

Investor Presentation

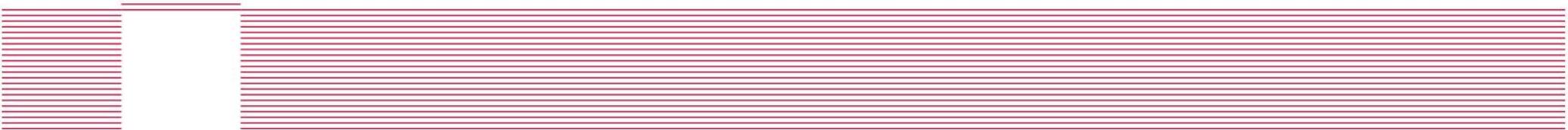
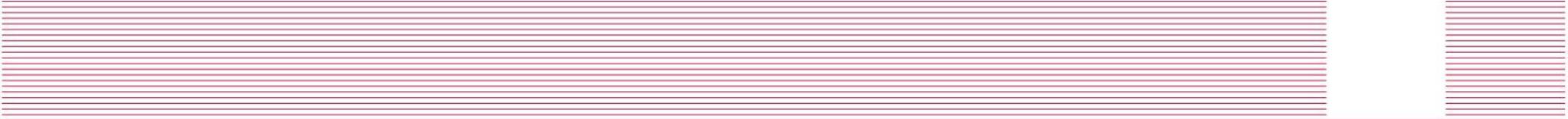
Fiscal Period Ended **August 31, 2020**

October 16, 2020



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1. Financial Results

Financial Highlights for August 2020 Period

DPU

5,427 yen

+77 yen vs Forecast
as of Apr. 2020

-613 yen vs Feb. 2020

+201 yen excluding impact of
gain on sale of
properties in Feb. 2020

Operation Status

◆ Acquisition 4 properties 73.4 Bn yen

◆ NOI yield 5.2 %
(Unchanged vs Feb. 2020)

* Property taxes for the properties acquired in 2019 started
being expensed from the period ended Aug. 2020

◆ NOI yield after depreciation 3.9 %
(Unchanged vs Feb. 2020)

◆ Occupancy rate 99.4 %
(-0.1 p.p. vs Feb. 2020)

Financial Status

◆ Global equity offering
New equity 34.3 Bn yen
New loans 28.0 Bn yen

◆ Repayment of loans 12.9 Bn yen
▶ Refinancing 7.7 Bn yen
Green bonds 5.0 Bn yen

◆ NAV per unit 272,915 yen
(+2,978 yen vs Feb. 2020)

◆ LTV (excluding goodwill) 45.0 %
(Unchanged vs Feb. 2020)

■ NOI yield

Asset class	NOI (mil yen)	Acquisition price (mil yen)	NOI yield	NOI yield after depreciation
Logistics	10,160	406,241	5.0 %	3.9 %
Residential	6,640	246,424	5.3 %	3.7 %
Retail	3,227	123,219	5.5 %	4.0 %
Hotel	327	15,970	4.1 %	3.1 %
Other	695	27,260	5.5 %	4.1 %
Portfolio	21,050	819,114	5.2 %	3.9 %

(Note) NOI yield and NOI yield after depreciation are based on annualized NOI for the period ended Aug. 2020.

■ Period end occupancy

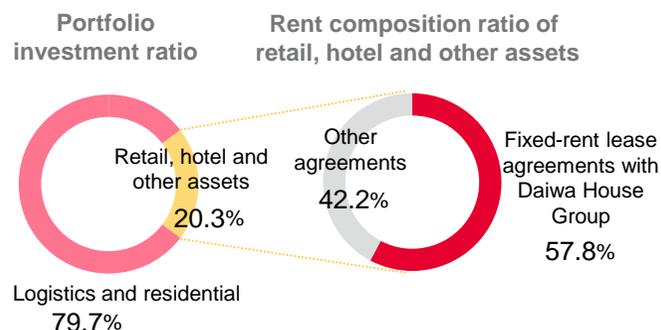
Asset class	Feb. 2020	Aug. 2020	Change
Logistics	100.0 %	100.0 %	—
Residential	97.3 %	96.4 %	-0.9 p.p.
Retail	99.8 %	99.8 %	—
Hotel	100.0 %	100.0 %	—
Other	100.0 %	99.4 %	-0.6 p.p.
Portfolio	99.5 %	99.4 %	-0.1 p.p.

