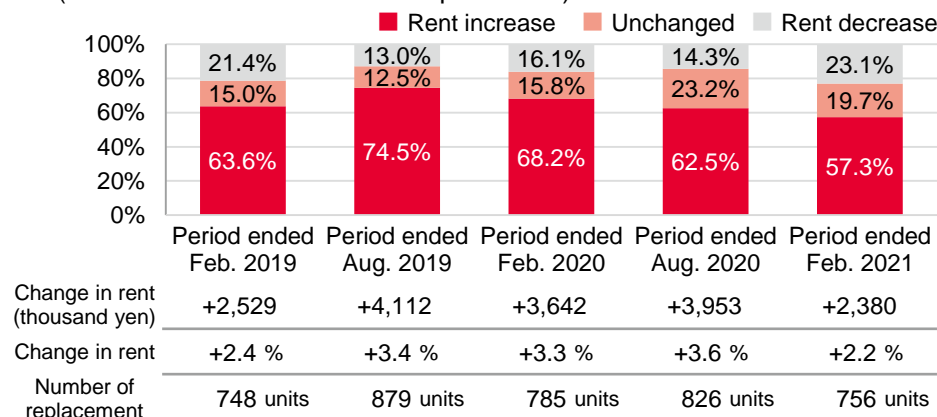


Monthly Rent (number of units basis)



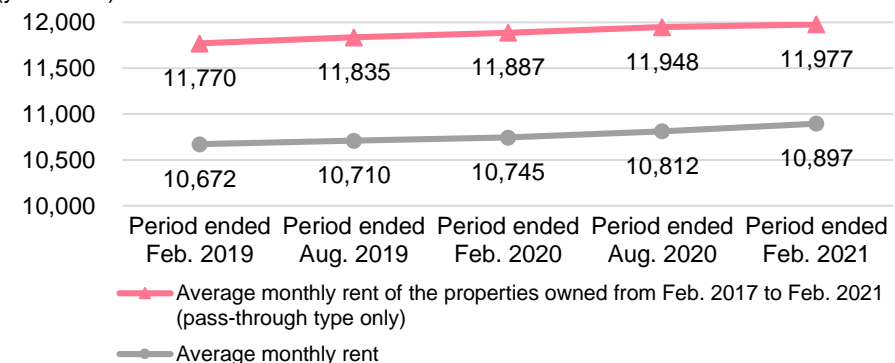
Monthly Rent at Tenant Replacement

(Ratio of the number of tenant replacement)



Average Monthly Rent

(yen/tsubo)

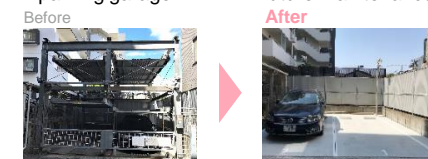


Upgrade Work

- ◆ Renewal of bathroom



- ◆ Removal of mechanical parking garage



Improved profitability by reducing future maintenance costs

Operation Status of Retail and Hotel Properties

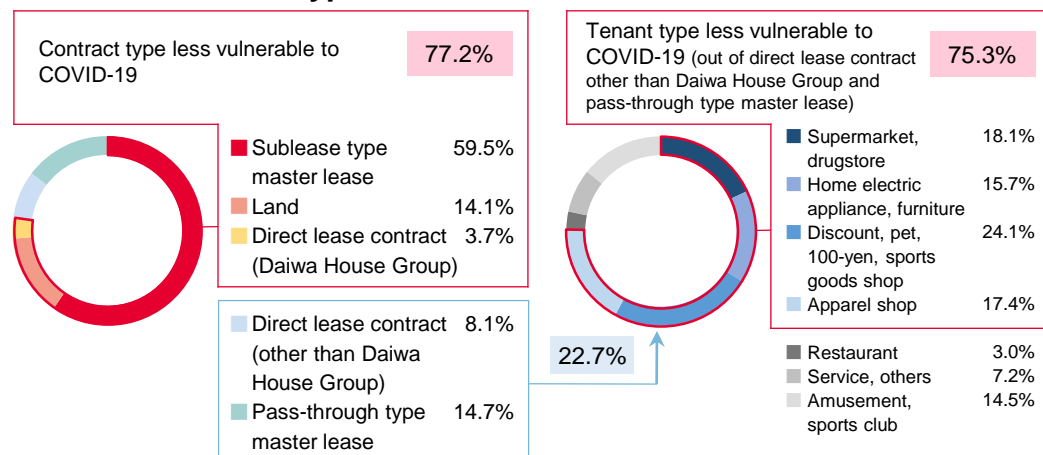
Operation Status of Retail Properties

- ◆ Period-end occupancy remained at a high level of 99.8%
- Move-outs: 3 units (beauty salon, apparel shop and other service shop)
- Move-ins: 3 units (amusement arcade, apparel shop and hair salon)

Rent Revision / Lease Contract Renewal of Major Tenants

- ◆ Rent revision: 6 properties
- Revised rent on equal terms

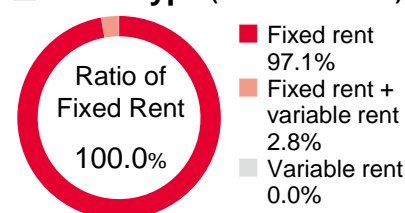
Lease Contract Type (annual rent basis)



Remaining Lease Term (annual rent basis)



Rent Type (leased area basis)



As of Feb. 28, 2021

Operation Status of Hotel Properties

- ◆ Acquired 1 property in Sep. 2020
(acquisition price: 3,140 mil yen)

Rent Revision / Lease Contract Renewal of Hotel Space

- ◆ Rent revision / lease contract renewal: None

Temporary Rent Reduction due to COVID-19

- ◆ Feb. 2021 Period: Reduced rent of 2 tenants
- ◆ Aug. 2021 and Feb. 2022 periods:
Forecasts factored in a similar level of impact as Feb. 2021

Rent Type of Hotel Tenants in Hotel Properties, Retail Properties and Other Assets

- ◆ Daiwa Roynet Hotel Yokohama Kannnai: Fixed
- ◆ Daiwa Roynet Hotel Nagoya Shinkansenguchi: Fixed
- ◆ Daiwa Roynet Hotel Mito (COMBOX310): Fixed
- ◆ Daiwa Roynet Hotel Naha-Omoromachi (Naha Shin-Toshin Center Building): Fixed + Variable
- ◆ Daiwa Roynet Hotel Hiroshima-Ekimae (GRANODE Hiroshima): Fixed
- ◆ Super Hotel JR Nara Station Sanjo Street: Not disclosed
- ◆ AGORA Kanazawa: Not disclosed
- ◆ Candeo Hotels Nagasaki Shinchi Chinatown: Fixed

- ◆ Our climate change initiatives led to recognition as the first J-REIT Supplier Engagement Leader by CDP
- ◆ 2020 GRESB Rating upgraded by one notch to “4 Stars”

2020 CDP Score (First-time Participation)

CDP Climate Change Program	CDP Supplier Engagement Rating
A- (Leadership level)	Supplier Engagement Leader (Highest rating)



Becoming a PRI Signatory

- ◆ The United Nations-supported Principles for Investment (PRI) encourages the incorporation of ESG issues into investment decisions
- ◆ The Asset Manager agreed with the basic approach of the PRI and became a signatory in February 2021

Signatory of:



Improvement in GRESB Assessment

	2018	2019	2020
Real Estate Assessment	2 Stars ★★	3 Stars ★★★	4 Stars ★★★★
Public Disclosure	B	A	A (Highest rating)

Status of Environmental Certification and Green Lease Agreement

Ratio of properties with green lease agreements concluded (based on gross floor area)	Ratio of properties with environmental certification (based on gross floor area)	Ratio of properties with green lease agreements improved significantly in an effort to improve the environmental performance of properties in cooperation with tenants
88.2 % +32.3 p.p. compared to Mar. 31, 2020	63.1 % +9.2 p.p. compared to Mar. 31, 2020	Ratio of properties with environmental certification improved significantly

As of Mar. 31, 2021

4. Financial Status

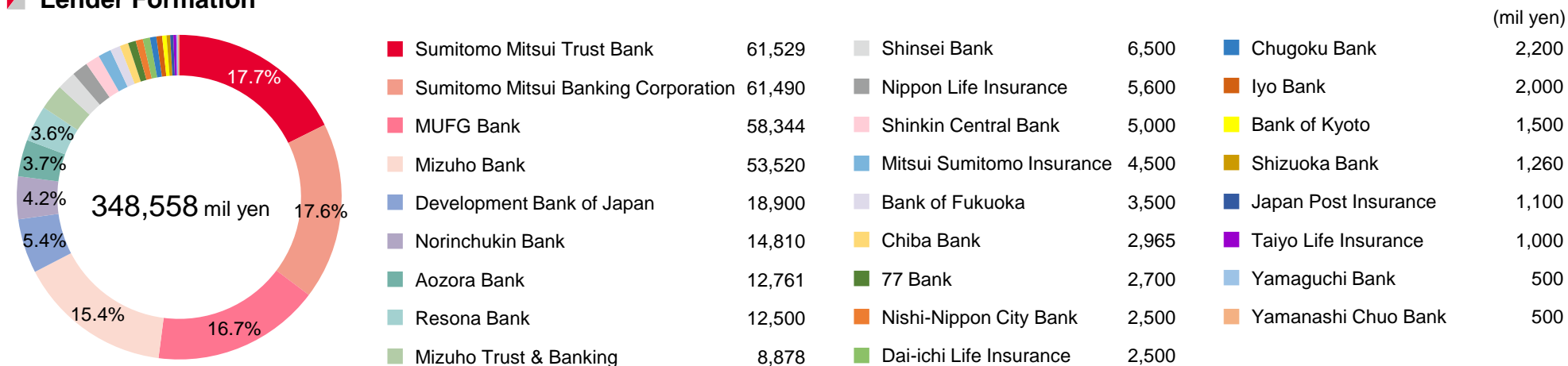
Financial Status (1)

◆ Controlling LTV (excluding goodwill) at around 45%

■ Financial Status (as of April 1, 2021)

Interest-bearing debt	Long-term interest-bearing debt ratio	Average interest rate	LTV (Excluding goodwill)	JCR
378,558 mil yen	91.8 %	0.68 %	45.1 %	AA (Stable)
Loans				
348,558 mil yen				
Bonds	Fixed interest ratio	Average remaining maturity	LTV (Including goodwill)	R&I
30,000 mil yen	97.2 %	4.7 years	42.0 %	AA- (Stable)

■ Lender Formation



Financial Status (2)

- ◆ Further lengthening and diversifying debt maturities and fixing interest rates
- ◆ Reducing interest cost at loan refinancing while maintaining or lengthening maturity

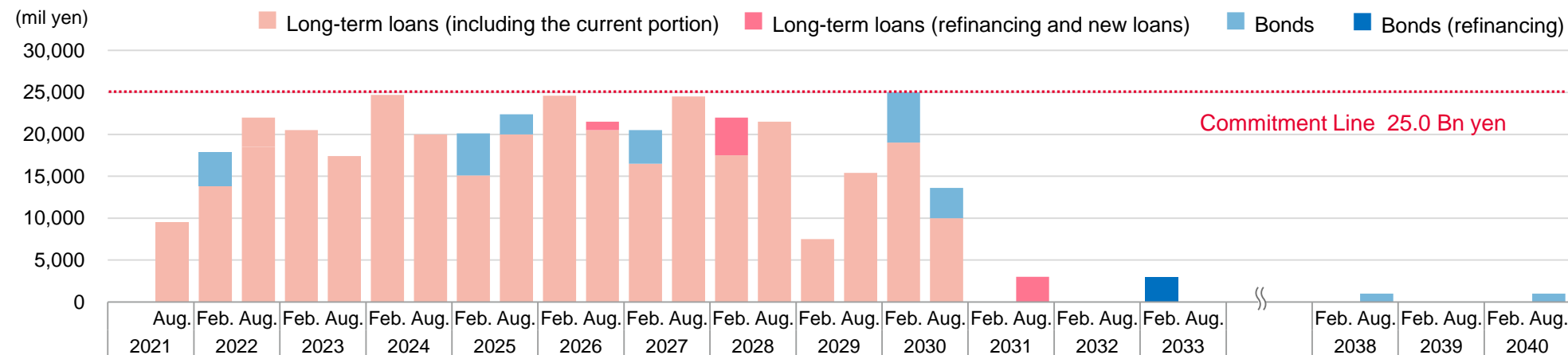
Debt Financing in Feb. 2021 Period

	Sep. 2020	Dec. 2020 and Jan. 2021		Jan. 2021	
	New loans	Bond redemption	Bond refinancing	Loan repayment	Loan refinancing
Amount (mil yen)	2,000	3,000	3,000	3,500	3,500
Interest rate	0.45 %	0.35 %	0.60 %	0.90 %	0.37 %
Maturity	6.3 years	6.0 years	12.0 years	7.0 years	7.0 years

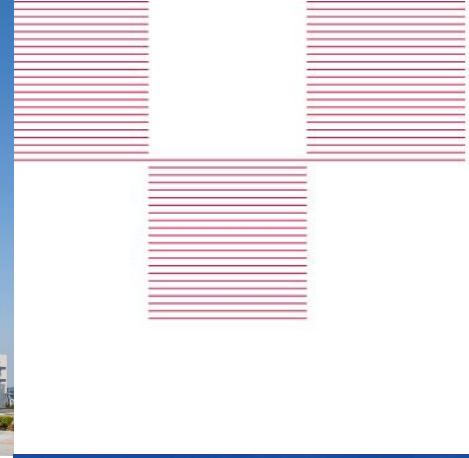
Debt Financing in Aug. 2021 Period

	Apr. 2021	
	Loan repayment	Loan refinancing
Amount (mil yen)	3,000	3,000
Interest rate	1.05 %	0.70 %
Maturity	7.0 years	10.0 years

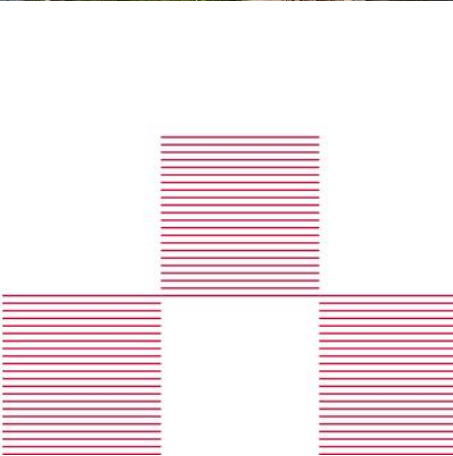
Diversified Maturity Ladder



As of Apr. 1, 2021



Appendix



Sustainable Growth of DPU

Stabilized Target DPU

5,600 yen

External growth

- Selectively acquire highly competitive properties mainly in the three major metropolitan areas and core regional cities
- Leverage pipeline and promote portfolio rebalancing
- Utilize various acquisition schemes

Acquire properties accretive to DPU

Internal growth

- Steadily increase rent mainly at the residential properties in central Tokyo
- Invest in LED light installation and other value enhancement measures
- Conduct planned large-scale repair
- Promote redevelopment (rebuilding)

Improve profitability

Finance

- Equity financing attentive to NAV and growth of DPU
- Control LTV (excluding goodwill) at around 45% with an upper limit at 50%
- Decrease debt financing costs
- Effective use of cash on hand

Maintain financial discipline

ESG

- Improve ESG rating by third parties including GRESB and MSCI
- Increase the ratio of properties with environmental certification (on a gross floor area basis) to 70% or more by 2030 ^(Note)

(Note) In April 2021, DHR upwardly revised the target ratio from “50% or more” to “70% or more” and newly set the target year.

Track Record of Asset Size Growth

Total Acquisition Price of Properties
Acquired since the Merger

64 properties **362.0** Bn yen

Growth of Asset Size
since the Merger

+67.8%
Increase in asset size after the merger
332.9 Bn yen

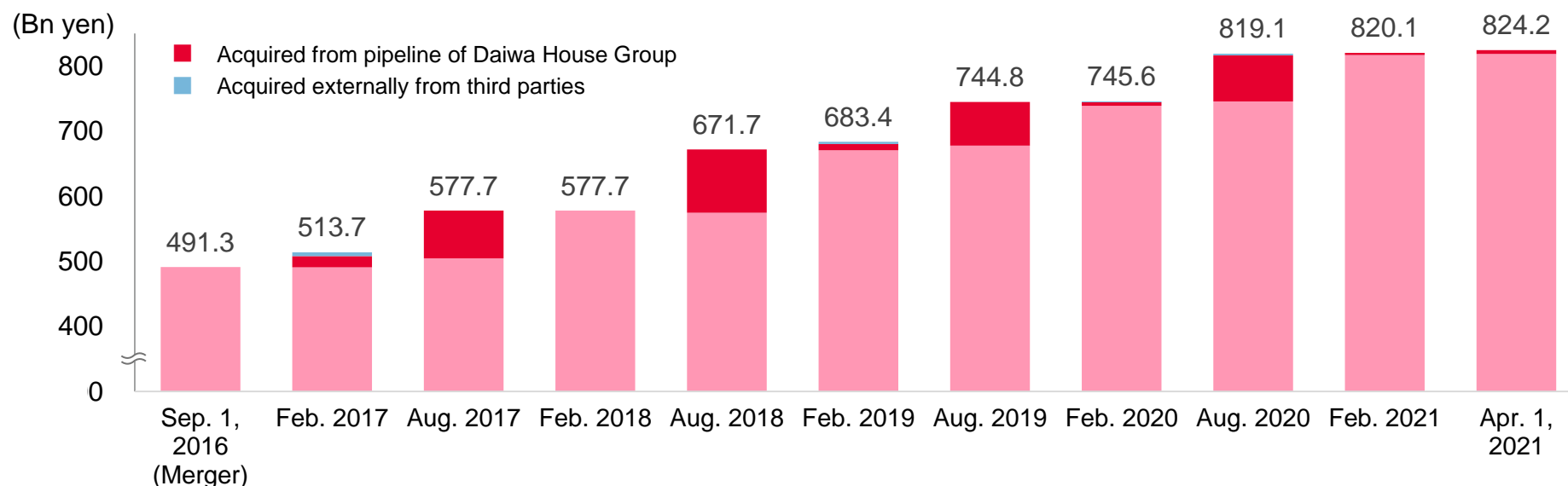
Acquisitions from Pipeline of
Daiwa House Group since the Merger

96.4% (**60** properties / **64** properties)
(acquisition price basis)

Acquisitions Developed by
Daiwa House Group since the Merger

95.9% (**60** properties / **64** properties)
(acquisition price basis)

Asset Size (acquisition price)



NOI yield

* Adjusted for property taxes

5.2 % 5.3 % 5.4 % 5.4 % 5.3 % 5.3 % 5.2 % 5.2 % 5.1 % 5.2 % 5.2 %

NOI yield

after depreciation

* Adjusted for property taxes

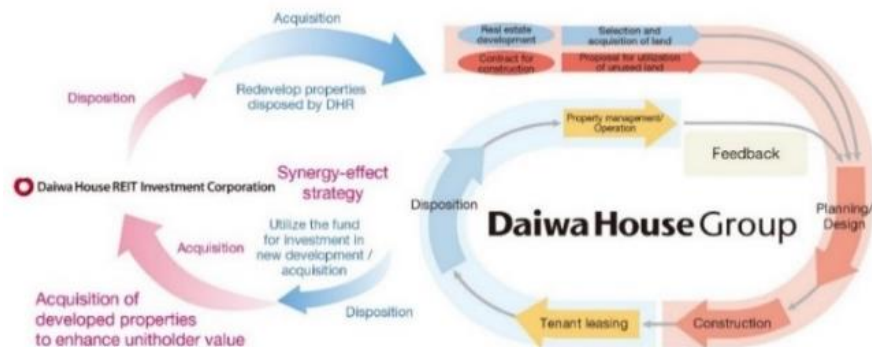
3.8 % 4.0 % 4.0 % 4.1 % 4.0 % 4.0 % 3.9 % 3.9 % 3.8 % 3.9 % 3.9 %

(Note) NOI yield and NOI yield after depreciation are based on annualized NOI adjusted for property taxes to be expensed and excluding the properties sold during the period.
NOI as of Sep. 1, 2016 (Merger) is based on NOI of Daiwa House Residential and former Daiwa House REIT for the period ended Aug. 31, 2016 preceding the merger.
NOI as of Apr. 1, 2021 is based on NOI for the period ended Feb. 2021 (excluding the property sold in Mar. 2021) and appraisal NOI of the acquisition in Apr. 2021.

