

Investor Presentation for the 40th Fiscal Period Ended February 2026

Held on April 17, 2026

Major Questions and Answers (Summary)

Q. 1

The previous earnings presentation materials included the order of priority in capital allocation. Has there been any change in your approach to capital allocation since then?

Ans. 1

I believe your question concerns the priority order between investment unit buybacks and property acquisitions. In either case, we intend to utilize cash in a way that is expected to improve the unitholder value.

Q. 2

In the previous earnings presentation, you mentioned roughly 10-billion-yen worth of properties were potentially up for sale. Are you still considering the sale of properties of the same scale? Given the internal growth in BTS type logistics properties, have you changed the policy of selling some of the BTS type logistics properties?

Ans. 2

We intended to sell mainly BTS type logistics properties before. However, now that we are achieving internal growth in BTS type logistics properties, properties of other asset classes with limited internal growth potential are also considered as targets for sale.

Q. 3

You have recently acquired a hotel and a residential property. What is your current thought on acquisition of logistics properties in the Daiwa House Group pipeline? Do you also intend to acquire logistics properties? You just mentioned internal growth in BTS type logistics properties, and multi-tenant type logistics properties seem to be quite promising considering the demand-supply balance of the logistics market is expected to improve on the back of decreasing supply in the coming years.

Ans. 3

We have logistics properties in the pipeline, and the sponsor continues to develop new logistics properties. However, we intend to acquire mainly hotels and residential properties first and consider acquisition of logistics properties next if they meet our criteria.

Q. 4

The sponsor is promoting data center business. Are data centers likely to be your target for acquisition in the future?

Ans. 4

The sponsor has promoted data center business and even established a dedicated division. However, for us to acquire data centers, there are tax and accounting, and operational challenges we need to address. We plan to consider acquiring data centers in the future while closely consulting with the sponsor.

Q. 5

Can we expect more cases in value-add construction targeted at wealthy class individuals in residential properties?

Ans. 5

We conducted value-add construction in a larger number of residential units than usual in the fiscal period ended February 2026. Since we can expect significant rent increase by such value-add construction, especially in the residential properties in good locations, we intend to target four to six residential units per fiscal period going forward.

Q. 6

You are seeking to conduct property replacement transactions with third parties as mentioned in the presentation material. Are there any properties currently under consideration with third parties?

Ans. 6

We are currently negotiating both with the sponsor and the third parties on acquisition and sale of properties.