- ◆ Outperformed Aug. 2020 DPU forecast despite temporary rent reduction at some hotel and retail tenants
- ◆ Feb. and Aug. 2021 DPU forecasts unchanged after considering a similar level of impact as Aug. 2020

// Impact of COVID-19 in Aug. 2020 Period

Asset class	Investment ratio	
Logistics	49.6%	79.7%
Residential	30.1%	
Retail	15.0%	20.3%
Hotel	1.9%	
Other assets	3.3%	

Impact of COVID-19	
Almost no impact	<ul style="list-style-type: none"> Temporarily reduced rent of several retail tenants in residential properties
Limited impact	<ul style="list-style-type: none"> 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 5 out of 7 hotels including multi-use properties have fixed-rent lease agreements with Daiwa House Group



// Temporary Rent Reduction in Aug. 2020 Period

(Number of tenants)

Asset class	Total number of tenants	Request for rent reduction	Temporary rent reduction	Temporary rent reduction
Retail	94	32	13	26 mil yen
Hotel (including retail tenants)	14	4	2	41 mil yen
Other assets	82	15	6	6 mil yen
Retail tenants in residential	116	26	4	8 mil yen
Total	306	77	25	83 mil yen

// Impact on Feb. 2021 and Aug. 2021 Forecasts

	Feb. 2021 Forecast	Aug. 2021 Forecast
Estimated impact of COVID-19 on operating revenue	-97 mil yen	-104 mil yen
Per unit impact	-44 yen	-47 yen
DPU forecast	5,550 yen	5,450 yen

DPU forecasts remain unchanged even after deducting the estimated impact of COVID-19 on operating revenue, as a result of external growth and cost reduction

Statement of Income for August 2020 Period

- ◆ Rent increase at residential properties, etc. led to DPU of 5,427 yen despite negative impact of COVID-19
- ◆ Distribution in excess of earnings started, following the completion of reversal of voluntary reserve

(mil yen)

	Period ended Feb. 2020	Period ended Aug. 2020		Period ended Aug. 2020	
	Result	Result	Period-on- period change	Forecast as of 2020/4/16	Result vs Forecast
Operating Revenue	25,018	26,613	1,595	26,575	38
Rental revenue	24,712	26,613	1,901	26,575	38
Gain on sale of properties	306	—	-306	—	—
Operating Expenses	14,459	15,039	580	15,098	-59
Rental expenses	10,278	10,737	458	10,735	2
Rental expenses (excluding depreciation)	5,472	5,562	89	5,571	-8
Depreciation	4,806	5,174	368	5,163	10
Other operating expenses	4,180	4,302	121	4,363	-61
Amortization of goodwill	1,982	1,982	—	1,982	—
Operating Income	10,559	11,574	1,014	11,476	97
Non-operating income	21	15	-6	15	0
Non-operating expenses	1,454	1,652	198	1,724	-72
Interest and borrowing related expenses	1,452	1,491	39	1,537	-46
Ordinary Income	9,126	9,936	810	9,766	169
Net Income	9,125	9,936	810	9,766	169
Reversal of voluntary reserve	3,407	2,710	696	2,710	—
Distribution in excess of earnings (allowance for temporary difference adjustments)	—	50	50	334	-283
Total distribution	12,533	11,917	-615	11,748	169
Retained earnings carried forward	—	779	779	1,062	-283
DPU	6,040 yen	5,427 yen	-613 yen	5,350 yen	77 yen

// Major Variation Factors (vs Forecast)

[Contribution to income]