Leveraging Value Chain of Daiwa House Group

Value Chain of Daiwa House Group

- Comprehensive and integrated capabilities from acquisition of land, design and construction, to management and operation



6th Medium-Term Management Plan of Daiwa House Group

- Daiwa House Group revised investment plans for real estate development of logistics, business and corporate facilities from the initial amount of 350 Bn yen to 650 Bn yen in its 6th Medium-Term Plan covering the fiscal year ending March 2020 through the fiscal year ending March 2022
- Plans for sale of development properties were also revised from 400 Bn yen to 670 Bn yen

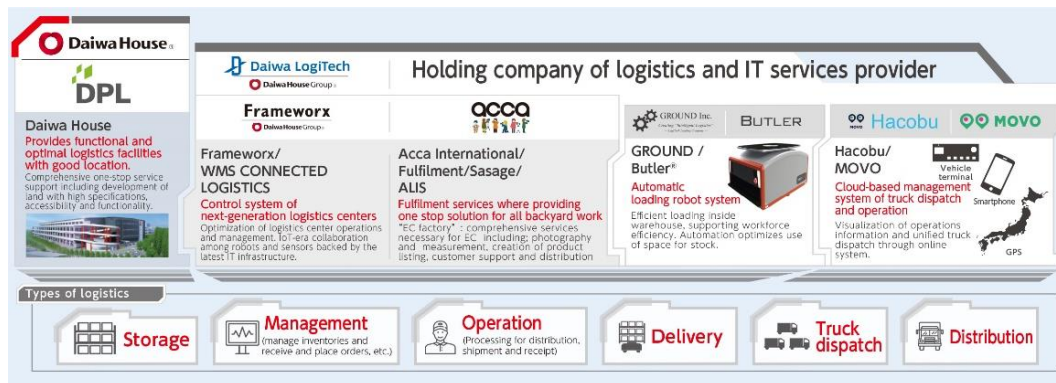
Real estate
Investment plan

Real estate
Sale plan

Real estate development 1,000			
Logistics, Business and Corporate Facilities 650	Rental Housing 50	Commercial Facilities 150	Overseas 150
Sale of development properties 670			

Next-gen Logistics Center Proposed by Daiwa House Group

- Daiwa House Group, with the application of advanced technologies, offers next-generation logistics center to solve logistics problems including lack of human resources, rising labor costs, rising transportation costs, deteriorating loading efficiency and equipment installation cost



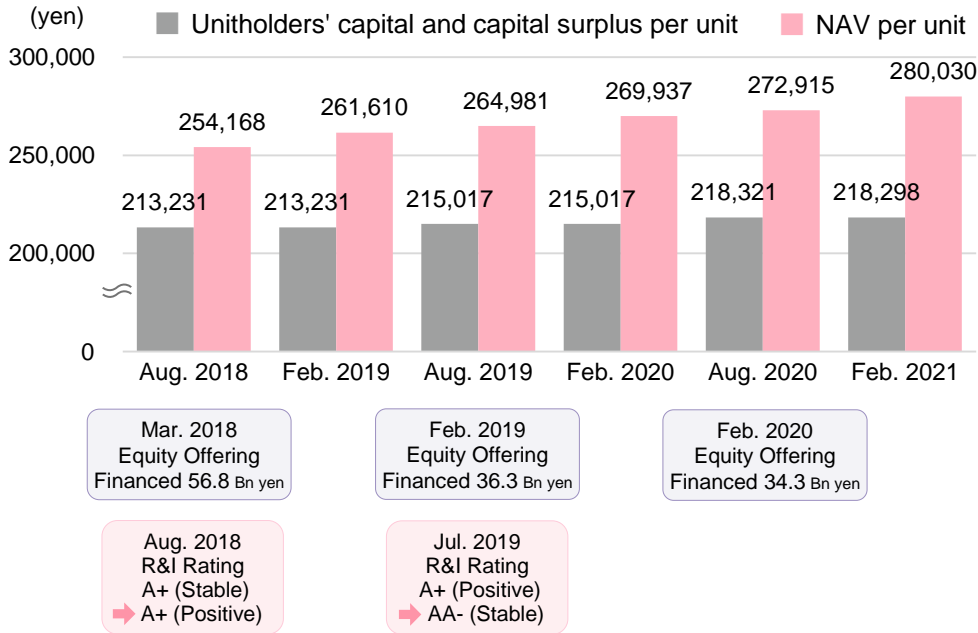
Real Estate Available for Sale of Daiwa House Group

As of Dec. 30, 2020	Being rented	Not being rented	Total
Logistics, business & corporate facilities	168.9	498.9	667.9
Rental housing	25.2	17.6	42.8
Commercial facilities	74.1	26.7	100.9

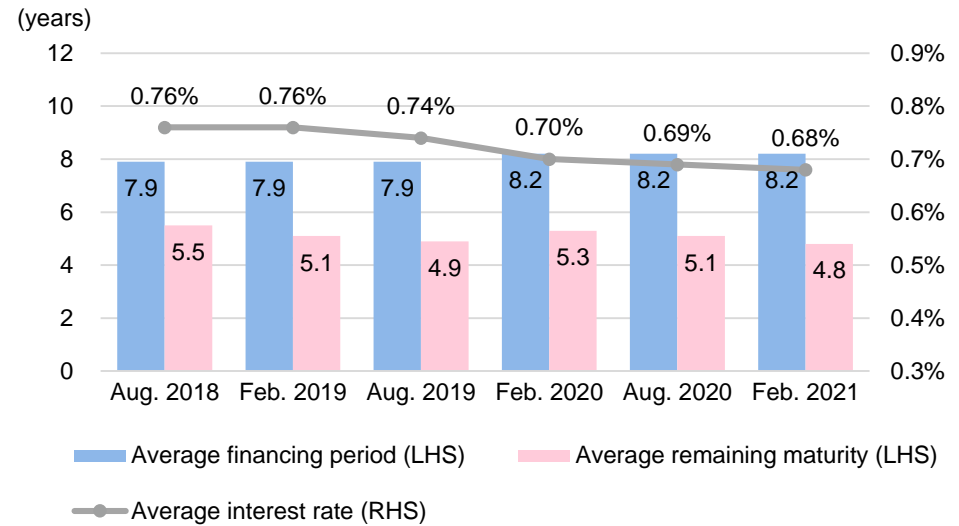
(Source) Daiwa House Industry Co., Ltd.

Key Financial Indicators

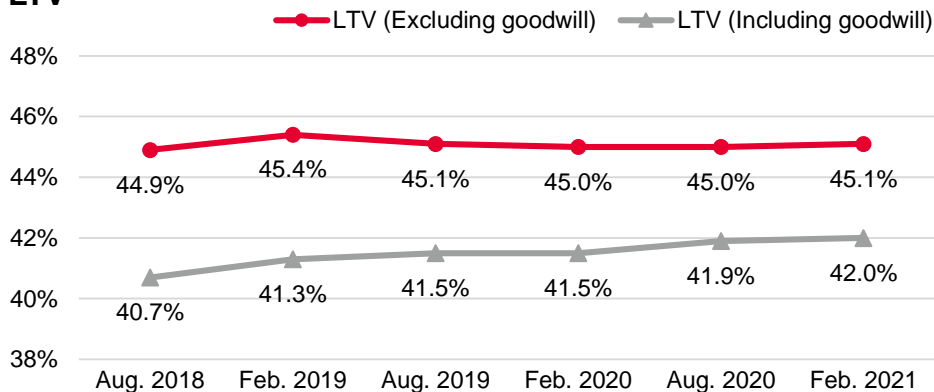
NAV per Unit



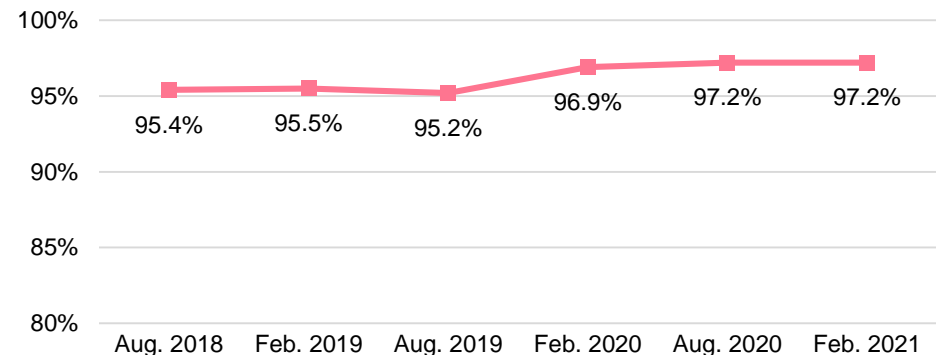
Average Financing Period / Average Remaining Maturity / Average Interest Rate



LTV



Fixed Interest Ratio



Historical Financial Data

	Feb. 2019	Aug. 2019	Feb. 2020	Aug. 2020 (A)	Feb. 2021 (B)	Change (B-A)
Operating days	181 days	184 days	182 days	184 days	181 days	-3 days
Operating Revenue	23,127 mil yen	24,877 mil yen	25,018 mil yen	26,613 mil yen	28,097 mil yen	1,483 mil yen
Operating Income	9,960 mil yen	10,702 mil yen	10,559 mil yen	11,574 mil yen	12,571 mil yen	997 mil yen
Gain (loss) on sale of properties	113 mil yen	154 mil yen	306 mil yen	— mil yen	836 mil yen	836 mil yen
Ordinary Income	8,597 mil yen	9,166 mil yen	9,126 mil yen	9,936 mil yen	11,099 mil yen	1,162 mil yen
Net Income	8,597 mil yen	9,166 mil yen	9,125 mil yen	9,936 mil yen	11,098 mil yen	1,162 mil yen
DPU	5,427 yen	5,773 yen	6,040 yen	5,427 yen	5,856 yen	429 yen
Number of investment units issued	1,927,000 units	2,075,000 units	2,075,000 units	2,196,000 units	2,196,000 units	—
Payout ratio	121.7 %	130.6 %	137.3 %	119.4 %	100.9 %	-18.5 p.p.
Total Assets	777,727 mil yen	841,236 mil yen	839,931 mil yen	899,579 mil yen	901,386 mil yen	1,806 mil yen
Net Assets	429,223 mil yen	463,170 mil yen	460,341 mil yen	491,302 mil yen	490,586 mil yen	-715 mil yen
Unitholders' Capital	163,230 mil yen	198,492 mil yen	198,492 mil yen	231,766 mil yen	231,766 mil yen	—
Capital Surplus, net	247,667 mil yen	247,667 mil yen	247,667 mil yen	247,667 mil yen	247,617 mil yen	-50 mil yen
Interest-bearing debt	321,268 mil yen	348,768 mil yen	348,758 mil yen	376,558 mil yen	378,558 mil yen	2,000 mil yen
LTV (Excluding goodwill)	45.4 %	45.1 %	45.0 %	45.0 %	45.1 %	0.1 p.p.
LTV (Including goodwill)	41.3 %	41.5 %	41.5 %	41.9 %	42.0 %	0.1 p.p.
Net Assets per unit	222,741 yen	223,214 yen	221,851 yen	223,725 yen	223,400 yen	-325 yen
NAV per unit ^(Note 1)	261,610 yen	264,981 yen	269,937 yen	272,915 yen	280,030 yen	7,115 yen
FFO per unit ^(Note 2)	7,747 yen	7,598 yen	7,526 yen	7,789 yen	7,982 yen	193 yen

(Note 1) NAV per unit: (Unitholders' capital + capital surplus, net + appraisal value of properties – book value of properties) / number of investment units issued

(Note 2) FFO per unit: (Net income + depreciation + amortization + amortization of investment corporation bond issuance costs + amortization of trademark rights + amortization of software +/- loss or gain on sale of properties +/- extraordinary loss or gain) / number of investment units issued

Historical Portfolio Data

	Feb. 2019	Aug. 2019	Feb. 2020	Aug. 2020 (A)	Feb. 2021 (B)	Change (B-A)
Number of properties	216 properties	228 properties	225 properties	228 properties	227 properties	-1 property
Total acquisition price	683,443 mil yen	744,823 mil yen	745,625 mil yen	819,114 mil yen	820,103 mil yen	989 mil yen
Ratio of logistics properties	49.7 %	50.9 %	50.1 %	49.6 %	49.5 %	-0.1 p.p.
Ratio of residential properties	36.1 %	33.1 %	33.0 %	30.1 %	29.8 %	-0.3 p.p.
Ratio of retail properties	11.6 %	12.8 %	13.0 %	15.0 %	15.0 %	—
Ratio of hotel properties	0.9 %	1.4 %	2.1 %	1.9 %	2.3 %	0.4 p.p.
Ratio of other assets	1.7 %	1.7 %	1.7 %	3.3 %	3.3 %	—
Number of properties acquired	4 properties	13 properties	2 properties	4 properties (Note 1)	1 properties	-3 properties
Acquisition price	12,710 mil yen	67,090 mil yen	6,600 mil yen	73,489 mil yen	3,140 mil yen	-70,349 mil yen
Number of properties sold	1 property	1 property	5 properties	- properties	2 properties	2 properties
Sale price	1,200 mil yen	5,755 mil yen	5,967 mil yen	- mil yen	2,775 mil yen	2,775 mil yen
Unrealized gain (loss)	93,224 mil yen	103,676 mil yen	113,960 mil yen	119,888 mil yen	135,564 mil yen	15,676 mil yen
Leasable area	2,517 thousand m ²	2,751 thousand m ²	2,734 thousand m ²	2,980 thousand m ²	2,979 thousand m ²	-1 thousand m ²
Occupancy rate	99.5 %	99.4 %	99.5 %	99.4 %	99.4 %	—
Real estate	Rental revenue	23,013 mil yen	24,722 mil yen	24,712 mil yen	27,260 mil yen	646 mil yen
	Rental expenses	9,184 mil yen	10,062 mil yen	10,278 mil yen	11,179 mil yen	442 mil yen
	Rental income	13,828 mil yen	14,660 mil yen	14,433 mil yen	16,080 mil yen	204 mil yen
Depreciation	4,454 mil yen	4,764 mil yen	4,806 mil yen	5,174 mil yen	5,271 mil yen	97 mil yen
NOI (Note 2)	18,283 mil yen	19,424 mil yen	19,239 mil yen	21,050 mil yen	21,352 mil yen	301 mil yen
NOI yield (Note 3)	5.4 %	5.2 %	5.2 %	5.2 %	5.2 %	—

(Note 1) Includes additional acquisition of 70% co-ownership interest in iias Tsukuba.

(Note 2) NOI: Real estate rental business revenue – real estate rental business expenses + depreciation

(Note 3) NOI yield is annualized and excluding the properties sold during the period.

Balance Sheets

	(thousand yen)	
	Period ended Aug. 2020	Period ended Feb. 2021
Assets		
Current assets		
Cash and deposits	21,071,169	32,327,392
Cash and deposits in trust	18,311,263	16,299,065
Operating accounts receivable	313,256	264,766
Prepaid expenses	682,002	672,881
Consumption taxes receivable	3,156,408	—
Other	5,334	2,561
Allowance for doubtful accounts	(1,061)	(1,498)
Total current assets	43,538,373	49,565,169
Non-current assets		
Investment properties		
Buildings, net	21,185,130	19,971,367
Structures, net	195,392	180,364
Machinery and equipment, net	322,484	294,845
Tools, furniture and fixtures, net	293,414	260,353
Land	22,350,209	21,711,324
Buildings in trust, net	339,899,895	338,518,240
Structures in trust, net	8,168,051	8,053,306
Machinery and equipment in trust, net	1,436,775	1,369,566
Tools, furniture and fixtures in trust, net	854,617	903,465
Land in trust	385,966,267	387,101,719
Construction in progress in trust	170,792	389,488
Total investment properties	780,843,030	778,754,043
Intangible assets		
Goodwill	63,431,250	61,449,024
Leasehold rights in trust	5,845,688	5,925,048
Trademark rights	1,224	945
Total intangible assets	69,278,163	67,375,018
Investments and other assets		
Investment securities	9,411	9,428
Long-term prepaid expenses	2,282,730	2,036,722
Guarantee deposits	99	99
Lease and guarantee deposits in trust	3,488,978	3,498,978
Total investments and other assets	5,781,220	5,545,228
Total non-current assets	855,902,414	851,674,290
Deferred assets		
Investment corporation bond issuance costs	138,915	147,124
Total deferred assets	138,915	147,124
Total assets	899,579,703	901,386,584

	(thousand yen)	
	Period ended Aug. 2020	Period ended Feb. 2021
Liabilities		
Current liabilities		
Operating accounts payable	2,143,668	1,731,563
Current portion of investment corporation bonds	3,000,000	4,000,000
Current portion of long-term loans	16,000,000	26,358,000
Accounts payable – other	156,568	88,102
Accrued expenses	1,704,215	1,706,448
Income taxes payable	605	605
Accrued consumption taxes	—	1,191,971
Advances received	3,209,021	3,196,677
Unearned revenue	214,721	202,267
Deposits received	211,758	254,618
Derivatives liabilities	—	10,302
Other	82,101	69,603
Total current liabilities	26,722,660	38,810,159
Non-current liabilities		
Investment corporation bonds	27,000,000	26,000,000
Long-term loans	330,558,000	322,200,000
Long-term unearned revenue	491,779	394,277
Tenant leasehold and security deposits	347,135	333,342
Tenant leasehold and security deposits in trust	21,727,786	21,739,562
Asset retirement obligations	652,172	658,347
Derivatives liabilities	777,986	664,385
Total non-current liabilities	381,554,861	371,989,915
Total liabilities	408,277,521	410,800,075
Net assets		
Unitholders' equity		
Unitholders' capital	231,766,153	231,766,153
Surplus		
Capital surplus	247,667,563	247,667,563
Allowance for temporary difference adjustments	—	(50,508)
Capital surplus, net	247,667,563	247,617,055
Voluntary reserve		
Reserve for temporary difference adjustments	496,382	—
Reserve for distribution	2,214,027	—
Total voluntary reserve	2,710,410	—
Unappropriated retained earnings	9,936,041	11,877,987
Total surplus	260,314,014	259,495,043
Total unitholders' equity	492,080,168	491,261,196
Deferred gains or losses on hedges	(777,986)	(674,687)
Total net assets	491,302,181	490,586,508
Total liabilities and net assets	899,579,703	901,386,584

Statements of Income

	(thousand yen)	
	Period ended Aug. 2020	Period ended Feb. 2021
Operating revenue		
Rental revenue	25,499,339	26,102,923
Other rental revenue	1,114,193	1,157,287
Gain on sale of real estate properties	–	836,795
Total operating revenue	26,613,533	28,097,006
Operating expenses		
Rental expenses	10,737,121	11,179,703
Asset management fees	1,764,808	1,792,206
Asset custody fees	38,860	39,665
Administrative service fees	95,528	98,381
Directors' remuneration	6,600	6,600
Amortization of goodwill	1,982,226	1,982,226
Provision of allowance for doubtful accounts	213	626
Other operating expenses	414,127	426,506
Total operating expenses	15,039,486	15,525,917
Operating Income	11,574,046	12,571,089
Non-operating income		
Interest income	198	165
Gain on forfeiture of unclaimed distributions	4,428	4,552
Gain on adjustment of liabilities	10,740	9,624
Interest on tax refund	–	4,390
Other	17	17
Total non-operating income	15,384	18,750
Non-operating expenses		
Interest expenses	1,100,321	1,093,457
Interest expenses on investment corporation bonds	75,787	82,887
Amortization of investment corporation bond issuance costs	11,895	12,663
Investment unit issuance expenses	159,202	–
Borrowing related expenses	303,424	299,505
Other	2,154	2,000
Total non-operating expenses	1,652,785	1,490,514
Ordinary Income	9,936,646	11,099,325
Income before income taxes	9,936,646	11,099,325
Total income taxes	605	605
Net income	9,936,041	11,098,720
Retained earnings brought forward	–	779,267
Unappropriated retained earnings	9,936,041	11,877,987

Statements of Cash Distributions

	(yen)	
	Period ended Aug. 2020	Period ended Feb. 2021
I Unappropriated retained earnings	9,936,041,002	11,877,987,944
II Reversal of voluntary reserve		
Reversal of reserve for temporary difference adjustments	496,382,622	–
Reversal of reserve for distribution	2,214,027,723	–
III Amount added to distributions in excess of earnings		
Allowance for temporary difference adjustments	50,508,000	1,657,980,000
IV Distributions	11,917,692,000	12,859,776,000
[Distributions per unit]	[5,427]	[5,856]
Of the above, earnings distributions	11,867,184,000	11,201,796,000
[of the above, earnings distributions per unit]	[5,404]	[5,101]
Of the above, allowance for temporary difference adjustments	50,508,000	1,657,980,000
[of the above, distributions in excess of earnings per unit associated with the allowance for temporary difference adjustments]	[23]	[755]
V Retained earnings carried forward	779,267,347	676,191,944

Rental Revenue and Expenses

	(thousand yen)	
	Period ended Aug. 2020	Period ended Feb. 2021
A. Real estate rental revenue		
Rental revenue		
Rent	24,961,747	25,543,608
Common area charges	537,592	559,314
Total rental revenue	25,499,339	26,102,923
Other rental revenue		
Facility charges	424,316	437,506
Incidental revenue	266,029	362,007
Other	423,847	357,773
Total other rental revenue	1,114,193	1,157,287
Total real estate rental revenue	26,613,533	27,260,211
B. Real estate rental expenses		
Rental expenses		
Management fees	1,414,808	1,500,676
Utilities	299,940	404,932
Taxes and public dues	1,978,238	1,978,501
Repairs and maintenance expenses	862,949	1,021,181
Restoration costs	301,527	279,613
Insurance expenses	32,211	32,477
Custodian fees	57,050	62,247
Depreciation	5,174,575	5,271,595
Other operating expenses	615,819	628,476
Total real estate rental expenses	10,737,121	11,179,703
C. Income from real estate rental business (A-B)	15,876,411	16,080,507

ESG Initiatives (1) Environmental Initiatives

Promotion of Environmental Certification

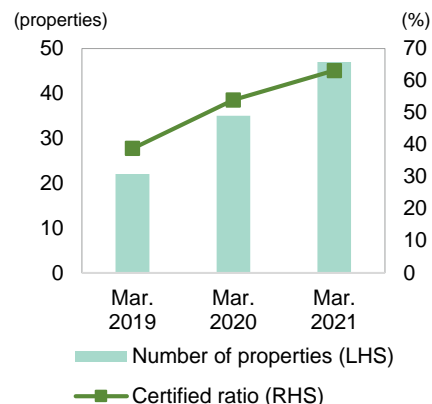
- Improved the ratio of properties with environmental certification

Number of certified properties

47 properties
+12 properties
compared to Mar 31, 2020

Certified ratio
(based on gross floor area)

63.1 %
+9.2 p.p.
compared to Mar 31, 2020



	DBJ Green Building	BELS	CASBEE
★★★★★	5 properties	11 properties	7 properties
★★★★	10 properties	4 properties	5 properties
★★★	10 properties	3 properties	
★★	5 properties	14 properties	
★		4 properties	
Number of certified properties	30 properties	36 properties	12 properties
Certified ratio (based on gross floor area)	49.7 %	50.0 %	27.6 %
Certified ratio compared to Mar 31, 2020	+5.0 p.p.	+15.4 p.p.	+13.6 p.p.

as of Mar 31, 2021

Promotion of Green Lease Agreement

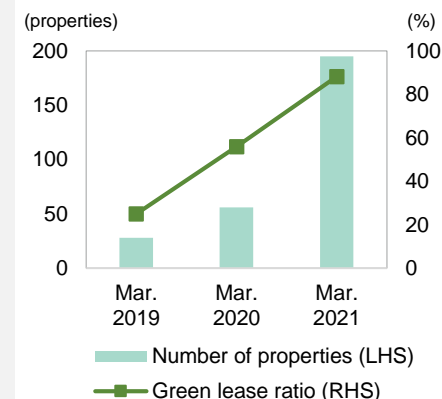
- Implemented initiatives to reduce environmental burden in cooperation with tenants

Number of properties with green lease agreements concluded

195 properties
+139 properties
compared to Mar 31, 2020

Ratio of properties with green lease agreements concluded
(based on gross floor area)

88.2 %
+32.3 p.p.
compared to Mar 31, 2020



as of Mar 31, 2021

Environmental Consideration

- Significantly reduced CO2 emissions with installation of LED lights

Case example
Dec. 2020

LED lighting work at
D Project Tsuchiura



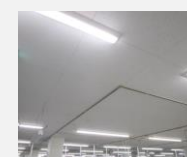
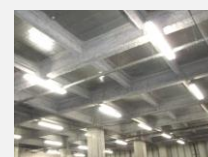
Logistics

Estimated reduction in
CO2 emissions

-55.3 %
-165.7 tons per year

Estimated reduction in
running costs

-63.6 %
-9,274 thousand yen per year



Social Contribution

◆ Thank-you letter from Japan for UNHCR

In support of refugee support activities, FOLEO Otsu Ichiriyama (mall-type retail property) continued to offer space for UN refugee supporter recruitment and fund-raising activities for free, and received a thank-you letter from Japan for UNHCR in Dec. 2020



Support for Employees of Asset Manager During COVID-19 Pandemic

◆ Improvement of office environment

The Asset Manager implemented various measures to create an environment where employees can work comfortably

- Promotion of working from home
- Lending of notebook PCs, mobile routers and displays
- Wider selection of working hours
- Installation of large humidifying air purifiers
- Installation of a large monitor in each meeting room



◆ Payment of extra allowance to employees

While implementing the prevention measures against COVID-19 including promotion of working from home, the Asset Manager pays extra allowance to its employees to reduce their financial and emotional strain when judged as emergency

HR Development in Asset Manager (FY ended Mar. 2021)

◆ Providing healthy work environment

< Leave system >

- Childcare leave / granny leave
- Family care leave
- Planned annual paid leave
- Community co-creation leave

< Welfare programs >

- Support for official qualification exams
- Cumulative investment unit investment program
- Investment unit ownership program
- Daiwa House Group employee incentive plan
- Emergency support allowance

◆ Work-life balance

- Average overtime work 13 hours/month
- Paid leave taken 71%
- Number of employees who took childcare leave / granny leave 3
- Number of employees who took family care leave 6

◆ Training for all directors and employees

- Number of training sessions 62

◆ Diversity

- Female employees 39%

◆ Number of professional credentials (including successful candidates)

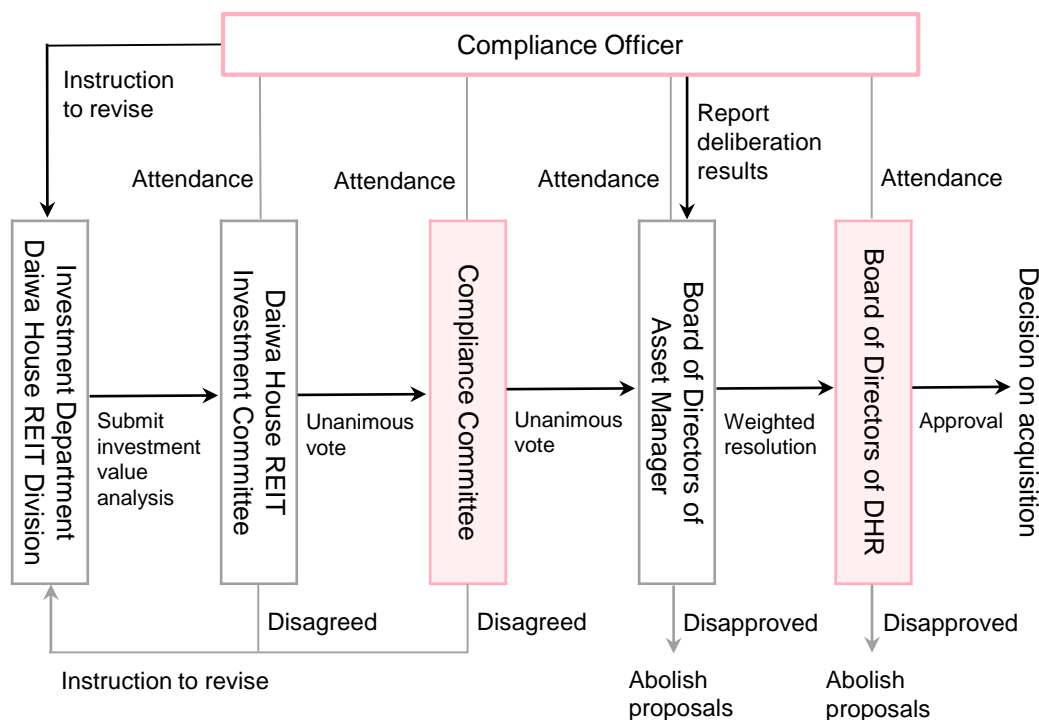
- ARES certified master 26
- Real estate transaction agent 58
- Real estate appraiser 2
- First-class architect 2
- Certified real estate consulting master 5
- Certified building manager 9
- CASBEE accredited professional for building 2
- CASBEE accredited professional for real estate 1

Number of directors and employees as of Mar. 31, 2021: 66

ESG Initiatives (3) Governance Initiatives

Ensuring Involvement of Third Parties in Decision-Making Flow to Protect Unitholders' Interests

- ◆ Flow at the time of the decision to acquire assets from interested parties
Following the unanimous vote at the compliance committee **including the third-party outside experts**, weighted resolution by the board of directors of the Asset Manager and approval by the board of directors of DHR **consisting of only third-party members** are required



Attendance at the board of directors meetings of DHR by the executive director and supervisory directors in the period ended Feb. 2021

100%
(6 out of 6 board meeting)

Same Boat Investment by Daiwa House

- ◆ Investment in DHR units (same boat investment)
In order to align interests between our unitholders and Daiwa House, Daiwa House intends to continue holding our units

Daiwa House's investment in DHR (% of ownership)	189,200 units (8.6%)
---	-------------------------

As of Feb 28, 2021

Initiation of Investment Advisory Business of Asset Manager and Establishment of Standards to Prevent Competition for Property Acquisition

- ◆ Initiation of investment advisory business for private funds
 - In 2020, Daiwa House, DHR's sponsor, established a private fund which targets investment in domestic logistics properties developed by Daiwa House Group
 - The Asset Manager started to conduct investment advisory to the private fund in addition to asset management of DHR
- ◆ Establishment of standards to prevent competition for property acquisition
 - (1) Property acquisitions from Daiwa House Group
DHR continues to hold the preferential negotiation rights based on pipeline agreements
 - (2) Property acquisitions from third parties
DHR has priority on all acquisition opportunities from third parties

No impact on property acquisition opportunities by DHR
from the Asset Manager's initiating investment advisory business

ESG Initiatives (4) Daiwa House Group Initiatives

External Evaluation of Daiwa House Group

◆ EcoVadis Sustainability Ratings

EcoVadis evaluates a network of 50,000 suppliers of 190 business categories in 150 countries

Ranked within the top 5% in global construction industry and awarded the “Gold” (highest) rating in sustainability assessment by EcoVadis since 2019

◆ Bloomberg Gender-Equality Index

Designated as a company advancing gender equality in the workplace, such as action guideline, internal company statistics, personnel system, product development and transparency in gender reporting



◆ FTSE4Good Index Series FTSE Blossom Japan Index

Included

* as of Dec. 2020



◆ MSCI World ESG Leaders Index MSCI Japan ESG Select Leaders Index MSCI Japan Empowering Women Index

Included

* as of Dec. 2020



For an explanation about the MSCI logos, please refer to the following link.
<https://www.daiwahouse.com/sustainable/csr/esg/evaluation/index.html>

◆ S&P/JPX Carbon Efficient Index

Included, Decile category: 2

* Ranked 2nd on a scale of 1-10 in real estate sector



◆ Dow Jones Sustainability Indices

Included
Member of DJSI Asia Pacific



* Within the top 30% of the real estate sector in Japan, Asia, and Oceanian regions

◆ CDP Climate Change 2020

Named on CDP's prestigious “A List” for three consecutive years



◆ CDP Supplier Engagement Rating

Named on CDP Supplier Engagement Leaderboard for two consecutive years as one of the highest-rated companies



Source: Daiwa House Industry Co., Ltd.

Environmental Initiatives of Daiwa House Group

◆ “Challenge ZERO 2055”

- Daiwa House received SBT initiative certification for greenhouse gas reduction in 2018, appraised for its targets to counter climate change set in the long-term group environmental vision of “Challenge ZERO 2055”
- Challenge of zero environmental impacts through three stages with four environmental themes in mind to realize sustainable society



◆ Sustainable town development project using 100% electricity derived from renewable energy

- Daiwa House joined the international EP100 and RE100 initiatives for energy efficiency and renewable energy in 2018
- In July 2019, Daiwa House launched a sustainable town development project “Funabashi Grand Oasis” in Chiba, where only electricity derived from renewable energy will be used from the time of construction of the buildings to the stage of residents’ living after the construction



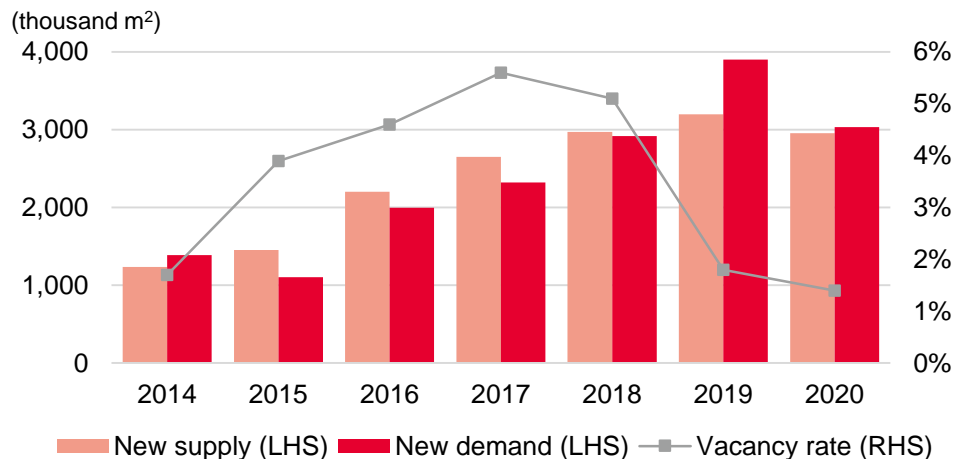
Funabashi Grand Oasis

- Highly praised for these initiatives, Daiwa House was awarded the 2020 Minister of the Environment Award for Climate Change Action and 2020 EcoPro Awards

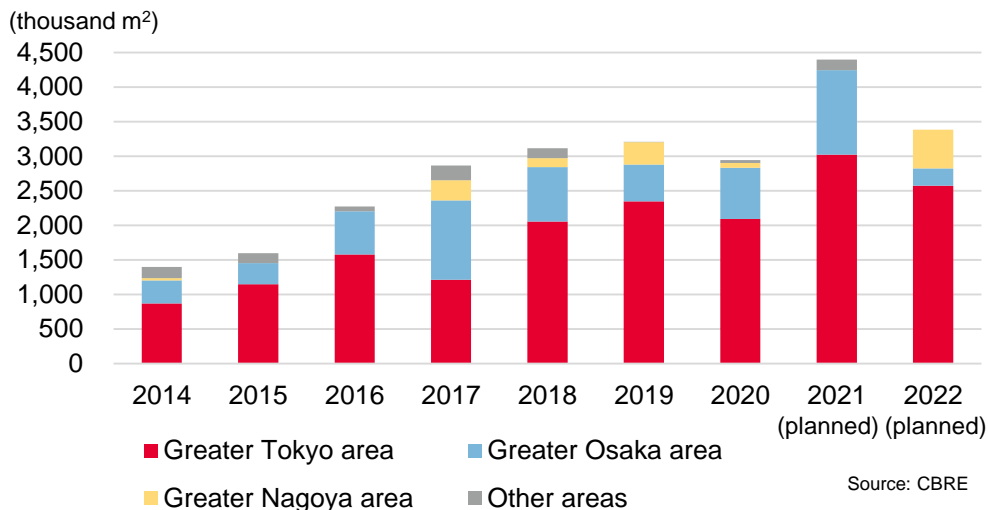


Market Environment for Logistics Properties

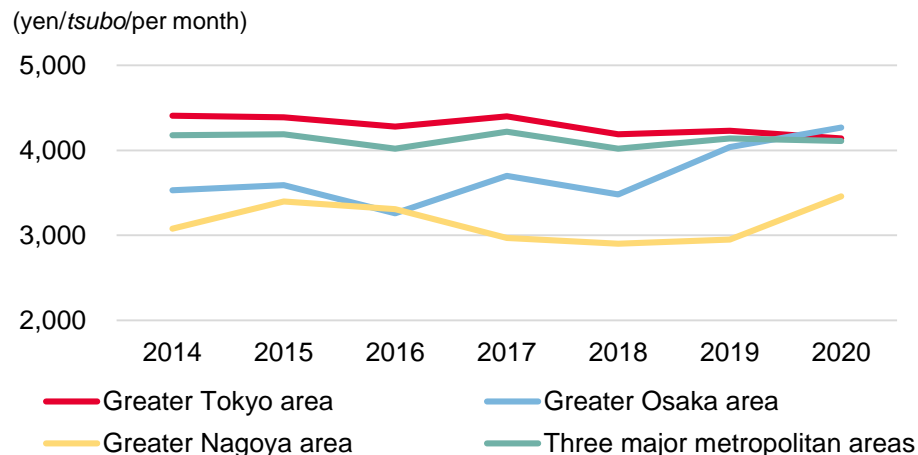
Supply and Demand of Medium-to Large-scale Logistics Properties in the Three Major Metropolitan Areas



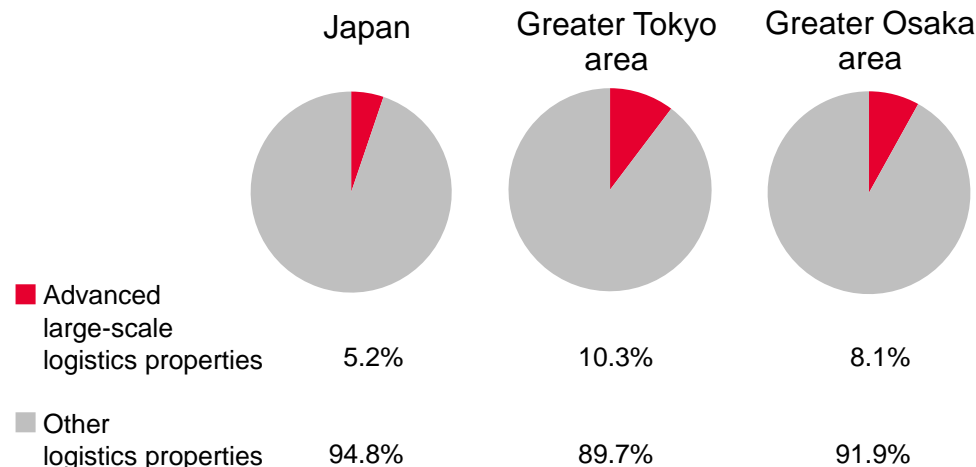
Development of Medium-to Large-scale Logistics Properties



Average Offered Rent for Medium-to Large-scale Logistics Properties in the Three Major Metropolitan Areas



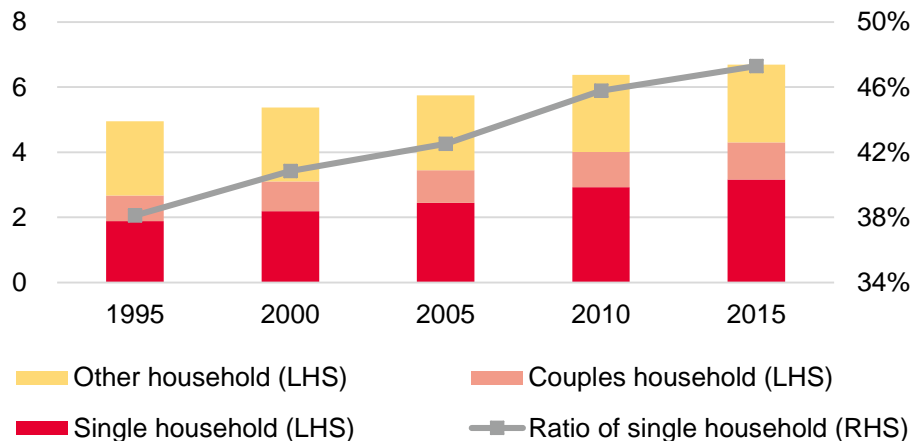
Proportion of Advanced Large-scale Logistics Properties