- Increase in operating revenue 38 mil yen
 - Increase in rental revenue at residential properties
 - Decrease in rental revenue due to COVID-19
 - Decrease in variable rental revenue at hotel properties
 - Increase in key money and contract renewal fees at residential properties
 - Increase in rental revenue at logistics properties
- Increase in rental expenses -2 mil yen
 - Increase in repairs and maintenance expenses
 - Decrease in utility charges at retail tenants
- Decrease in other operating expenses 61 mil yen
 - Decrease in other SG&A expenses
- Decrease in non-operating expenses 72 mil yen
 - Decrease in interest expenses
 - Decrease in investment unit issuance expenses

// Capex, Repairs, and Restoration Costs

(mil yen)

	Feb. 2020	Aug. 2020
Capex	1,412	1,416
Repairs and maintenance expenses	1,121	862
Restoration costs	254	301
Total	2,788	2,580

Balance Sheet for August 2020 Period

- ◆ LTV (excluding goodwill) remained unchanged at 45.0%
- ◆ Increase in appraisal value (+5.9 Bn yen vs. Feb. 2020)

(mil yen)

	Period ended Feb. 2020	Period ended Aug. 2020	Period-on-period change
Total Assets	839,931	899,579	59,647
Current assets	52,338	43,538	-8,799
Non-current assets	787,484	855,902	68,417
Investment properties	710,370	780,843	70,472
Intangible assets	71,308	69,278	-2,029
Goodwill	65,413	63,431	-1,982
Total Liabilities	379,590	408,277	28,687
Current liabilities	22,928	26,722	3,794
Interest-bearing debt	14,400	19,000	4,600
Non-current liabilities	356,662	381,554	24,892
Interest-bearing debt	334,358	357,558	23,200
Net Assets	460,341	491,302	30,960
Unitholders' capital	198,492	231,766	33,273
Capital surplus	247,667	247,667	—
Voluntary reserve (Note 1)	6,117	2,710	-3,407

LTV (excluding goodwill)	45.0 %	45.0 %	— p.p.
LTV (including goodwill)	41.5 %	41.9 %	0.4 p.p.

Number of investment units issued	2,075,000 units	2,196,000 units	121,000 units
Net Assets per unit	221,851 yen	223,725 yen	1,874 yen
NAV per unit (Note 2)	269,937 yen	272,915 yen	2,978 yen

(Note 1) Voluntary reserve for the period ended Aug. 2020 represents the amount before reversal and the amount after reversal is 0 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	59,647 mil yen
· Acquisition of 3 properties in Apr. 2020 and 1 property in Aug. 2020	
■ Increase in interest-bearing debt	27,800 mil yen
· New loans	
■ Increase in net assets	30,960 mil yen
· Increase in unitholders' capital due to equity offering	
· Decrease in voluntary reserve	

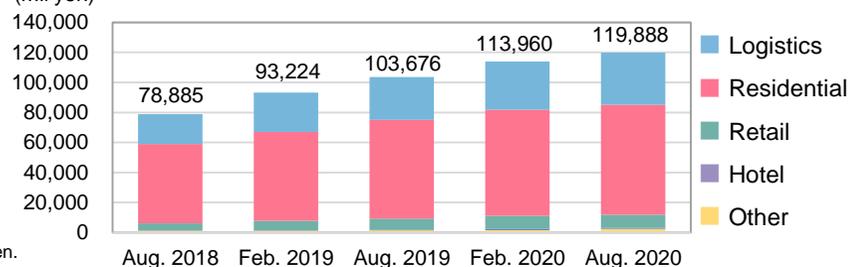
Unrealized Gain by Asset Class

(mil yen)

Asset class	Book value	Appraisal value	Unrealized gain
Logistics	396,608	431,250	34,641
Residential	225,126	298,470	73,343
Retail	122,190	131,006	8,815
Hotel	15,870	16,440	569
Other	26,721	29,240	2,518
Total	786,517	906,406	119,888

Trend of Unrealized Gain

(mil yen)



- ◆ Feb. 2021 DPU Forecast of 5,550 yen unchanged after considering some level of impact of COVID-19
- ◆ Aug. 2021 DPU Forecast of 5,450 yen (incurrence of property taxes for acquisitions in 2020)

	(mil yen)		(mil yen)		(mil yen)	
	Period ended Aug. 2020	Period ending Feb. 2021		Period ending Aug. 2021		
	Result	Forecast	Period-on- period change	Forecast	Period-on- period change	
Operating revenue	26,613	27,201	588	27,270	69	
Rental revenue	26,613	27,201	588	27,270	69	
Operating expenses	15,039	15,511	471	15,754	243	
Property taxes	1,978	1,977	-0	2,207	230	
Depreciation	5,174	5,294	120	5,323	29	
Amortization of goodwill	1,982	1,982	-	1,982	-	
Operating income	11,574	11,690	116	11,516	-173	
Interest and borrowing related expenses	1,491	1,495	4	1,541	45	
Investment unit issuance expenses	159	-	-159	-	-	
Ordinary income	9,936	10,206	270	9,987	-219	
Net income	9,936	10,206	270	9,987	-219	
Retained earnings carried forward from the previous period	-	779	779	778	-1	
Reversal of voluntary reserve	2,710	-	-2,710	-	-	
Distribution in excess of earnings	50	1,980	1,930	1,972	-8	
Total distribution	11,917	12,187	270	11,968	-219	
Retained earnings carried forward	779	778	-1	769	-9	
					(yen)	
Distributions per unit (DPU)	5,427	5,550	123	5,450	-100	
Distribution of earnings	5,404	4,648	-756	4,552	-96	
Distribution in excess of earnings	23	902	879	898	-4	
Allowance for temporary difference adjustments	23	823	800	825	2	
Other distributions in excess of earnings	-	79	79	73	-6	

Major Variation Factors for Feb. 2021 Forecast vs Aug. 2020 Result

	[Contribution to income]
■ Increase in operating revenue	588 mil yen
• Full period contribution of 3 properties acquired in Apr. 2020	
• Contribution of 2 properties acquired in Aug. and Sep. 2020	
• Decrease in rental revenue at residential properties due to assumed decline in occupancy	
■ Increase in operating expenses	-471 mil yen
• Full period expenses for 3 properties acquired in Apr. 2020	
• Expenses for 2 properties acquired in Aug. and Sep. 2020	
• Increase in utility charges at retail tenants	
■ Decrease in non-operating expenses	154 mil yen
• Absence of investment unit issuance expenses	

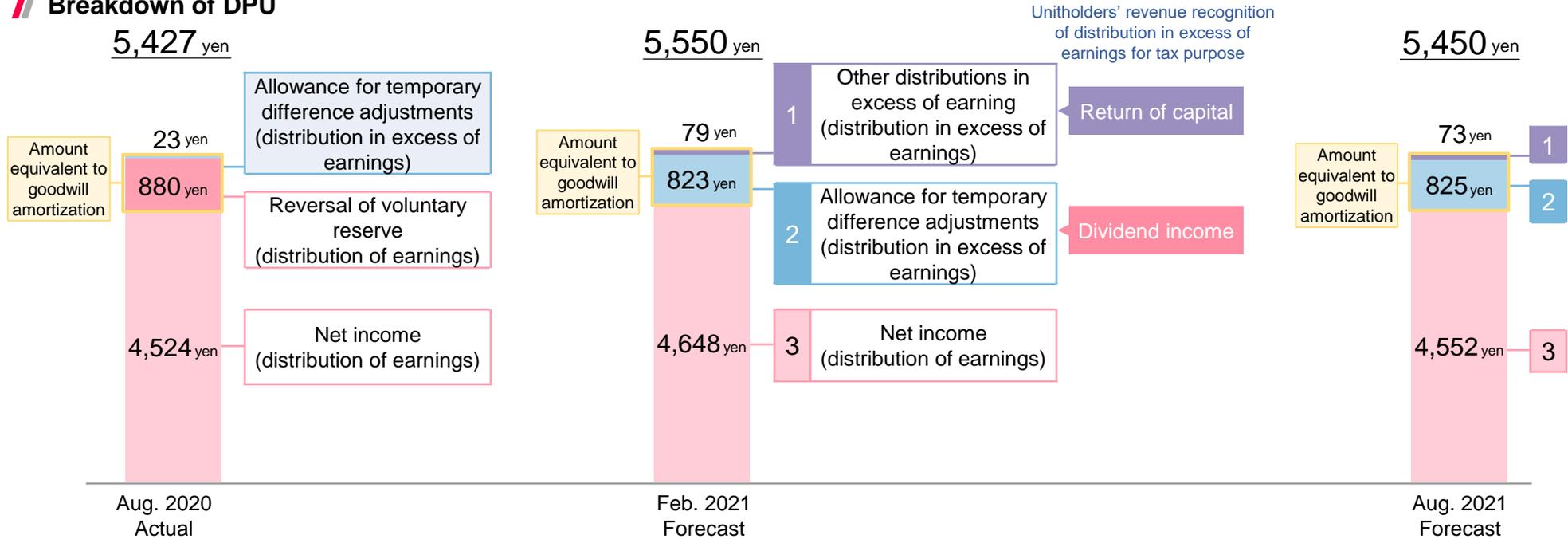
Major Variation Factors for Aug. 2021 Forecast vs Feb. 2021 Forecast