Market Environment for Residential Properties

Number of Households in Tokyo

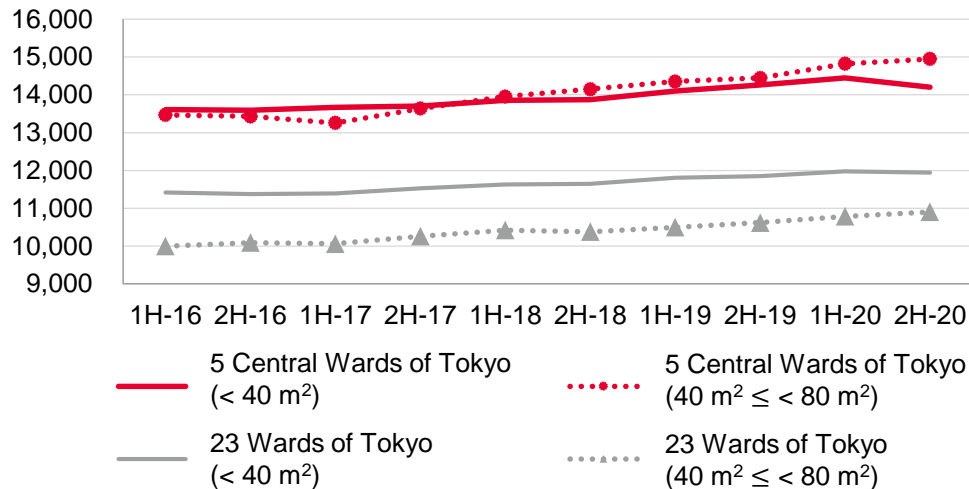
(million households)



Source: "Population Census", Statistics Bureau, Ministry of Internal Affairs and Communications

Rent Per Tsubo for Apartments in 23 Wards of Tokyo

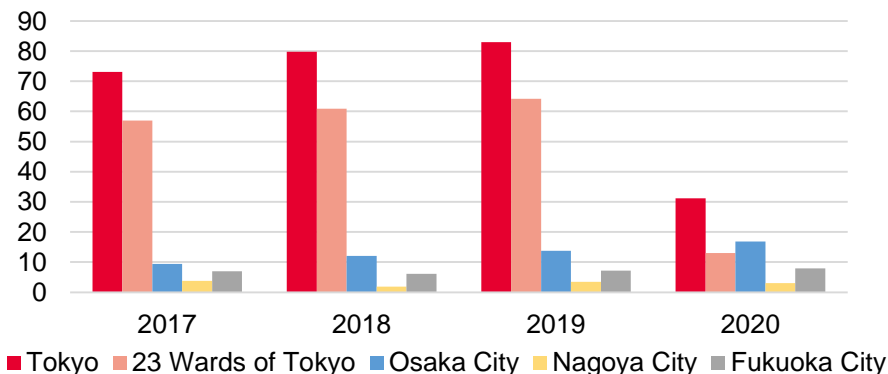
(yen/tsubo/per month)



Source: Compiled by the Asset Manager from data published by Japan Real Estate Institute in "Housing Market Index".

Net Population Inflow of All Nationalities by Area

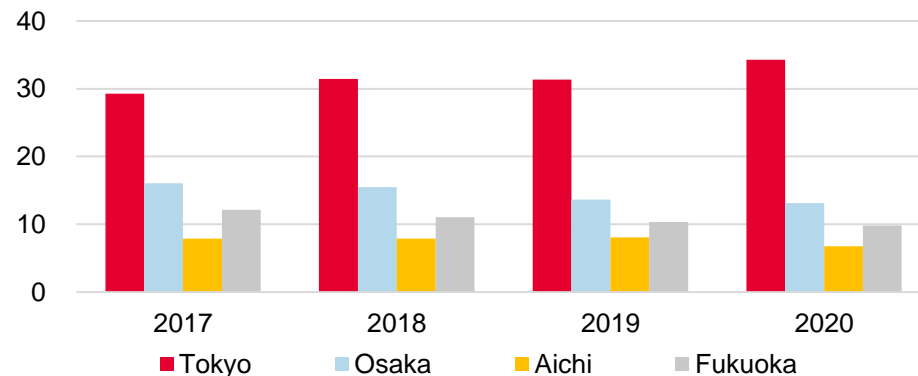
(thousand people)



Source: "Report on Internal Migration", Statistics Bureau, Ministry of Internal Affairs and Communications

Starts of Rental Apartments

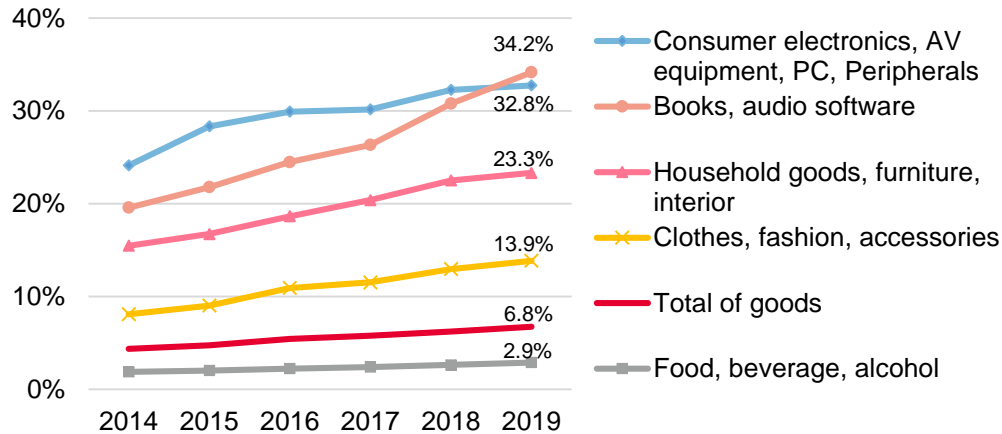
(thousand units)



Note: Based on the aggregate of rental apartments with steel-reinforced concrete and reinforced concrete structure.
Source: "Housing Stars", Policy Bureau, Ministry of Land, Infrastructure, Transport and Tourism

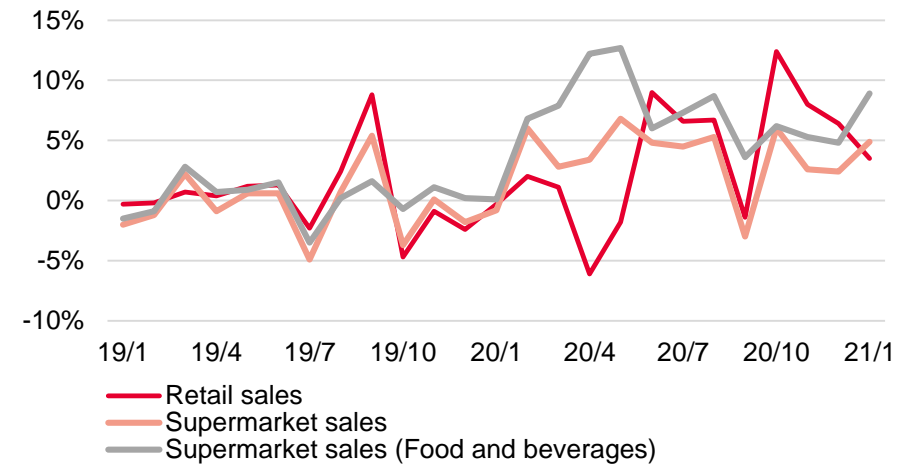
Market Environment for Retail and Hotel Properties

BtoC E-Commerce Ratio by Category of Goods



Source: "E-Commerce Market Survey", Ministry of Economy, Trade and Industry, or METI

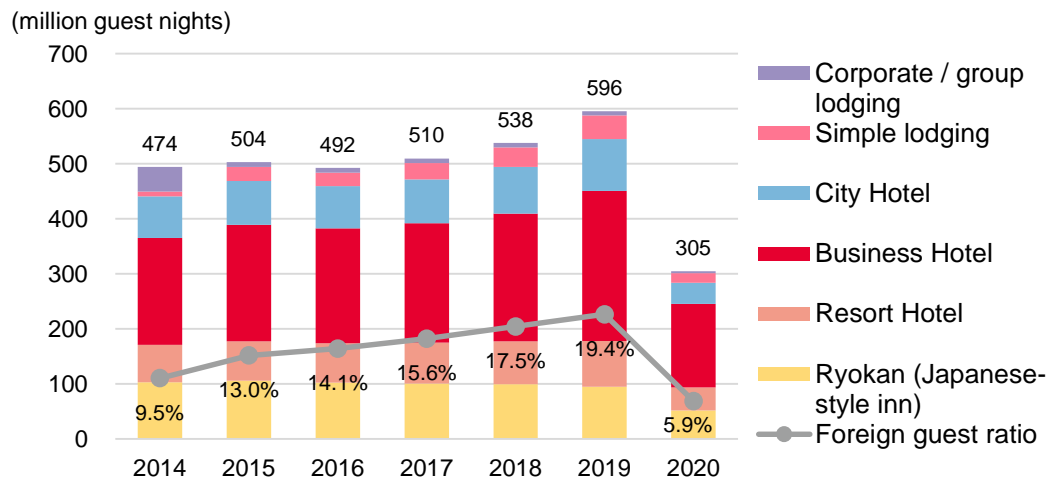
Retail Sales (YoY Change)



Note: Retail sales exclude sales of cars and fuel.

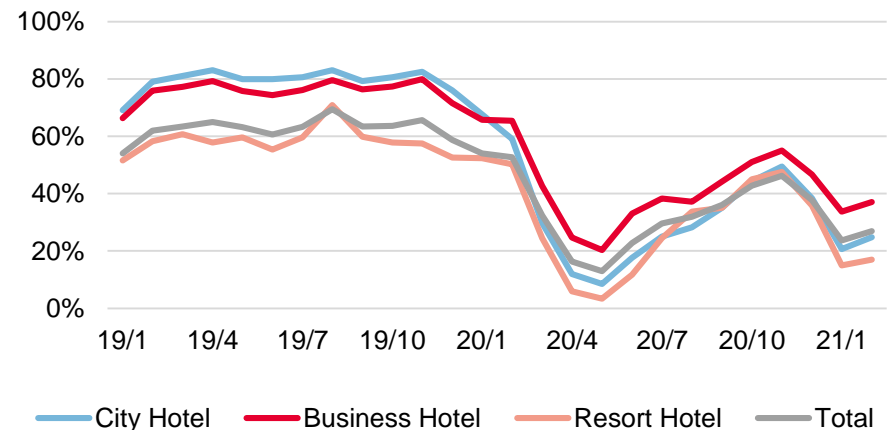
Source: "Monthly Report on the Current Survey of Commerce", Ministry of Economy, Trade and Industry, or METI

Number of Overnight Guests by Accommodation Type and Foreign Guest Ratio



Source: "Accommodation Survey", Japan Tourism Agency

Guest Room Occupancy Rate of Accommodation Facilities



Source: "Accommodation Survey", Japan Tourism Agency

Portfolio List (1)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
LB-001	D Project Machida	Machida City, Tokyo	9,200	1.1%	50,490.39	100.0%
LB-002	D Project Hachioji	Hachioji City, Tokyo	15,400	1.9%	62,394.17	100.0%
LB-003	D Project Aikawa-Machi	Aiko District, Kanagawa	3,390	0.4%	14,240.84	100.0%
LB-005	D Project Urayasu I	Urayasu City, Chiba	9,280	1.1%	36,515.81	100.0%
LB-006	D Project Urayasu II	Urayasu City, Chiba	26,000	3.2%	72,320.01	100.0%
LB-007	D Project Akanehama	Narashino City, Chiba	2,950	0.4%	11,663.39	100.0%
LB-008	D Project Noda	Noda City, Chiba	6,210	0.8%	29,232.53	100.0%
LB-009	D Project Inuyama	Inuyama City, Aichi	10,790	1.3%	54,197.80	100.0%
LB-011	D Project Neyagawa	Neyagawa City, Osaka	5,980	0.7%	11,151.51	100.0%
LB-013	D Project Morioka	Takizawa City, Iwate	1,200	0.1%	9,558.32	100.0%
LB-015	D Project Tsuchiura	Tsuchiura City, Ibaraki	3,390	0.4%	17,448.86	100.0%
LB-018	D Project Fukuoka Umi	Kasuya District, Fukuoka	4,240	0.5%	24,729.56	100.0%
LB-019	D Project Tosu	Tosu City, Saga	5,740	0.7%	17,858.01	100.0%
LB-020	D Project Kuki I	Kuki City, Saitama	3,900	0.5%	22,708.72	100.0%
LB-021	D Project Kuki II	Kuki City, Saitama	8,120	1.0%	50,490.00	100.0%
LB-022	D Project Kawagoe I	Kawagoe City, Saitama	3,530	0.4%	16,150.88	100.0%
LB-023	D Project Kawagoe II	Kawagoe City, Saitama	4,850	0.6%	19,872.00	100.0%
LB-024	DPL Inuyama	Inuyama City, Aichi	3,940	0.5%	21,628.50	100.0%
LB-025	D Project Fukuoka Hakozaki	Fukuoka City, Fukuoka	4,340	0.5%	34,710.80	100.0%
LB-026	D Project Kuki III	Kuki City, Saitama	7,630	0.9%	26,937.41	100.0%
LB-027	D Project Kuki IV	Kuki City, Saitama	5,520	0.7%	26,460.00	100.0%
LB-028	D Project Kuki V	Kuki City, Saitama	8,280	1.0%	47,320.89	100.0%
LB-029	D Project Kuki VI	Kuki City, Saitama	5,140	0.6%	29,244.66	100.0%
LB-030	D Project Yashio	Yashio City, Saitama	6,400	0.8%	21,965.04	100.0%
LB-031	D Project Nishiyodogawa	Osaka City, Osaka	10,300	1.2%	39,584.80	100.0%
LB-032	D Project Matsudo	Matsudo City, Chiba	7,370	0.9%	26,776.67	100.0%
LB-033	D Project Hibiki Nada	Kitakyushu City, Fukuoka	2,080	0.3%	23,933.75	100.0%
LB-034	D Project Morioka II	Takizawa City, Iwate	1,280	0.2%	4,481.00	100.0%
LB-035	D Project Kawagoe III	Kawagoe City, Saitama	7,200	0.9%	39,572.32	100.0%
LB-036	D Project Kazo	Kazo City, Saitama	3,300	0.4%	18,437.60	100.0%
LB-037	D Project Urayasu III	Urayasu City, Chiba	8,500	1.0%	39,441.32	100.0%
LB-038	D Project Tomisato	Tomisato City, Chiba	5,000	0.6%	36,113.25	100.0%
LB-039	D Project Kyotanabe	Kyotanabe City, Kyoto	3,520	0.4%	10,965.68	100.0%
LB-040	D Project Sendai Izumi	Sendai City, Miyagi	1,510	0.2%	10,764.05	100.0%
LB-041	D Project Oyama	Oyama City, Tochigi	2,000	0.2%	14,106.91	100.0%
LB-042	D Project Sano	Sano City, Tochigi	1,780	0.2%	15,668.44	100.0%

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
LB-043	D Project Tatebayashi	Tatebayashi City, Gunma	3,100	0.4%	13,521.56	100.0%
LB-044	D Project Kakegawa	Kakegawa City, Shizuoka	6,000	0.7%	39,341.44	100.0%
LB-045	D Project Hiroshima Seifu	Hiroshima City, Hiroshima	3,820	0.5%	19,004.72	100.0%
LB-046	D Project Tosu II	Tosu City, Saga	1,700	0.2%	13,012.50	100.0%
LB-047	D Project Kawagoe IV	Kawagoe City, Saitama	5,600	0.7%	24,684.47	100.0%
LB-048	D Project Kuki VII	Kuki City, Saitama	1,040	0.1%	3,225.46	100.0%
LB-049	D Project Chibakita	Chiba City, Chiba	7,640	0.9%	24,368.86	100.0%
LB-050	D Project Matsudo II	Matsudo City, Chiba	8,200	1.0%	25,305.82	100.0%
LB-051	D Project Tomisato II	Tomisato City, Chiba	6,900	0.8%	40,870.56	100.0%
LB-052	D Project Osaka Hirabayashi	Osaka City, Osaka	3,600	0.4%	22,485.08	100.0%
LB-053	D Project Sendai Izumi II	Sendai City, Miyagi	7,300	0.9%	39,580.46	100.0%
LB-054	D Project Kaminokawa	Kawachi District, Tochigi	7,900	1.0%	52,239.75	100.0%
LB-055	D Project Fuji	Fuji City, Shizuoka	3,600	0.4%	23,795.40	100.0%
LB-056	D Project Tosu III	Tosu City, Saga	9,200	1.1%	65,215.07	100.0%
LB-057	D Project Kitahachioji I	Hachioji City, Tokyo	4,300	0.5%	16,523.82	100.0%
LB-058	D Project Kitahachioji II	Hachioji City, Tokyo	5,700	0.7%	21,402.20	100.0%
LB-059	D Project Kitahachioji III	Hachioji City, Tokyo	7,300	0.9%	26,275.05	100.0%
LB-060	D Project Itabashi Shingashi	Itabashi Ward, Tokyo	12,300	1.5%	33,763.46	100.0%
LB-061	D Project Sagamihara	Sagamihara City, Kanagawa	3,900	0.5%	16,599.30	100.0%
LB-062	D Project Kuki VIII	Kuki City, Saitama	6,100	0.7%	29,410.54	100.0%
LB-063	D Project Yokkaichi	Yokkaichi City, Mie	1,490	0.2%	6,185.46	100.0%
LB-064	D Project Ibaraki Ishioka	Ishioka City, Ibaraki	4,050	0.5%	24,493.54	100.0%
LM-001	DPL Misato	Misato City, Saitama	16,831	2.0%	55,864.47	100.0%
LM-002	DPL Fukuoka Kasuya	Kasuya District, Fukuoka	13,300	1.6%	73,754.20	100.0%
LM-003	DPL Kitakyushu	Kitakyushu City, Fukuoka	3,510	0.4%	26,672.98	100.0%
LM-004	DPL Nagareyama I	Nagareyama City, Chiba	32,600	4.0%	124,489.93	100.0%
LM-005	DPL Shin-Narashino	Narashino City, Chiba	5,930	0.7%	12,686.32	100.0%