	[Contribution to income]
■ Increase in operating revenue	69 mil yen
• Full period contribution of 1 property acquired in Sep. 2020	
■ Increase in operating expenses	-243 mil yen
• Property taxes for 5 properties acquired in 2020	
• Full period expenses of 1 property acquired in Sep. 2020	
■ Increase in non-operating expenses	-45 mil yen
• Increase in interest and borrowing related expenses	

Breakdown of DPU

- ◆ Policy is to distribute amount equiv. to goodwill amortization (1,982 mil yen / period) on top of net income
- ◆ Reversal of voluntary reserve ended and distribution in excess of earnings started in Aug. 2020 period

Breakdown of DPU



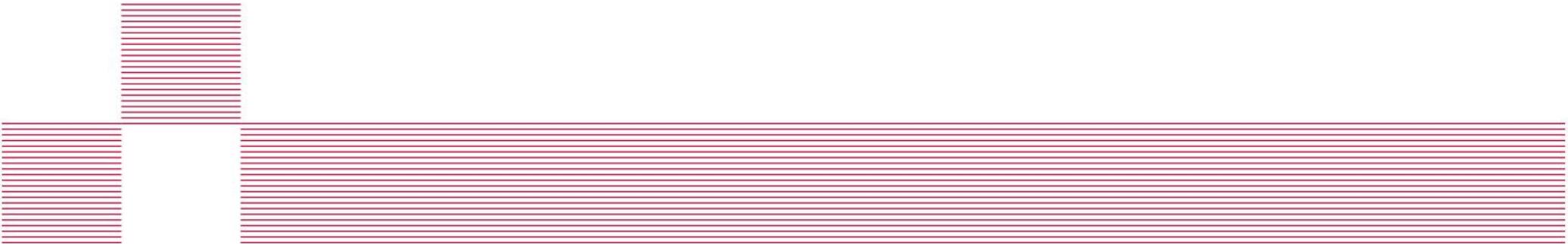
Distribution Policy of Amount Equivalent to Goodwill Amortization

Aug. 2020 period	From Feb. 2021 period to Aug. 2036 period	Aug. 2036 period
<ul style="list-style-type: none"> ◆ Completion of reversal of voluntary reserve ◆ Distribution of allowance for temporary difference adjustments after completion of reversal 	<ul style="list-style-type: none"> ◆ Distribution of allowance for temporary difference adjustments ^(Note) ◆ In case allowance for temporary difference adjustments is smaller than goodwill amortization, the amount of difference will be distributed as other distributions in excess of earnings (return of capital for tax purpose) 	<ul style="list-style-type: none"> ◆ Completion of goodwill amortization (20 years)