Portfolio List (2)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)	Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
RE-001	Qiz Ebisu	Shibuya Ward, Tokyo	7,650	0.9%	5,230.39	92.0%	RE-037	Castalia Ginza III	Chuo Ward, Tokyo	2,880	0.3%	3,494.42	91.8%
RE-002	Castalia Azabujuban Shichimenzaka	Minato Ward, Tokyo	4,500	0.5%	3,492.93	91.5%	RE-038	Castalia Kayabacho	Chuo Ward, Tokyo	2,707	0.3%	4,602.95	97.8%
RE-003	Castalia Shibakoen	Minato Ward, Tokyo	2,630	0.3%	2,707.51	93.3%	RE-039	Castalia Takanawa	Minato Ward, Tokyo	7,430	0.9%	10,408.26	100.0%
RE-004	Castalia Ginza	Chuo Ward, Tokyo	2,520	0.3%	2,226.42	92.5%	RE-040	Castalia Higashi Nihonbashi	Chuo Ward, Tokyo	3,520	0.4%	6,442.28	97.4%
RE-005	Castalia Hiroo	Minato Ward, Tokyo	2,220	0.3%	1,621.59	97.5%	RE-041	Castalia Shinjuku	Shinjuku Ward, Tokyo	2,950	0.4%	3,150.80	100.0%
RE-006	Castalia Nihonbashi	Chuo Ward, Tokyo	1,200	0.1%	1,458.73	84.3%	RE-042	Castalia Ichigaya	Shinjuku Ward, Tokyo	940	0.1%	1,546.34	95.3%
RE-007	Castalia Hacchobori	Chuo Ward, Tokyo	2,300	0.3%	2,969.57	90.8%	RE-043	Shibaura Island Bloom Tower	Minato Ward, Tokyo	7,580	0.9%	16,849.50	97.6%
RE-008	Castalia Azabujuban	Minato Ward, Tokyo	2,910	0.4%	2,400.00	98.5%	RE-044	Castalia Hatsudai	Shibuya Ward, Tokyo	2,030	0.2%	3,077.05	91.7%
RE-009	Castalia Azabujuban II	Minato Ward, Tokyo	2,690	0.3%	2,094.58	100.0%	RE-045	Castalia Hatsudai II	Shibuya Ward, Tokyo	1,900	0.2%	2,339.42	97.9%
RE-010	Castalia Shinjuku Natsumezaka	Shinjuku Ward, Tokyo	1,865	0.2%	1,917.62	96.9%	RE-046	Castalia Ebisu	Shibuya Ward, Tokyo	1,420	0.2%	1,659.71	95.7%
RE-011	Castalia Ginza II	Chuo Ward, Tokyo	1,800	0.2%	1,817.56	95.9%	RE-047	Castalia Meguro Kamurozaka	Shinagawa Ward, Tokyo	4,500	0.5%	4,967.97	95.1%
RE-012	Castalia Shibuya Sakuragaoka	Shibuya Ward, Tokyo	1,400	0.2%	1,123.80	100.0%	RE-048	Castalia Toritsudaigaku	Meguro Ward, Tokyo	648	0.1%	863.70	86.6%
RE-013	Castalia Nishi Azabu Kasumicho	Minato Ward, Tokyo	2,143	0.3%	2,779.77	95.4%	RE-049	Castalia Yukigaya	Ota Ward, Tokyo	1,110	0.1%	1,542.30	96.5%
RE-014	Castalia Ochanomizu	Chiyoda Ward, Tokyo	1,770	0.2%	2,559.21	100.0%	RE-050	Castalia Yutenji	Meguro Ward, Tokyo	1,450	0.2%	1,380.35	97.4%
RE-015	Castalia Sangubashi	Shibuya Ward, Tokyo	1,393	0.2%	1,898.47	96.9%	RE-051	Castalia Otsuka	Toshima Ward, Tokyo	1,480	0.2%	1,871.70	93.6%
RE-016	Castalia Suitengu	Chuo Ward, Tokyo	1,279	0.2%	1,940.94	98.4%	RE-052	Castalia Kikukawa	Sumida Ward, Tokyo	817	0.1%	1,168.18	97.8%
RE-017	Castalia Suitengu II	Chuo Ward, Tokyo	1,138	0.1%	1,858.34	96.0%	RE-053	Castalia Meguro	Meguro Ward, Tokyo	844	0.1%	1,414.73	95.8%
RE-018	Castalia Shintomicho	Chuo Ward, Tokyo	932	0.1%	1,444.52	91.7%	RE-054	Castalia Otsuka II	Toshima Ward, Tokyo	1,040	0.1%	1,784.50	92.2%
RE-019	Castalia Shintomicho II	Chuo Ward, Tokyo	825	0.1%	1,244.54	97.3%	RE-055	Castalia Jiyugaoka	Meguro Ward, Tokyo	1,200	0.1%	1,472.47	94.9%
RE-020	Castalia Harajuku	Shibuya Ward, Tokyo	887	0.1%	1,225.26	100.0%	RE-056	Castalia Mejiro	Toshima Ward, Tokyo	988	0.1%	1,658.90	100.0%
RE-021	Castalia Yoyogi Uehara	Shibuya Ward, Tokyo	608	0.1%	811.95	87.0%	RE-057	Castalia Ikebukuro	Toshima Ward, Tokyo	2,570	0.3%	3,644.35	97.9%
RE-022	Castalia Sendagaya	Shibuya Ward, Tokyo	555	0.1%	803.03	100.0%	RE-058	Castalia Kaname-cho	Toshima Ward, Tokyo	1,140	0.1%	1,624.06	97.3%
RE-023	Castalia Shinjuku 7 chome	Shinjuku Ward, Tokyo	464	0.1%	957.60	97.3%	RE-059	Castalia Tower Shinagawa Seaside	Shinagawa Ward, Tokyo	7,380	0.9%	12,732.35	98.4%
RE-024	Castalia Ningyocho	Chuo Ward, Tokyo	947	0.1%	1,747.90	100.0%	RE-060	Castalia Yakumo	Meguro Ward, Tokyo	857	0.1%	1,276.91	88.5%
RE-025	Castalia Ningyocho II	Chuo Ward, Tokyo	1,070	0.1%	1,826.80	100.0%	RE-061	Castalia Togoshiekimae	Shinagawa Ward, Tokyo	1,560	0.2%	2,014.12	100.0%
RE-026	Castalia Shin-Ochanomizu	Chiyoda Ward, Tokyo	914	0.1%	1,308.38	100.0%	RE-062	Castalia Honjo Azumabashi	Sumida Ward, Tokyo	996	0.1%	2,255.88	100.0%
RE-027	Castalia Higashi Nihonbashi II	Chuo Ward, Tokyo	1,370	0.2%	2,117.46	96.8%	RE-063	Castalia Kitazawa	Setagaya Ward, Tokyo	742	0.1%	1,220.16	93.3%
RE-028	Castalia Jinbocho	Chiyoda Ward, Tokyo	1,160	0.1%	1,628.80	94.7%	RE-064	Castalia Monzenkacho	Koto Ward, Tokyo	503	0.1%	887.94	100.0%
RE-029	Castalia Shintomicho III	Chuo Ward, Tokyo	675	0.1%	972.51	97.7%	RE-065	Castalia Kamiikedai	Ota Ward, Tokyo	198	0.0%	414.45	92.9%
RE-030	Castalia Shinjuku Gyoen	Shinjuku Ward, Tokyo	2,720	0.3%	3,594.16	100.0%	RE-066	Castalia Morishita	Koto Ward, Tokyo	832	0.1%	1,383.90	97.1%
RE-031	Castalia Takanawadai	Minato Ward, Tokyo	860	0.1%	1,147.44	93.3%	RE-067	Castalia Wakabayashikoen	Setagaya Ward, Tokyo	776	0.1%	1,425.43	100.0%
RE-032	Castalia Higashi Nihonbashi III	Chuo Ward, Tokyo	666	0.1%	1,105.20	100.0%	RE-068	Castalia Asakusabashi	Taito Ward, Tokyo	792	0.1%	1,537.84	98.0%
RE-033	Castalia Shinjuku Gyoen II	Shinjuku Ward, Tokyo	486	0.1%	668.79	100.0%	RE-069	Castalia Iriya	Taito Ward, Tokyo	546	0.1%	1,415.15	100.0%
RE-034	Castalia Shintomicho IV	Chuo Ward, Tokyo	400	0.0%	681.00	90.0%	RE-070	Castalia Kita Ueno	Taito Ward, Tokyo	2,641	0.3%	4,197.66	96.3%
RE-035	Castalia Takanawadai II	Minato Ward, Tokyo	1,190	0.1%	1,567.84	97.2%	RE-071	Castalia Morishita II	Koto Ward, Tokyo	686	0.1%	1,275.60	97.4%
RE-036	Castalia Minami Azabu	Minato Ward, Tokyo	642	0.1%	882.67	90.0%	RE-072	Castalia Minowa	Taito Ward, Tokyo	1,430	0.2%	2,406.41	94.2%

Portfolio List (3)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
RE-073	Castalia Oyamadai	Setagaya Ward, Tokyo	533	0.1%	857.32	100.0%
RE-074	Castalia Nakano	Nakano Ward, Tokyo	1,060	0.1%	1,613.86	97.7%
RE-075	Castalia Yoga	Setagaya Ward, Tokyo	923	0.1%	1,472.38	98.3%
RE-076	Castalia Sumiyoshi	Koto Ward, Tokyo	948	0.1%	1,362.60	96.6%
RE-077	Castalia Monzennakacho II	Koto Ward, Tokyo	2,160	0.3%	3,038.98	100.0%
RE-078	Castalia Oshiage	Sumida Ward, Tokyo	1,100	0.1%	1,785.24	97.7%
RE-079	Castalia Kuramae	Taito Ward, Tokyo	1,260	0.2%	1,994.93	100.0%
RE-080	Castalia Nakanobu	Shinagawa Ward, Tokyo	1,790	0.2%	2,421.82	97.7%
RE-081	Royal Parks Toyosu	Koto Ward, Tokyo	7,360	0.9%	18,112.03	100.0%
RE-082	Castalia Togoshi	Shinagawa Ward, Tokyo	1,770	0.2%	2,629.59	97.6%
RE-083	Castalia Ooimachi	Shinagawa Ward, Tokyo	1,181	0.1%	1,413.75	98.5%
RE-084	Castalia Omori	Ota Ward, Tokyo	1,500	0.2%	2,046.36	94.9%
RE-085	Castalia Mishuku	Setagaya Ward, Tokyo	1,900	0.2%	2,640.86	94.1%
RE-086	Castalia Arakawa	Arakawa Ward, Tokyo	1,660	0.2%	3,797.92	98.4%
RE-087	Castalia Omori II	Ota Ward, Tokyo	2,370	0.3%	2,818.70	97.1%
RE-088	Castalia Nakameguro	Meguro Ward, Tokyo	3,800	0.5%	3,166.71	97.5%
RE-089	Castalia Meguro Chojyamaru	Shinagawa Ward, Tokyo	2,030	0.2%	2,123.77	94.5%
RE-090	Castalia Meguro Takaban	Meguro Ward, Tokyo	1,750	0.2%	1,961.52	98.4%
RE-091	Castalia Omori III	Shinagawa Ward, Tokyo	1,520	0.2%	2,004.80	90.3%
RE-093	Castalia Meguro Tairamachi	Meguro Ward, Tokyo	1,165	0.1%	1,278.52	96.0%
RE-094	Royal Parks SEASIR	Adachi Ward, Tokyo	4,350	0.5%	17,269.74	100.0%
RE-095	Castalia Honkomagome	Bunkyo Ward, Tokyo	1,520	0.2%	2,224.41	94.7%
RE-096	Cosmo Heim Musashikosugi	Kawasaki City, Kanagawa	1,674	0.2%	4,208.83	100.0%
RE-097	Castalia Tsurumi	Yokohama City, Kanagawa	666	0.1%	1,452.09	100.0%
RE-098	Castalia Funabashi	Funabashi City, Chiba	704	0.1%	1,552.01	96.6%
RE-099	Castalia Nishi Funabashi	Funabashi City, Chiba	783	0.1%	1,597.32	100.0%
RE-105	Castalia Nogeayama	Yokohama City, Kanagawa	325	0.0%	744.90	93.3%
RE-106	Castalia Ichikawa	Ichikawa City, Chiba	461	0.1%	876.89	100.0%
RE-107	Royal Parks Hanakoganei	Kodaira City, Tokyo	5,300	0.6%	18,153.57	100.0%
RE-108	Castalia Musashikosugi	Kawasaki City, Kanagawa	1,680	0.2%	2,179.80	99.0%
RE-109	Royal Parks Wakabadai	Inagi City, Tokyo	4,360	0.5%	21,367.93	100.0%
RE-110	Pacific Royal Court Minatomirai Urban Tower	Yokohama City, Kanagawa	9,100	1.1%	26,294.49	100.0%
RE-111	L-Place Shinkoyasu	Yokohama City, Kanagawa	1,720	0.2%	3,009.74	100.0%
RE-112	Royal Parks Musashikosugi	Kawasaki City, Kanagawa	1,060	0.1%	3,808.97	100.0%

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
RE-116	Castalia Sakaisuji Honmachi	Osaka City, Osaka	1,490	0.2%	3,471.39	99.1%
RE-117	Castalia Shin-Umeda	Osaka City, Osaka	1,376	0.2%	3,279.90	95.0%
RE-118	Castalia Abeno	Osaka City, Osaka	4,368	0.5%	10,920.75	97.0%
RE-119	Castalia Sakae	Nagoya City, Aichi	1,010	0.1%	2,836.00	90.2%
RE-123	Castalia Higashi Hie	Fukuoka City, Fukuoka	960	0.1%	3,061.60	99.2%
RE-124	Castalia Tower Nagahoribashi	Osaka City, Osaka	3,400	0.4%	8,747.40	99.4%
RE-125	Castalia Sannomiya	Kobe City, Hyogo	1,230	0.1%	3,071.60	99.1%
RE-126	Castalia Kotodaikoen	Sendai City, Miyagi	481	0.1%	1,684.10	95.2%
RE-127	Castalia Ichibancho	Sendai City, Miyagi	783	0.1%	2,800.32	100.0%
RE-128	Castalia Omachi	Sendai City, Miyagi	656	0.1%	2,149.08	88.9%
RE-129	Castalia Uemachidai	Osaka City, Osaka	2,190	0.3%	5,415.39	100.0%
RE-130	Castalia Tower Higobashi	Osaka City, Osaka	2,670	0.3%	6,230.20	98.2%
RE-132	Castalia Fushimi	Nagoya City, Aichi	2,260	0.3%	7,022.69	94.5%
RE-133	Castalia Meieki Minami	Nagoya City, Aichi	720	0.1%	1,822.10	94.2%
RE-134	Castalia Yakuin	Fukuoka City, Fukuoka	930	0.1%	2,784.83	99.2%
RE-135	Castalia Mibu	Kyoto City, Kyoto	1,193	0.1%	2,828.39	98.8%
RE-136	Castalia Tsutsuji gaoka	Sendai City, Miyagi	1,208	0.1%	4,471.11	97.4%
RE-137	Castalia Ohori Bay Tower	Fukuoka City, Fukuoka	2,910	0.4%	11,089.75	42.2%
RE-138	Royal Parks Namba	Osaka City, Osaka	2,830	0.3%	10,354.15	100.0%
RE-139	Castalia Shigahondori	Nagoya City, Aichi	1,730	0.2%	5,086.69	98.6%
RE-140	Castalia Kyoto Nishioji	Kyoto City, Kyoto	973	0.1%	2,035.37	96.2%
RE-141	Castalia Ningyocho III	Chuo Ward, Tokyo	2,000	0.2%	2,897.06	99.0%
RE-142	Royal Parks Umejima	Adachi Ward, Tokyo	2,020	0.2%	6,828.78	100.0%
RE-143	Castalia Shinsakae II	Nagoya City, Aichi	1,800	0.2%	4,425.46	100.0%

Portfolio List (4)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
RM-001	ACROSSMALL Shinkamagaya	Kamagaya City, Chiba	7,770	0.9%	41,742.84	100.0%
RM-002	FOLEO Hirakata	Hirakata City, Osaka	4,580	0.6%	16,390.96	93.4%
RM-003	QIZ GATE URAWA	Saitama City, Saitama	4,270	0.5%	9,720.49	100.0%
RM-004	UNICUS Takasaki	Takasaki City, Gunma	3,000	0.4%	9,277.08	100.0%
RM-005	ACROSSPLAZA Miyoshi (Land)	Iruma District, Saitama	3,740	0.5%	24,018.00	100.0%
RM-006	DREAM TOWN ALI	Aomori City, Aomori	8,100	1.0%	22,196.81	100.0%
RM-007	ASOBOX (Land)	Kitakyushu City, Fukuoka	1,600	0.2%	11,207.90	100.0%
RM-008	FOLEO Ome Imai	Ome City, Tokyo	3,800	0.5%	8,637.91	100.0%
RM-009	FOLEO Otsu Ichiriyama	Otsu City, Shiga	8,100	1.0%	62,917.73	100.0%
RM-010	FOLEO Hakata	Fukuoka City, Fukuoka	3,200	0.4%	23,230.77	100.0%
RM-011	ACROSSMALL Semboku (Land)	Sakai City, Osaka	3,250	0.4%	30,824.72	100.0%
RM-012	iias Tsukuba	Tsukuba City, Ibaraki	34,120	4.1%	138,900.39	100.0%
RR-001	LIFE Sagamiyara Wakamatsu	Sagamiyara City, Kanagawa	1,670	0.2%	2,973.44	100.0%
RR-002	FOLEO Sendai Miyanomori	Sendai City, Miyagi	6,960	0.8%	19,845.72	100.0%
RR-003	ACROSSPLAZA Inazawa (Land)	Inazawa City, Aichi	2,390	0.3%	31,981.70	100.0%
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	Kitakyushu City, Fukuoka	2,230	0.3%	8,899.89	100.0%
RR-005	Hiratsuka Retail Property (Land)	Hiratsuka City, Kanagawa	5,620	0.7%	28,002.92	100.0%
RR-006	Royal Home Center Morinomiya (Land)	Osaka City, Osaka	4,500	0.5%	6,669.74	100.0%
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	Bunkyo Ward, Tokyo	750	0.1%	1,066.95	100.0%
RR-008	FOLEO Shobu	Kuki City, Saitama	5,000	0.6%	19,104.17	100.0%
RR-009	Hapias Kaita (Land)	Aki District, Hiroshima	1,400	0.2%	13,415.52	100.0%
RU-001	COMBOX310	Mito City, Ibaraki	4,480	0.5%	30,517.69	100.0%
RU-002	Sports Plaza Ibaraki	Ibaraki City, Osaka	2,689	0.3%	9,470.27	100.0%
HO-001	Daiwa Roynet Hotel Yokohama Kannai	Yokohama City, Kanagawa	4,800	0.6%	7,932.37	100.0%
HO-002	Super Hotel JR Nara Station Sanjo Street	Nara City, Nara	1,470	0.2%	2,637.18	100.0%
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	Nagoya City, Aichi	4,500	0.5%	7,605.41	100.0%
HO-004	AGORA Kanazawa	Kanazawa City, Ishikawa	5,200	0.6%	7,011.58	100.0%
HO-005	Candeco Hotels Nagasaki Shinchi Chinatown	Nagasaki City, Nagasaki	3,140	0.4%	6,770.65	100.0%
OT-001	Urban Living Inage	Chiba City, Chiba	930	0.1%	4,177.52	100.0%
OT-002	Aburatsubo Marina HILLS	Miura City, Kanagawa	1,100	0.1%	3,901.14	100.0%
OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	Naha City, Okinawa	7,600	0.9%	13,480.00	100.0%
OT-004	Sharp Hiroshima Building	Hiroshima City, Hiroshima	1,850	0.2%	3,064.89	100.0%

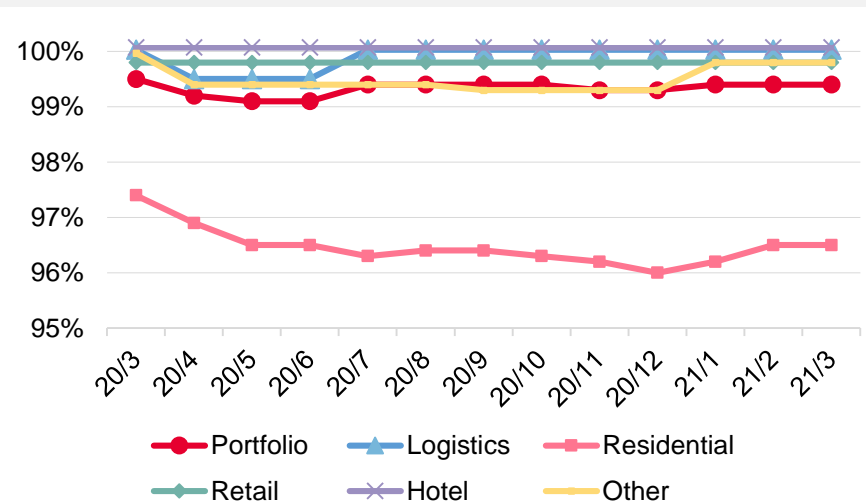
Asset class	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 1)
OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	Ota Ward, Tokyo	1,380	0.2%	1,345.60	100.0%
OT-006	GRANODE Hiroshima	Hiroshima City, Hiroshima	14,400	1.7%	14,962.23	99.5%

Asset class	Number of properties	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note 2)
Logistics Properties	63 properties	412,171	50.0%	1,883,908.31	100.0%
Residential Properties	130 properties	242,533	29.4%	455,837.48	96.5%
Retail Properties	23 properties	123,219	14.9%	571,013.61	99.8%
Hotel Properties	5 properties	19,110	2.3%	31,957.19	100.0%
Other Assets	6 properties	27,260	3.3%	40,931.38	99.8%
Portfolio Total	227 properties	824,293	100.0%	2,983,647.97	99.4%

(Note 1) Occupancy rate is as of Feb. 28, 2021 for each property and as of Apr. 1, 2021 (date of acquisition) for DPL Shin-Narashino.

(Note 2) Occupancy rate is as of March 31, 2021 for asset class subtotals and portfolio total. Logistics properties subtotal and portfolio total include DPL Shin-Narashino.

Monthly Occupancy Rate



Rent Revision Schedule of Logistics Properties (1)

Property number	Property name	Tenant	2021	2022		2023		2024		2025		2026	Rent revision	Expiry
			Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.		
LB-001	D Project Machida	Hitachi HC Capital Inc.											No revision	2027/2/28
LB-002	D Project Hachioji	Mitsubishi Shokuhin Co., Ltd.											2024/2/27	Not disclosed
LB-002	D Project Hachioji	Tokyo Logistics Factory CO. LTD											2024/2/27	2029/2/28
LB-003	D Project Aikawa-Machi	Toward Co., Ltd.											Not disclosed	2032/7/31
LB-005	D Project Urayasu I	Nakano Shokai Co., Ltd.											No revision	2026/2/28
LB-006	D Project Urayasu II	The Sumitomo Warehouse Co., Ltd.											Not disclosed	2027/5/31
LB-007	D Project Akanehama	Oisix ra daichi Inc.										Expiry	—	2025/10/10
LB-008	D Project Noda	Mitsubishi Shokuhin Co., Ltd.											2022/10/1	Not disclosed
LB-009	D Project Inuyama	Takihyo Co., Ltd.											2025/1/1	2029/12/31
LB-009	D Project Inuyama (Additional acquisition)	Takihyo Co., Ltd.											2022/4/1	2032/3/31
LB-011	D Project Neyagawa	NH Foods, Ltd.											2021/8/1	Not disclosed
LB-013	D Project Morioka	Mitsubishi Shokuhin Co., Ltd.											No revision	Not disclosed
LB-015	D Project Tsuchiura	Yamato Transport Co., Ltd.											2024/4/1	2029/4/14
LB-018	D Project Fukuoka Umi A	Nippon Express Co., Ltd											No revision	2026/1/20
LB-018	D Project Fukuoka Umi B	CREATE CORPORATION											No revision	2022/4/15
LB-018	D Project Fukuoka Umi C	Fuji Logitech Co., Ltd.											—	2026/5/31
LB-018	D Project Fukuoka Umi D	Japan Beverage Holdings Inc.											2022/4/1	2026/8/31
LB-019	D Project Tosu (Existing building)	NH Foods, Ltd.											—	Not disclosed
LB-019	D Project Tosu (Extended building)	NH Foods, Ltd.											No revision	Not disclosed
LB-020	D Project Kuki I	TRANCOM Co., Ltd.											2021/10/5	2031/10/4
LB-021	D Project Kuki II	Seven & i Holdings Co., Ltd.											2023/6/21	2023/6/30
LB-022	D Project Kawagoe I	Daiwa Logistics Co., Ltd.											2021/5/1	2026/4/30
LB-023	D Project Kawagoe II	Daiwa Logistics Co., Ltd.											2022/9/3	2027/9/2
LB-024	DPL Inuyama	Sagawa Global Logistics Co., Ltd.											2023/10/1	2028/9/30
LB-025	D Project Fukuoka Hakozaki	Nakano Shokai Co., Ltd.											No revision	2032/9/30
LB-026	D Project Kuki III	S.D.Logi CO., LTD.											2023/6/28	2033/6/30
LB-027	D Project Kuki IV	Chuo Bussan Corporation											No revision	2029/6/30
LB-028	D Project Kuki V	Hitachi Transport System, Ltd.											—	2022/6/30
LB-029	D Project Kuki VI	Sagawa Global Logistics Co., Ltd.											2023/8/9	2024/2/9
LB-030	D Project Yashio	Tohto CO-OP											2022/8/1	2031/7/31
LB-030	D Project Yashio	Ryutsu Service Co., Ltd.											2022/8/1	2031/7/31
LB-031	D Project Nishiyodogawa	Araki Express											No revision	2036/3/31
LB-032	D Project Matsudo	Asahi Logistics Corp.											2023/4/9	2031/4/30

Rent Revision Schedule of Logistics Properties (2)

Property number	Property name	Tenant	2021	2022		2023		2024		2025		2026	Rent revision	Expiry
			Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.		
LB-033	D Project Hibiki Nada	Nippon Express Co., Ltd	Expiry										No revision	2021/9/30
LB-034	D Project Morioka II	Nichirei Logistics Group Inc.											—	2035/10/31
LB-035	D Project Kawagoe III	Hitachi Transport System Kanto Co., Ltd.											2024/4/1	2024/6/30
LB-036	D Project Kazo	Itochu Logistics Corp.											—	2025/2/28
LB-037	D Project Urayasu III	Daiwa Logistics Co., Ltd.											2022/6/1	2025/8/31
LB-038	D Project Tomisato	Tokyo Nohin Daiko Co., Ltd.											No revision	2026/1/31
LB-039	D Project Kyotanabe	Hutech norin Co., Ltd.											2022/9/28	2032/10/31
LB-040	D Project Sendai Izumi	Mitsubishi Shokuhin Co., Ltd.											—	Not disclosed
LB-041	D Project Oyama	Mitsubishi Shokuhin Co., Ltd.											Not disclosed	Not disclosed
LB-042	D Project Sano	Toryusha Co., Ltd.											No revision	2029/6/30
LB-043	D Project Tatebayashi	Hitachi Transport System Kanto Co., Ltd.											2025/9/1	2030/8/31
LB-044	D Project Kakegawa	Hitachi Transport System Central Japan Co., Ltd.											2024/8/1	2034/7/31
LB-045	D Project Hiroshima Seifu	MITSUI FOODS Co., Ltd.											Not disclosed	Not disclosed
LB-046	D Project Tosu II	Marukyo Transportation Co., Ltd.											—	2024/1/2
LB-047	D Project Kawagoe IV	Daiwa Logistics Co., Ltd.											—	2026/1/31
LB-048	D Project Kuki VII	Nichirei Logistics Group Inc.											Not disclosed	Not disclosed
LB-049	D Project Chibakita	Hitachi Transport System Metropolitan Co., Ltd.											No revision	2026/6/30
LB-050	D Project Matsudo II	Mitsubishi Shokuhin Co., Ltd.											Not disclosed	Not disclosed
LB-051	D Project Tomisato II	Tokyo Nohin Daiko Co., Ltd.											No revision	2027/2/28
LB-052	D Project Osaka Hirabayashi	Itochu-Shokuhin Co., Ltd.											Not disclosed	2030/6/29
LB-053	D Project Sendai Izumi III	Kokubu Group Corp.											Not disclosed	Not disclosed
LB-054	D Project Kaminokawa	Hitachi Transport System Kanto Co., Ltd.											Not disclosed	Not disclosed
LB-055	D Project Fuji	Hitachi Transport Central Japan Co., Ltd.											2023/10/1	2033/9/30
LB-056	D Project Tosu III	Not disclosed											Not disclosed	Not disclosed
LB-057	D Project Kitahachioji I	Sanritsu Corporation											—	2026/3/31
LB-058	D Project Kitahachioji II	Hutech norin Co., Ltd.											2022/2/1	2032/1/31
LB-059	D Project Kitahachioji III	Mitsubishi Shokuhin Co., Ltd.											Not disclosed	Not disclosed
LB-059	D Project Kitahachioji III	Sanritsu Corporation											Not disclosed	Not disclosed
LB-060	D Project Itabashi Shingashi	Kokubu Group Corp.											Not disclosed	Not disclosed
LB-061	D Project Sagamihara	Daiwa Logistics Co., Ltd.											2025/4/1	2035/3/31
LB-062	D Project Kuki III	ESCO CO., LTD.											No revision	2036/9/30
LB-063	D Project Yokkaichi	Kintetsu Logistics Systems, Inc.											Not disclosed	Not disclosed
LB-064	D Project Ibaraki Ishioka	Kokubu Group Corp.											Not disclosed	Not disclosed

Rent Revision Schedule of Logistics Properties (3)

Property number	Property name	Tenant	2021	2022		2023		2024		2025		2026	Rent revision	Expiry
			Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.		
LM-001	DPL Misato	Kokubu Group Corp.											2023/10/15	2033/11/14
LM-001	DPL Misato	ARATA CORPORATION											No revision	2027/2/28
LM-001	DPL Misato	Kato Sangyo Co., Ltd.											Not disclosed	Not disclosed
LM-001	DPL Misato	Nitori Co., Ltd.											No revision	2023/10/31
LM-002	DPL Fukuoka Kasuya	UNIQLO CO., LTD. Mitsui & Co. Global Logistics, Ltd. and others											Not disclosed	Not disclosed
LM-003	DPL Kitakyushu	YAMAE HISANO Co., Ltd. KYUSO COMPANY LTD. and others											Not disclosed	Not disclosed
LM-004	DPL Nagareyama I	Yamato Transport Co., Ltd. SENKO Co., Ltd. and others											Not disclosed	Not disclosed
LM-005	DPL Shin-Narashino	Not disclosed											Not disclosed	Not disclosed

Rent Revision / Lease Contract Renewal of Logistics Properties

Period ending Aug. 2021

Rent revision - 5 tenants
 → 3 tenants revised rent on equal terms
 Contract expiry - None

Period ending Feb. 2022

Rent revision - 2 tenants
 Contract expiry - 1 tenant

As of Apr. 20, 2021

Rent Revision Schedule of Retail Properties

Property number	Property name	Tenant	Rent type	2021	2022		2023		2024		2025		2026	Rent revision	Expiry
				Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.		
RM-001	ACROSSMALL Shinkamagaya	Daiwa Information Service Co., Ltd.	Fixed											2022/12/12	2027/11/30
RM-002	FOLEO Hirakata	Core tenant A	Fixed											2022/1/1	2026/12/8
RM-002	FOLEO Hirakata	Core tenant B	Fixed											2022/1/1	2026/12/14
RM-003	QiZ GATE URAWA	Core tenant A	Fixed											No revision	2027/5/31
RM-003	QiZ GATE URAWA	Core tenant B	Fixed											2023/3/27	2028/3/26
RM-004	UNICUS Takasaki	P&D Consulting Co., Ltd.	Fixed											2023/12/9	2028/11/19
RM-005	ACROSSPLAZA Miyoshi (Land)	Daiwa Information Service Co., Ltd.	Fixed											2021/10/1	2034/9/29
RM-006	DREAM TOWN ALI	Core tenant A	Fixed + Variable											No revision	2027/12/21
RM-006	DREAM TOWN ALI	Core tenant B	Fixed											No revision	2027/11/30
RM-006	DREAM TOWN ALI	Core tenant C	Fixed + Variable											No revision	2021/6/30
RM-007	ASOBOX (Land)	Daiwa Information Service Co., Ltd.	Fixed											2021/9/1	2037/8/31
RM-008	FOLEO Ome Imai	Belc CO., LTD.	Fixed											Not disclosed	Not disclosed
RM-008	FOLEO Ome Imai	Yamada Denki Co., Ltd.	Fixed											Not disclosed	2037/6/8
RM-009	FOLEO Otsu Ichiriyama	Daiwa Information Service Co., Ltd.	Fixed											2028/4/3	2038/4/30
RM-010	FOLEO Hakata	Daiwa Information Service Co., Ltd.	Fixed											2028/4/3	2038/4/30
RM-011	ACROSSMALL Semboku (Land)	Daiwa Information Service Co., Ltd.	Fixed											2021/9/1	2038/12/31
RM-012	iias Tsukuba	Daiwa House Industry Co., Ltd.	Fixed											2029/4/5	2039/4/30
RR-001	LIFE Sagamihara Wakamatsu	LIFE CORPORATION	Fixed											2022/5/22	2027/5/21
RR-002	FOLEO Sendai Miyanomori	Daiwa House Industry Co., Ltd.	Fixed											No revision	2022/11/30
RR-003	ACROSSPLAZA Inazawa (Land)	Daiwa Information Service Co., Ltd.	Fixed											No revision	2034/2/24
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	Alpen Co., Ltd.	Fixed											Not disclosed	2027/11/28
RR-005	Hiratsuka Retail Property (Land)	Not disclosed	Not disclosed											Not disclosed	Not disclosed
RR-006	Royal Home Center Morinomiya (Land)	Royal Home Center Co., Ltd.	Fixed											2021/9/1	2048/3/31
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	Aoyama Trading Co., Ltd.	Fixed											Not disclosed	Not disclosed
RR-008	FOLEO Shobu	Daiwa House Industry Co., Ltd.	Fixed											2029/4/5	2039/4/30
RR-009	Hapias Kaita (Land)	Daiwa Information Service Co., Ltd.	Fixed											2021/9/1	2039/12/31
RU-001	COMBOX310	Daiwa Royal Co., Ltd.	Fixed											—	2028/12/31
RU-002	Sports Plaza Ibaraki	Daiwa Information Service Co., Ltd.	Fixed											No division	2040/8/31

Rent Revision / Lease Contract Renewal of Retail Properties

Period ending Aug. 2021

Rent revision - None
Contract expiry - 1 tenant

Period ending Feb. 2022

Rent revision - 7 tenants
Contract expiry - None

As of Apr. 20, 2021

Appraisal Value Comparison (1)

(mil yen)																		(%)		
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)			
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF					
									CR	DR		TCR	CR		DR	TCR		CR	DR	TCR
LB-001	D Project Machida	9,200	9,214	785	9,860	10,000	140	4.3	4.2/4.3	4.5	4.2	4.1/4.2	4.4	-0.1	-0.1	-0.1	Tanizawa			
LB-002	D Project Hachioji	15,400	14,956	2,043	17,100	17,000	-100	4.2	4.2	4.4	4.2	4.2	4.4	0.0	0.0	0.0	Tanizawa			
LB-003	D Project Aikawa-Machi	3,390	3,701	868	4,470	4,570	100	4.5	4.5	4.7	4.4	4.4	4.6	-0.1	-0.1	-0.1	Tanizawa			
LB-005	D Project Urayasu I	9,280	9,227	872	9,730	10,100	370	3.9	4.0	4.1	3.8	3.9	4.0	-0.1	-0.1	-0.1	Tanizawa			
LB-006	D Project Urayasu II	26,000	25,296	2,903	28,100	28,200	100	3.8	3.8/3.9	4.0	3.8	3.8/3.9	4.0	0.0	0.0	0.0	Tanizawa			
LB-007	D Project Akanehama	2,950	2,835	214	3,080	3,050	-30	4.4	4.5	4.6	4.3	4.4	4.5	-0.1	-0.1	-0.1	Tanizawa			
LB-008	D Project Noda	6,210	5,937	552	6,550	6,490	-60	4.6	4.5/4.6	4.8	4.5	4.4/4.5	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-009	D Project Inuyama	10,790	10,348	1,671	11,760	12,020	260	4.7	4.6/4.7	4.9	4.6	4.5/4.6	4.8	-0.1	-0.1	-0.1	Tanizawa			
LB-011	D Project Neyagawa	5,980	5,761	698	6,320	6,460	140	4.5	4.5/4.6	4.7	4.4	4.4/4.5	4.6	-0.1	-0.1	-0.1	Tanizawa			
LB-013	D Project Morioka	1,200	1,148	61	1,210	1,210	0	6.0	5.9	6.2	6.0	5.9	6.2	0.0	0.0	0.0	Tanizawa			
LB-015	D Project Tsuchiura	3,390	3,182	447	3,560	3,630	70	5.1	5.0/5.1	5.3	5.0	4.9/5.0	5.2	-0.1	-0.1	-0.1	Tanizawa			
LB-018	D Project Fukuoka Umi	4,240	4,089	890	4,850	4,980	130	4.9	4.6/4.7 /4.8	5.1	4.8	4.5/4.7	5.0	-0.1	-0.1	-0.1	Tanizawa			
LB-019	D Project Tosu	5,740	5,332	797	6,130	6,130	0	4.9	4.9/5.0	5.1	4.9	4.9/5.0	5.1	0.0	0.0	0.0	Tanizawa			
LB-020	D Project Kuki I	3,900	3,723	626	4,220	4,350	130	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-021	D Project Kuki II	8,120	7,613	1,526	8,830	9,140	310	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-022	D Project Kawagoe I	3,530	3,384	575	3,880	3,960	80	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-023	D Project Kawagoe II	4,850	4,663	816	5,380	5,480	100	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-024	DPL Inuyama	3,940	3,742	577	4,240	4,320	80	4.7	4.6/4.7	4.9	4.6	4.5/4.6	4.8	-0.1	-0.1	-0.1	Tanizawa			
LB-025	D Project Fukuoka Hakozaki	4,340	4,167	532	4,610	4,700	90	4.6	4.5	4.8	4.5	4.4	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-026	D Project Kuki III	7,630	7,226	1,413	8,420	8,640	220	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-027	D Project Kuki IV	5,520	5,233	966	6,080	6,200	120	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-028	D Project Kuki V	8,280	7,887	1,292	9,020	9,180	160	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-029	D Project Kuki VI	5,140	4,858	831	5,590	5,690	100	4.6	4.6/4.7	4.8	4.5	4.5/4.6	4.7	-0.1	-0.1	-0.1	Tanizawa			
LB-030	D Project Yashio	6,400	6,119	780	6,750	6,900	150	4.4	3.9	4.7	4.3	3.8	4.6	-0.1	-0.1	-0.1	JREI			
LB-031	D Project Nishiyodogawa	10,300	9,752	1,347	10,900	11,100	200	4.7	4.4	4.9	4.6	4.3	4.8	-0.1	-0.1	-0.1	JREI			
LB-032	D Project Matsudo	7,370	7,096	813	7,740	7,910	170	4.4	4.1	4.5	4.3	4.0	4.4	-0.1	-0.1	-0.1	JREI			
LB-033	D Project Hibiki Nada	2,080	1,943	166	2,190	2,110	-80	5.7	5.6/5.8	5.9	5.6	5.5/5.7	5.8	-0.1	-0.1	-0.1	Tanizawa			
LB-034	D Project Morioka II	1,280	1,215	104	1,320	1,320	0	6.0	5.7/5.8 /5.9	6.2	6.0	5.7/5.8/ 5.9	6.2	0.0	0.0	0.0	Tanizawa			
LB-035	D Project Kawagoe III	7,200	6,905	1,104	7,860	8,010	150	4.5	4.5/4.6	4.7	4.4	4.4/4.5	4.6	-0.1	-0.1	-0.1	Tanizawa			
LB-036	D Project Kazo	3,300	3,218	471	3,610	3,690	80	4.8	4.8/4.9	5.0	4.7	4.7/4.8	4.9	-0.1	-0.1	-0.1	Tanizawa			
LB-037	D Project Urayasu III	8,500	8,526	1,453	9,750	9,980	230	3.9	3.8/3.9 /4.0	4.1	3.8	3.7/3.8/ 3.9	4.0	-0.1	-0.1	-0.1	Tanizawa			
LB-038	D Project Tomisato	5,000	4,747	642	5,300	5,390	90	4.8	4.8/4.9	5.0	4.7	4.7/4.8	4.9	-0.1	-0.1	-0.1	Tanizawa			

Appraisal Value Comparison (2)