(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



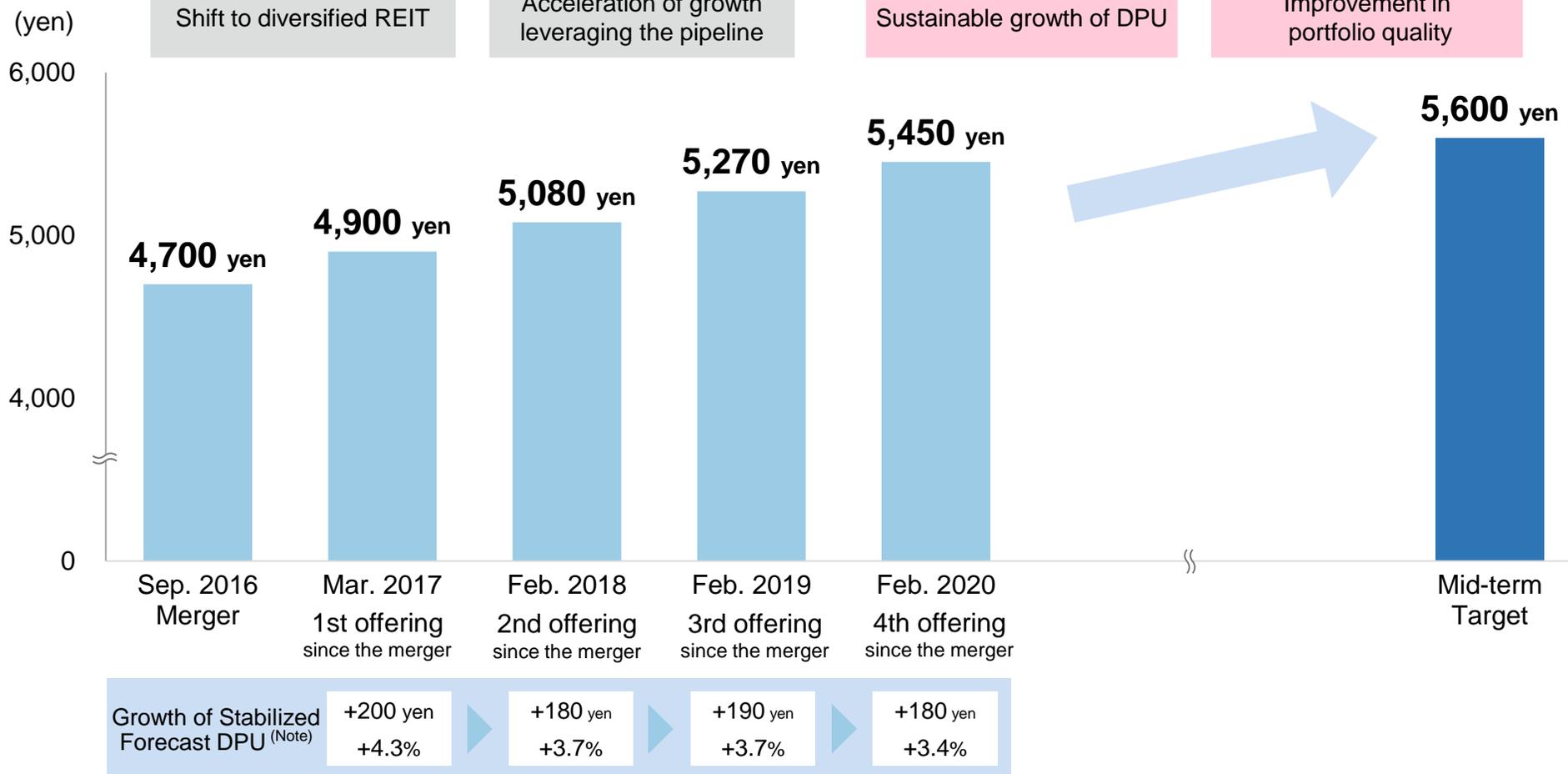
Over the 3 Years after the Merger

Mid-Term Growth Strategy

Target

AUM 800 Bn yen

Stabilized DPU 5,600 yen



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

// 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 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
DPL Shin-Narashino	Multi-tenant	Narashino City, Chiba	Nov. 2018	4	14,084 m ²
DPL Ibaraki	Multi-tenant	Ibaraki City, Osaka	Nov. 2020	4	59,204 m ²

// Retail

Property Name	Type	Location	Completion	No. of Floors	GFA
iias 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	22,500 m ²