(mil yen)																	(%)
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
									CR	DR		TCR	CR		DR	TCR	
LB-039	D Project Kyotanabe	3,520	3,406	453	3,790	3,860	70	5.4	5.0	5.7	5.3	4.9	5.6	-0.1	-0.1	-0.1	JREI
LB-040	D Project Sendai Izumi	1,510	1,438	181	1,590	1,620	30	5.3	5.0	5.5	5.2	4.9	5.4	-0.1	-0.1	-0.1	JREI
LB-041	D Project Oyama	2,000	1,909	180	2,050	2,090	40	5.5	5.6	5.7	5.4	5.5	5.6	-0.1	-0.1	-0.1	Tanizawa
LB-042	D Project Sano	1,780	1,683	166	1,830	1,850	20	5.5	5.5/5.6	5.7	5.4	5.4/5.5	5.6	-0.1	-0.1	-0.1	Tanizawa
LB-043	D Project Tatebayashi	3,100	2,948	331	3,220	3,280	60	5.5	5.5/5.6	5.7	5.4	5.4/5.5	5.6	-0.1	-0.1	-0.1	Tanizawa
LB-044	D Project Kakegawa	6,000	5,767	372	6,150	6,140	-10	5.7	5.5	5.9	5.7	5.5	5.9	0.0	0.0	0.0	JREI
LB-045	D Project Hiroshima Seifu	3,820	3,665	444	4,050	4,110	60	5.4	4.9	5.8	5.3	4.8	5.7	-0.1	-0.1	-0.1	JREI
LB-046	D Project Tosu II	1,700	1,610	329	1,910	1,940	30	5.0	5.0/5.1	5.2	4.9	4.9/5.0	5.1	-0.1	-0.1	-0.1	Tanizawa
LB-047	D Project Kawagoe IV	5,600	5,482	637	5,930	6,120	190	4.6	4.7	4.8	4.5	4.6	4.7	-0.1	-0.1	-0.1	Tanizawa
LB-048	D Project Kuki VII	1,040	1,026	143	1,150	1,170	20	4.7	4.7/4.8	4.9	4.6	4.6/4.7	4.8	-0.1	-0.1	-0.1	Tanizawa
LB-049	D Project Chibakita	7,640	7,515	954	8,300	8,470	170	4.3	4.1	4.5	4.2	4.0	4.4	-0.1	-0.1	-0.1	Daiwa
LB-050	D Project Matsudo II	8,200	8,011	668	8,490	8,680	190	4.4	4.1	4.5	4.3	4.0	4.4	-0.1	-0.1	-0.1	JREI
LB-051	D Project Tomisato II	6,900	6,673	546	7,100	7,220	120	4.8	4.8/4.9	5.0	4.7	4.7/4.8	4.9	-0.1	-0.1	-0.1	Tanizawa
LB-052	D Project Osaka Hirabayashi	3,600	3,549	690	4,250	4,240	-10	4.7	4.6/4.7/4.9	—	4.7	4.5/4.6/4.9	—	0.0	-0.1	—	Tanizawa
LB-053	D Project Sendai Izumi II	7,300	7,012	657	7,520	7,670	150	5.2	5.0	5.4	5.1	4.9	5.3	-0.1	-0.1	-0.1	JREI
LB-054	D Project Kaminokawa	7,900	7,646	563	8,070	8,210	140	5.5	5.5/5.6	5.7	5.4	5.5	5.6	-0.1	-0.1	-0.1	Tanizawa
LB-055	D Project Fuji	3,600	3,471	168	3,640	3,640	0	5.6	5.4	5.9	5.6	5.4	5.9	0.0	0.0	0.0	JREI
LB-056	D Project Tosu III	9,200	8,872	757	9,470	9,630	160	5.1	5.0/5.2	5.3	5.0	4.9/5.1	5.2	-0.1	-0.1	-0.1	Tanizawa
LB-057	D Project Kitahachioji I	4,300	4,254	275	4,450	4,530	80	4.5	4.1	4.7	4.4	4.0	4.6	-0.1	-0.1	-0.1	JREI
LB-058	D Project Kitahachioji II	5,700	5,660	339	5,870	6,000	130	4.5	4.2	4.7	4.4	4.1	4.6	-0.1	-0.1	-0.1	JREI
LB-059	D Project Kitahachioji III	7,300	7,243	486	7,570	7,730	160	4.5	4.1	4.7	4.4	4.0	4.6	-0.1	-0.1	-0.1	JREI
LB-060	D Project Itabashi Shingashi	12,300	12,207	492	12,400	12,700	300	4.2	4.2	4.4	4.1	4.1	4.3	-0.1	-0.1	-0.1	Tanizawa
LB-061	D Project Sagamihara	3,900	3,849	230	3,990	4,080	90	4.3	4.3	4.5	4.2	4.2	4.4	-0.1	-0.1	-0.1	Tanizawa
LB-062	D Project Kuki VIII	6,100	6,007	342	6,240	6,350	110	4.6	4.5	4.8	4.5	4.4	4.7	-0.1	-0.1	-0.1	Tanizawa
LB-063	D Project Yokkaichi	1,490	1,474	25	1,500	1,500	0	5.4	5.3/5.4	5.6	5.3	5.2/5.3	5.5	-0.1	-0.1	-0.1	Tanizawa
LB-064	D Project Ibaraki Ishioka	4,050	3,985	214	4,130	4,200	70	5.1	5.1	5.3	5.0	5.0	5.2	-0.1	-0.1	-0.1	Tanizawa
LM-001	DPL Misato	16,831	16,434	2,565	18,000	19,000	1,000	4.1	4.1/4.2	4.3	4.0	4.0/4.1	4.2	-0.1	-0.1	-0.1	Tanizawa
LM-002	DPL Fukuoka Kaseya	13,300	13,030	869	13,600	13,900	300	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	JREI
LM-003	DPL Kitakyushu	3,510	3,383	246	3,580	3,630	50	5.5	5.4/5.5/5.6	5.7	5.4	5.3/5.4/5.5	5.6	-0.1	-0.1	-0.1	Tanizawa
LM-004	DPL Nagareyama I	32,600	32,566	1,233	33,000	33,800	800	4.3	4.3/4.4	4.5	4.2	4.2/4.3	4.4	-0.1	-0.1	-0.1	Tanizawa
Logistics Properties Total		406,241	394,846	44,423	431,250	439,270	8,020	—	—	—	—	—	—	—	—	—	—

Appraisal Value Comparison (3)

(mil yen)																	(%)	
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)	
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF			
									CR	DR		TCR	CR		DR	TCR		CR
RE-001	Qiz Ebisu	7,650	7,397	2,052	9,420	9,450	30	3.6	3.8	3.8	3.6	3.8	3.8	0.0	0.0	0.0	Tanizawa	
RE-002	Castalia Azabujuban Shichimenzaka	4,500	4,103	506	4,510	4,610	100	4.0	3.8	4.2	3.9	3.7	4.1	-0.1	-0.1	-0.1	Chuo	
RE-003	Castalia Shibakoen	2,630	2,372	127	2,460	2,500	40	4.0	4.1	4.2	3.9	4.0	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-004	Castalia Ginza	2,520	2,285	124	2,350	2,410	60	4.0	4.0	4.2	3.9	3.9	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-005	Castalia Hiroo	2,220	2,038	31	2,030	2,070	40	3.8	3.9	4.0	3.7	3.8	3.9	-0.1	-0.1	-0.1	Tanizawa	
RE-006	Castalia Nihonbashi	1,200	1,064	185	1,230	1,250	20	4.1	4.1	4.3	4.0	4.0	4.2	-0.1	-0.1	-0.1	Tanizawa	
RE-007	Castalia Hacchobori	2,300	2,025	384	2,360	2,410	50	4.1	4.1	4.3	4.0	4.0	4.2	-0.1	-0.1	-0.1	Tanizawa	
RE-008	Castalia Azabujuban	2,910	2,720	139	2,780	2,860	80	4.0	3.8	4.2	3.9	3.7	4.1	-0.1	-0.1	-0.1	Chuo	
RE-009	Castalia Azabujuban II	2,690	2,504	235	2,670	2,740	70	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	Chuo	
RE-010	Castalia Shinjuku Natsumezaka	1,865	1,765	-65	1,660	1,700	40	4.1	3.9	4.3	4.0	3.8	4.2	-0.1	-0.1	-0.1	Chuo	
RE-011	Castalia Ginza II	1,800	1,616	213	1,790	1,830	40	4.0	4.0	4.2	3.9	3.9	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-012	Castalia Shibuya Sakuragaoka	1,400	1,345	-85	1,210	1,260	50	3.8	4.0	4.0	3.7	3.9	3.9	-0.1	-0.1	-0.1	Tanizawa	
RE-013	Castalia Nishi Azabu Kasumicho	2,143	2,303	336	2,590	2,640	50	3.9	4.0	4.1	3.8	3.9	4.0	-0.1	-0.1	-0.1	Tanizawa	
RE-014	Castalia Ochanomizu	1,770	1,664	745	2,380	2,410	30	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI	
RE-015	Castalia Sangubashi	1,393	1,459	230	1,660	1,690	30	4.0	4.2	4.2	3.9	4.1	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-016	Castalia Suitengu	1,279	1,186	443	1,590	1,630	40	4.1	4.1	4.3	4.0	4.0	4.2	-0.1	-0.1	-0.1	Tanizawa	
RE-017	Castalia Suitengu II	1,138	1,068	381	1,410	1,450	40	4.0	4.1	4.2	3.9	4.0	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-018	Castalia Shintomicho	932	889	290	1,150	1,180	30	4.1	4.1	4.3	4.0	4.0	4.2	-0.1	-0.1	-0.1	Tanizawa	
RE-019	Castalia Shintomicho II	825	797	242	1,010	1,040	30	4.1	4.1	4.3	4.0	4.0	4.2	-0.1	-0.1	-0.1	Tanizawa	
RE-020	Castalia Harajuku	887	866	183	1,020	1,050	30	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0	JREI	
RE-021	Castalia Yoyogi Uehara	608	640	135	776	776	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI	
RE-022	Castalia Sendagaya	555	544	139	683	684	1	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI	
RE-023	Castalia Shinjuku 7 chome	464	430	152	568	583	15	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	JREI	
RE-024	Castalia Ningyocho	947	870	609	1,420	1,480	60	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI	
RE-025	Castalia Ningyocho II	1,070	962	607	1,520	1,570	50	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI	
RE-026	Castalia Shin-Ochanomizu	914	835	344	1,150	1,180	30	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI	
RE-027	Castalia Higashi Nihonbashi II	1,370	1,253	616	1,820	1,870	50	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI	
RE-028	Castalia Jinbocho	1,160	1,060	549	1,580	1,610	30	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI	
RE-029	Castalia Shintomicho III	675	594	252	823	847	24	4.0	3.7	4.3	3.9	3.6	4.2	-0.1	-0.1	-0.1	JREI	
RE-030	Castalia Shinjuku Gyoen	2,720	2,550	939	3,400	3,490	90	4.0	4.2	4.2	3.9	4.1	4.1	-0.1	-0.1	-0.1	Tanizawa	
RE-031	Castalia Takanawadai	860	803	346	1,110	1,150	40	3.8	3.6	4.0	3.7	3.5	3.9	-0.1	-0.1	-0.1	JREI	
RE-032	Castalia Higashi Nihonbashi III	666	590	279	870	870	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa	

Daiwa House REIT Investment Corporation

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Appraisal Value Comparison (5)

(mil yen)																	(%)		
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)		
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF				
									CR	DR		TCR	CR		DR	TCR		CR	DR
RE-065	Castalia Kamiikedai	198	176	60	231	237	6	4.6	4.2	4.8	4.5	4.1	4.7	-0.1	-0.1	-0.1	JREI		
RE-066	Castalia Morishita	832	774	365	1,110	1,140	30	4.0	3.8	4.2	3.9	3.7	4.1	-0.1	-0.1	-0.1	JREI		
RE-067	Castalia Wakabayashikoen	776	734	172	907	907	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa		
RE-068	Castalia Asakusabashi	792	715	294	1,010	1,010	0	4.3	4.1	4.5	4.2	4.0	4.4	-0.1	-0.1	-0.1	Chuo		
RE-069	Castalia Iriya	546	505	197	685	703	18	4.7	4.5	4.9	4.6	4.4	4.8	-0.1	-0.1	-0.1	Chuo		
RE-070	Castalia Kita Ueno	2,641	2,407	672	2,990	3,080	90	4.2	4.3	4.4	4.1	4.2	4.3	-0.1	-0.1	-0.1	Tanizawa		
RE-071	Castalia Morishita II	686	594	300	874	895	21	4.2	4.3	4.4	4.1	4.2	4.3	-0.1	-0.1	-0.1	Tanizawa		
RE-072	Castalia Minowa	1,430	1,258	391	1,630	1,650	20	4.2	4.3	4.4	4.1	4.2	4.3	-0.1	-0.1	-0.1	Tanizawa		
RE-073	Castalia Oyamadai	533	509	105	612	615	3	4.1	4.2	4.3	4.0	4.1	4.2	-0.1	-0.1	-0.1	Tanizawa		
RE-074	Castalia Nakano	1,060	979	350	1,330	1,330	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI		
RE-075	Castalia Yoga	923	854	325	1,170	1,180	10	4.0	4.2	4.2	3.9	4.1	4.1	-0.1	-0.1	-0.1	Tanizawa		
RE-076	Castalia Sumiyoshi	948	846	243	1,030	1,090	60	4.2	4.3	4.4	4.1	4.2	4.3	-0.1	-0.1	-0.1	Tanizawa		
RE-077	Castalia Monzennakacho II	2,160	1,930	1,009	2,870	2,940	70	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	JREI		
RE-078	Castalia Oshiage	1,100	952	287	1,200	1,240	40	4.3	4.6/4.4	4.5	4.2	4.5/4.3	4.4	-0.1	-0.1	-0.1	Tanizawa		
RE-079	Castalia Kuramae	1,260	1,103	466	1,540	1,570	30	4.2	4.4/4.3	4.4	4.1	4.3/4.2	4.3	-0.1	-0.1	-0.1	Tanizawa		
RE-080	Castalia Nakanobu	1,790	1,642	847	2,470	2,490	20	4.1	3.9	4.3	4.0	3.8	4.2	-0.1	-0.1	-0.1	Chuo		
RE-081	Royal Parks Toyosu	7,360	5,727	4,872	10,400	10,600	200	4.5	4.2	4.8	4.4	4.1	4.7	-0.1	-0.1	-0.1	Chuo		
RE-082	Castalia Togoshi	1,770	1,540	969	2,490	2,510	20	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Chuo		
RE-083	Castalia Ooimachi	1,181	1,115	584	1,650	1,700	50	3.6	3.4	3.8	3.5	3.3	3.7	-0.1	-0.1	-0.1	Morii		
RE-084	Castalia Omori	1,500	1,364	505	1,830	1,870	40	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Chuo		
RE-085	Castalia Mishuku	1,900	1,780	639	2,360	2,420	60	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Chuo		
RE-086	Castalia Arakawa	1,660	1,520	799	2,280	2,320	40	4.4	4.2	4.6	4.3	4.1	4.5	-0.1	-0.1	-0.1	Chuo		
RE-087	Castalia Omori II	2,370	2,205	884	3,040	3,090	50	3.8	3.6	4.0	3.7	3.5	3.9	-0.1	-0.1	-0.1	Morii		
RE-088	Castalia Nakameguro	3,800	3,739	1,140	4,810	4,880	70	3.6	3.4	3.8	3.5	3.3	3.7	-0.1	-0.1	-0.1	Morii		
RE-089	Castalia Meguro Chojyamaru	2,030	1,972	637	2,510	2,610	100	3.6	3.4	3.8	3.5	3.3	3.7	-0.1	-0.1	-0.1	Morii		
RE-090	Castalia Meguro Takaban	1,750	1,726	263	1,950	1,990	40	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	Morii		
RE-091	Castalia Omori III	1,520	1,439	410	1,820	1,850	30	3.8	3.6	4.0	3.7	3.5	3.9	-0.1	-0.1	-0.1	Morii		
RE-093	Castalia Meguro Tairamachi	1,165	1,181	238	1,400	1,420	20	3.5	3.3	3.7	3.4	3.2	3.6	-0.1	-0.1	-0.1	Morii		
RE-094	Royal Parks SEASIR	4,350	3,787	1,432	5,150	5,220	70	5.1	4.9/5.3	—	5.0	4.8/5.2	—	-0.1	-0.1	—	Morii		
RE-095	Castalia Honkomagome	1,520	1,480	449	1,880	1,930	50	3.9	3.7	4.1	3.8	3.6	4.0	-0.1	-0.1	-0.1	Morii		
RE-096	Cosmo Heim Musashikosugi	1,674	1,650	519	2,110	2,170	60	4.7	4.5	4.9	4.6	4.4	4.8	-0.1	-0.1	-0.1	Chuo		
RE-097	Castalia Tsurumi	666	573	215	774	789	15	5.0	4.8	5.2	4.9	4.7	5.1	-0.1	-0.1	-0.1	Chuo		

Appraisal Value Comparison (6)

(mil yen)																		(%)
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)	
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF			
									CR	DR		TCR	CR		DR	TCR		CR
RE-098	Castalia Funabashi	704	670	159	815	830	15	4.8	4.8/4.6	5.0	4.7	4.7/4.5	4.9	-0.1	-0.1	-0.1	Tanizawa	
RE-099	Castalia Nishi Funabashi	783	723	274	998	998	0	4.9	4.7	5.1	4.9	4.7	5.1	0.0	0.0	0.0	JREI	
RE-105	Castalia Nogeeyama	325	290	38	329	329	0	4.8	4.6	5.0	4.8	4.6	5.0	0.0	0.0	0.0	JREI	
RE-106	Castalia Ichikawa	461	410	161	561	572	11	4.8	4.7	5.1	4.7	4.6	5.0	-0.1	-0.1	-0.1	JREI	
RE-107	Royal Parks Hanakoganei	5,300	4,645	1,974	6,620	6,620	0	4.8	4.6/5.0	—	4.8	4.6/5.0	—	0.0	0.0	—	Daiwa	
RE-108	Castalia Musashikosugi	1,680	1,607	412	1,970	2,020	50	4.1	3.9	4.3	4.0	3.8	4.2	-0.1	-0.1	-0.1	Morii	
RE-109	Royal Parks Wakabadai	4,360	3,621	1,208	4,830	4,830	0	5.0	4.8/5.2	—	5.0	4.8/5.2	—	0.0	0.0	—	Daiwa	
RE-110	Pacific Royal Court Minatomirai Urban Tower	9,100	7,787	3,912	11,500	11,700	200	4.6	4.4/4.8	—	4.5	4.3/4.7	—	-0.1	-0.1	—	Morii	
RE-111	L-Place Shinkoyasu	1,720	1,630	559	2,150	2,190	40	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	JREI	
RE-112	Royal Parks Musashikosugi	1,060	939	440	1,360	1,380	20	4.6	4.4/4.8	—	4.5	4.3/4.7	—	-0.1	-0.1	—	Morii	
RE-116	Castalia Sakaisuji Honmachi	1,490	1,268	631	1,850	1,900	50	4.4	4.5	4.6	4.3	4.4	4.5	-0.1	-0.1	-0.1	Tanizawa	
RE-117	Castalia Shin-Umeda	1,376	1,224	465	1,660	1,690	30	4.5	4.6	4.7	4.4	4.5	4.6	-0.1	-0.1	-0.1	Tanizawa	
RE-118	Castalia Abeno	4,368	4,037	1,622	5,430	5,660	230	4.4	4.5	4.6	4.3	4.4	4.5	-0.1	-0.1	-0.1	Tanizawa	
RE-119	Castalia Sakae	1,010	897	372	1,260	1,270	10	4.7	4.5	4.9	4.6	4.4	4.8	-0.1	-0.1	-0.1	Chuo	
RE-123	Castalia Higashi Hie	960	815	264	1,060	1,080	20	4.7	4.9	4.9	4.6	4.8	4.8	-0.1	-0.1	-0.1	Tanizawa	
RE-124	Castalia Tower Nagahoribashi	3,400	2,846	1,943	4,700	4,790	90	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	Chuo	
RE-125	Castalia Sannomiya	1,230	1,028	531	1,560	1,560	0	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Daiwa	
RE-126	Castalia Kotodaikoen	481	397	182	581	580	-1	5.0	5.0	5.2	5.0	5.0	5.2	0.0	0.0	0.0	Daiwa	
RE-127	Castalia Ichibancho	783	672	294	967	967	0	5.0	5.0	5.2	5.0	5.0	5.2	0.0	0.0	0.0	Daiwa	
RE-128	Castalia Omachi	656	583	263	847	847	0	5.0	5.0	5.2	5.0	5.0	5.2	0.0	0.0	0.0	Daiwa	
RE-129	Castalia Uemachidai	2,190	1,971	888	2,860	2,860	0	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	Daiwa	
RE-130	Castalia Tower Higobashi	2,670	2,299	1,350	3,580	3,650	70	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	Chuo	
RE-131	Big Tower Minami Sanjo (Note 3)	1,740	1,183	1,576	2,760	2,760	0	4.9	4.7	5.1	4.9	4.7	5.1	0.0	0.0	0.0	Daiwa	
RE-132	Castalia Fushimi	2,260	1,874	1,375	3,250	3,250	0	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	JREI	
RE-133	Castalia Meieki Minami	720	633	366	982	1,000	18	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Morii	
RE-134	Castalia Yakuin	930	845	394	1,210	1,240	30	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Morii	
RE-135	Castalia Mibu	1,193	1,054	495	1,530	1,550	20	4.5	4.3	4.7	4.4	4.2	4.6	-0.1	-0.1	-0.1	JREI	
RE-136	Castalia Tsutsujigaoka	1,208	1,125	724	1,820	1,850	30	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	Morii	
RE-137	Castalia Ohori Bay Tower	2,910	2,434	1,305	3,740	3,740	0	5.1	4.9	5.3	5.1	4.9	5.3	0.0	0.0	0.0	Morii	
RE-138	Royal Parks Namba	2,830	2,384	565	3,050	2,950	-100	5.2	5.1/5.5	—	5.2	5.1/5.5	—	0.0	0.0	—	Daiwa	
RE-139	Castalia Shigahondori	1,730	1,513	686	2,160	2,200	40	4.6	4.4	4.8	4.5	4.3	4.7	-0.1	-0.1	-0.1	JREI	
RE-140	Castalia Kyoto Nishioji	973	974	125	1,070	1,100	30	4.2	4.0	4.4	4.1	3.9	4.3	-0.1	-0.1	-0.1	Morii	

Appraisal Value Comparison (7)

(mil yen)																		(%)	
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)		
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF				
									CR	DR		TCR	CR		DR	TCR		CR	DR
RE-141	Castalia Ningyocho III	2,000	1,952	777	2,640	2,730	90	3.8	3.6	4.0	3.7	3.5	3.9	-0.1	-0.1	-0.1	JREI		
RE-142	Royal Parks Umejima	2,020	1,878	291	2,170	2,170	0	5.0	4.8/5.2	—	5.0	4.8/5.2	—	0.0	0.0	—	Morii		
RE-143	Castalia Shinsakae II	1,800	1,788	191	2,030	1,980	-50	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Daiwa		
Residential Properties Total		244,273	222,074	79,009	295,959	301,084	5,125	—	—	—	—	—	—	—	—	—	—		
RM-001	ACROSSMALL Shinkamagaya	7,770	7,380	1,269	8,660	8,650	-10	5.3	5.0	5.5	5.3	5.0	5.5	0.0	0.0	0.0	JREI		
RM-002	FOLEO Hirakata	4,580	4,395	274	4,670	4,670	0	5.8	5.3	5.9	5.8	5.3	5.9	0.0	0.0	0.0	JREI		
RM-003	QIZ GATE URAWA	4,270	4,129	320	4,450	4,450	0	5.3	4.9	5.4	5.3	4.9	5.4	0.0	0.0	0.0	JREI		
RM-004	UNICUS Takasaki	3,000	2,905	314	3,220	3,220	0	5.9	5.6	6.1	5.9	5.6	6.1	0.0	0.0	0.0	JREI		
RM-005	ACROSSPLAZA Miyoshi (Land)	3,740	3,740	220	3,970	3,960	-10	—	4.2	—	—	4.2	—	—	0.0	—	Tanizawa		
RM-006	DREAM TOWN ALi	8,100	7,853	396	8,250	8,250	0	5.5	5.2	5.7	5.5	5.2	5.7	0.0	0.0	0.0	JREI		
RM-007	ASOBOX (Land)	1,600	1,617	342	1,950	1,960	10	—	4.8	—	—	4.8	—	—	0.0	—	JREI		
RM-008	FOLEO Ome Imai	3,800	3,702	237	3,950	3,940	-10	5.1	4.6	5.4	5.1	4.6	5.4	0.0	0.0	0.0	JREI		
RM-009	FOLEO Otsu Ichiriyama	8,100	7,936	813	8,770	8,750	-20	5.3	5.1	5.6	5.3	5.1	5.6	0.0	0.0	0.0	JREI		
RM-010	FOLEO Hakata	3,200	3,105	594	3,700	3,700	0	4.7	4.5	5.0	4.7	4.5	5.0	0.0	0.0	0.0	JREI		
RM-011	ACROSSMALL Semboku (Land)	3,250	3,383	486	3,880	3,870	-10	—	4.3	—	—	4.3	—	—	0.0	—	Tanizawa		
RM-012	iiias Tsukuba	34,120	34,143	156	34,400	34,300	-100	5.0	4.8	5.3	5.0	4.8	5.3	0.0	0.0	0.0	JREI		
RR-001	LIFE Sagamihara Wakamatsu	1,670	1,643	206	1,850	1,850	0	4.6	4.1	4.6	4.6	4.1	4.6	0.0	0.0	0.0	JREI		
RR-002	FOLEO Sendai Miyanomori	6,960	6,797	682	7,490	7,480	-10	5.5	5.2	5.7	5.5	5.2	5.7	0.0	0.0	0.0	JREI		
RR-003	ACROSSPLAZA Inazawa (Land)	2,390	2,390	210	2,600	2,600	0	—	4.9	—	—	4.9	—	—	0.0	—	JREI		
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	2,230	2,130	269	2,400	2,400	0	6.0	6.1	6.2	6.0	6.1	6.2	0.0	0.0	0.0	Tanizawa		
RR-005	Hiratsuka Retail Property (Land)	5,620	5,857	822	6,680	6,680	0	—	4.0	—	—	4.0	—	—	0.0	—	Tanizawa		
RR-006	Royal Home Center Morinomiya (Land)	4,500	4,541	738	5,280	5,280	0	—	4.0	—	—	4.0	—	—	0.0	—	Tanizawa		
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	750	767	2	766	770	4	4.2	3.8	4.3	4.2	3.8	4.3	0.0	0.0	0.0	JREI		
RR-008	FOLEO Shobu	5,000	4,957	192	5,150	5,150	0	5.1	4.8	5.3	5.1	4.8	5.3	0.0	0.0	0.0	JREI		
RR-009	Hapias Kaita (Land)	1,400	1,471	48	1,520	1,520	0	—	4.8	—	—	4.8	—	—	0.0	—	Tanizawa		
RU-001	COMBOX310	4,480	4,327	332	4,680	4,660	-20	5.5	5.3	5.7	5.5	5.3	5.7	0.0	0.0	0.0	Daiwa		
RU-002	Sports Plaza Ibaraki	2,689	2,704	5	2,720	2,710	-10	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Daiwa		
Retail Properties Total		123,219	121,880	8,939	131,006	130,820	-186	—	—	—	—	—	—	—	—	—	—		

Appraisal Value Comparison (8)

(mil yen)																	(%)
Property number	Property name	Acquisition price	Book value Feb. 2021	Unrealized gain (loss)	Appraisal value (Note 1)			Aug. 2020			Feb. 2021			Change			Appraiser (Note 2)
					Aug. 2020	Feb. 2021	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
									CR	DR		TCR	CR		DR	TCR	
HO-001	Daiwa Roynet Hotel Yokohama Kannai	4,800	4,712	307	5,030	5,020	-10	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	Daiwa
HO-002	Super Hotel JR Nara Station Sanjo Street	1,470	1,441	38	1,500	1,480	-20	4.8	4.6	5.0	4.8	4.7	5.0	0.0	0.1	0.0	Daiwa
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	4,500	4,512	-112	4,420	4,400	-20	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	Daiwa
HO-004	AGORA Kanazawa	5,200	5,134	155	5,490	5,290	-200	5.1	4.9	5.3	5.3	5.1	5.5	0.2	0.2	0.2	Daiwa
HO-005	CANDEO HOTELS Nagasaki Shinchi Chinatown	3,140	3,138	51	3,180	3,190	10	5.0	4.8	5.2	5.0	4.8	5.2	0.0	0.0	0.0	Daiwa
Hotel Properties Total		19,110	18,940	439	19,620	19,380	-240	—	—	—	—	—	—	—	—	—	—
OT-001	Urban Living Inage	930	810	469	1,280	1,280	0	5.3	5.1	5.5	5.3	5.1	5.5	0.0	0.0	0.0	Daiwa
OT-002	Aburatsubo Marina HILLS	1,100	1,021	208	1,230	1,230	0	6.3	5.9	6.3	6.3	5.9	6.3	0.0	0.0	0.0	JREI
OT-003	Naha Shin-Toshin Center Building (Daiwa Roynet Hotel Naha-Omoromachi)	7,600	7,176	933	8,150	8,110	-40	5.3	5.1	5.5	5.3	5.1	5.5	0.0	0.0	0.0	Daiwa
OT-004	Sharp Hiroshima Building	1,850	1,806	143	1,950	1,950	0	5.3	5.1	5.5	5.3	5.1	5.5	0.0	0.0	0.0	JREI
OT-005	Nursery Room Berry Bear Omori Nishi Welcia Ota Omori Nishi Store	1,380	1,385	-5	1,380	1,380	0	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0	Daiwa
OT-006	GRANODE Hiroshima	14,400	14,345	1,004	15,250	15,350	100	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	JREI
Other Assets Total		27,260	26,547	2,752	29,240	29,300	60	—	—	—	—	—	—	—	—	—	—
Portfolio Total		820,103	784,289	135,564	907,075	919,854	12,779	—	—	—	—	—	—	—	—	—	—

(Note 1) As for the property acquired in the period ended Feb. 2021, appraisal value for the period ended Aug. 2020 is based on the appraisal value at the time of the acquisition.

Appraisal value for the period ended Aug. 2020 excludes the properties sold in the period ended Feb. 2021.

(Note 2) "Tanizawa": The Tanizawa Sogo Appraisal Co., Ltd., "Chuo": Chuo Real Estate Appraisal Co., Ltd., "JREI": Japan Real Estate Institute, "Daiwa": Daiwa Real Estate Appraisal Co., Ltd., "Mori": JLL Mori Valuation & Advisory K.K.

(Note 3) Sold as of Mar. 1, 2021.

Unitholder Status

Number of Unitholders and Units by Unitholder Type

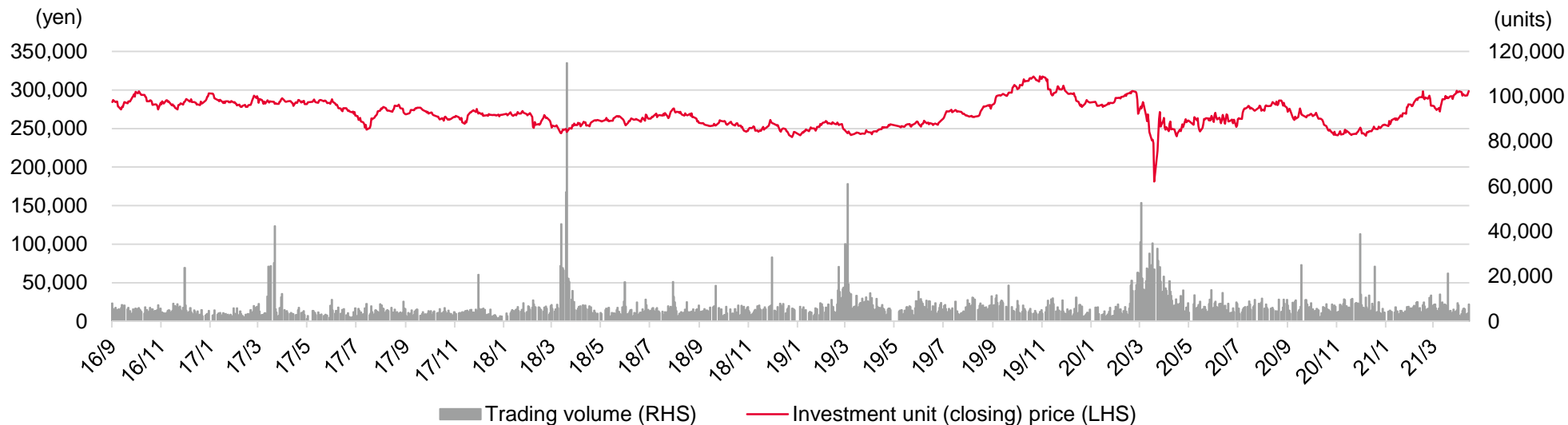
Unitholder type	Period ended Aug. 2020				Period ended Feb. 2021			
	Number of unitholders		Number of units		Number of unitholders		Number of units	
	Unitholders	(%)	Units	(%)	Unitholders	(%)	Units	(%)
Individuals and others	16,820	93.3	99,330	4.5	17,847	93.6	103,882	4.7
Financial institutions	215	1.2	1,241,077	56.5	221	1.2	1,236,011	56.3
Banks / trust banks	69	0.4	1,111,353	50.6	73	0.4	1,097,017	50.0
City banks	—	—	—	—	—	—	—	—
Regional banks	54	0.3	135,715	6.2	58	0.3	141,875	6.5
Trust banks	15	0.1	975,638	44.4	15	0.1	955,142	43.5
Life insurance companies	9	0.0	37,462	1.7	9	0.0	34,859	1.6
Non-life insurance companies	—	—	—	—	—	—	—	—
Other financial institutions	137	0.8	92,262	4.2	139	0.7	104,135	4.7
Shinkin banks	71	0.4	33,059	1.5	75	0.4	37,025	1.7
Others	66	0.4	59,203	2.7	64	0.3	67,110	3.1
Other domestic corporations	426	2.4	226,520	10.3	410	2.2	226,364	10.3
Foreign corporations and individuals	538	3.0	488,697	22.3	554	2.9	507,413	23.1
Securities firms	25	0.1	140,376	6.4	27	0.1	122,330	5.6
Total	18,024	100.0	2,196,000	100.0	19,059	100.0	2,196,000	100.0

Major Unitholders

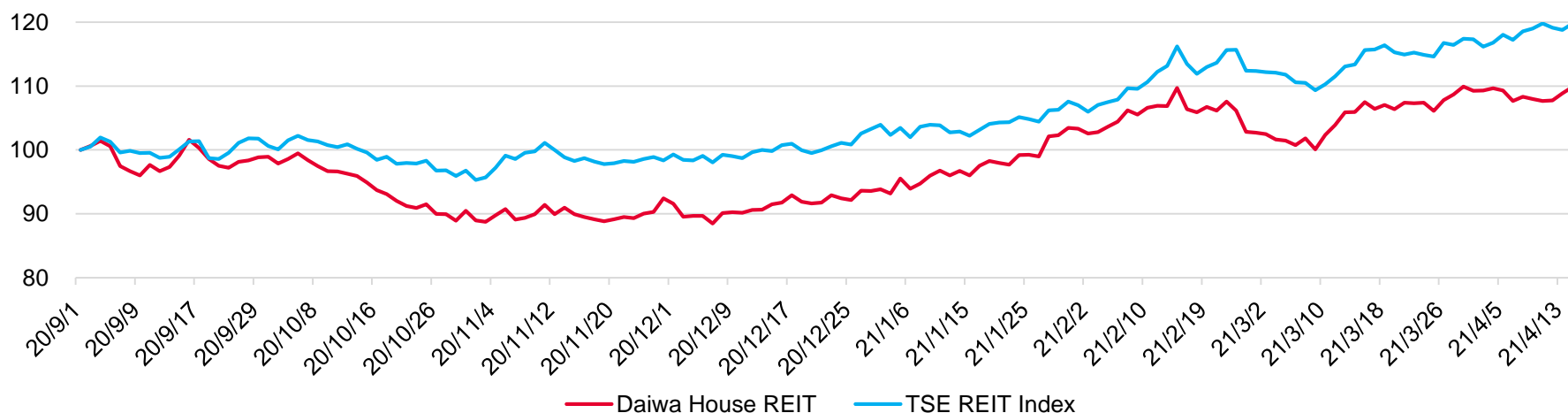
Name	Period ended Feb. 2021	
	Number of units owned	Ownership (%)
Custody Bank of Japan, Ltd. (Trust Account)	417,722	19.0
The Master Trust Bank of Japan, Ltd. (Trust Account)	328,637	15.0
Daiwa House Industry Co., Ltd.	189,200	8.6
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	93,834	4.3
Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	72,030	3.3
STATE STREET BANK WEST CLIENT - TREATY 505234	54,332	2.5
SMBC Nikko Securities Inc.	48,148	2.2
JAPAN SECURITIES FINANCE CO., LTD.	28,586	1.3
STATE STREET BANK AND TRUST COMPANY 505103	25,109	1.1
STICHTING PGGM DEPOSITARY PGGM LISTED REAL ESTATE PF FUND	22,535	1.0
Total	1,280,133	58.3

Unit Price Performance

Unit Price and Trading Volume

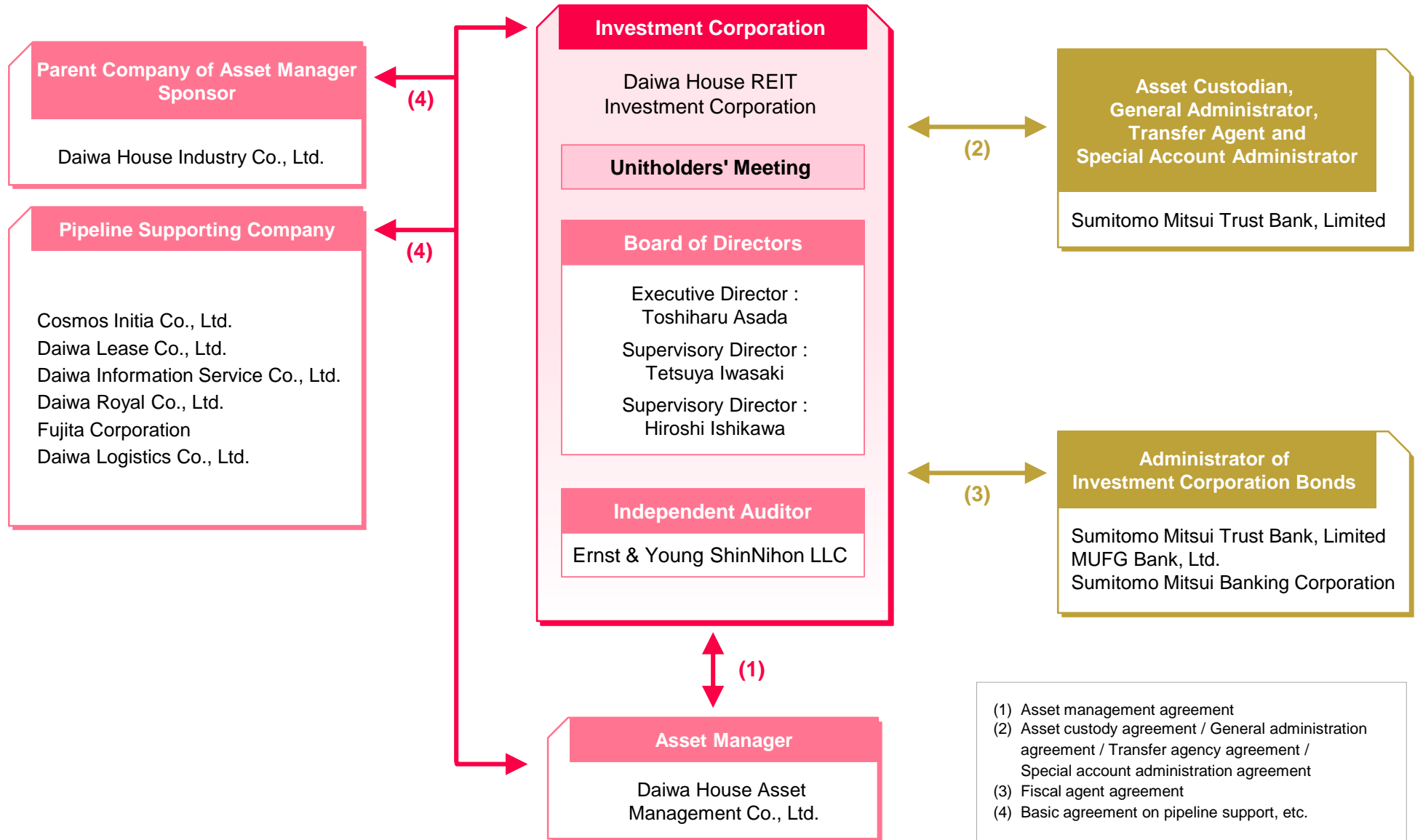


Relative Unit Price Performance



(Note) Indexed with the Sep. 1, 2020 (start of the period ended Feb. 2021) closing prices of DHR's unit and TSE REIT Index.

REIT Structure



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