// Other Assets

Property name	Type	Location	Completion (planned)	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
(Provisional) Nagoya Marunouchi 1-chome Project	Office / retail	Nagoya City, Aichi	Aug. 2021	12	14,496 m ²
Granode Hiroshima (50% co-ownership interest)	Office / hotel / retail	Hiroshima City, Hiroshima	Mar. 2019	20 + 2 basements	47,123 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



iias Okinawa Toyosaki



Daiwa Roynet Hotel Tokyo Ariake



D Tower Nishi-Shinjuku

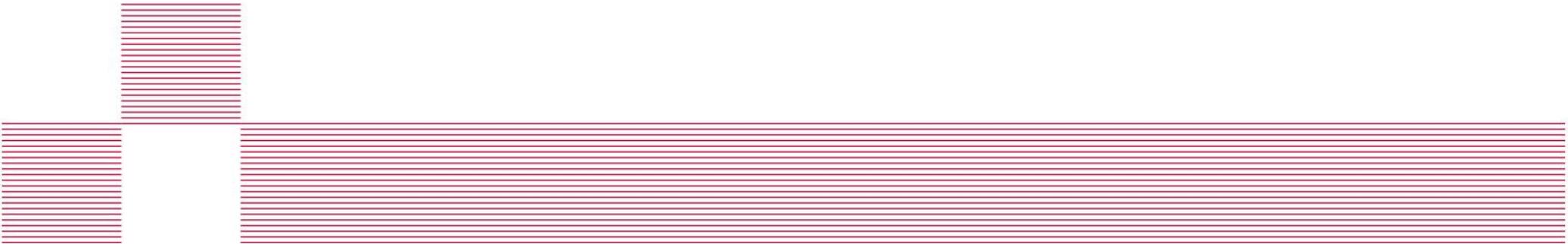


(Source) Daiwa House Industry Co., Ltd.

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



3. Operation Status



LM-004 DPL Nagareyama I Logistics (Multi-tenant Type)

Multi-tenant type logistics property with leading-edge technologies installed



- Property located within a 25km radius from central Tokyo that can serve as a hub for broad area distribution covering Tokyo, Saitama and Chiba, supported by good traffic access via Nagareyama IC on the Joban Expressway (approx. 2.7km away) and National Route 16
- The 4-story quake-resistant logistics property with a gross floor area of approx. 128,000 m²
- Property enables efficient logistics operations with one-way traffic utilizing double ramp ways and truck berths installed on both sides of the 1st floor and on one side of the other floors



Acquisition date	Apr. 3, 2020
Location	Nagareyama City, Chiba
Construction date	Mar. 7, 2018
Acquisition price	32,600 mil yen
Appraisal value at acquisition	32,900 mil yen
Appraisal NOI yield	4.4%
Appraisal NOI yield after depreciation	3.4%
Leasable area	124,489.93 m ²
Main tenant	Yamato Transport, SENKO, FRAMEWORX



OT-006 GRANODE Hiroshima (50% co-ownership interest)

Large-scale multi-use property consisting of office, hotel and retail facilities



- Property with high visibility, located in a highly competitive area within a 4-minute walk from JR Hiroshima Station, providing convenient access to transportation for both business and tourist travelers
- Property consisting of office with one of the largest gross floor area and standard floor area in Hiroshima City, hotel with 197 double/twin guest rooms in total, and retail facilities on the 1st and 2nd floors



Other Assets

Acquisition date	Apr. 3, 2020
Location	Hiroshima City, Hiroshima
Construction date	Mar. 29, 2019
Acquisition price	14,400 mil yen
Appraisal value at acquisition	14,750 mil yen
Appraisal NOI yield	4.6%
Appraisal NOI yield after depreciation	3.2%
Leasable area	14,962.23 m ²
Main tenant	Daiwa Royal

RM-012 iias Tsukuba (additional acquisition of 70% co-ownership interest)

Largest retail property in the area growing along with the local community



- Located a 4-minute walk from Kenkyu-gakuen Station on the Tsukuba Express, the newly-emerging subcenter of Tsukuba City
- Good accessibility by car, facing three roads with a parking area for approx. 4,300 vehicles
- Largest retail property in terms of total store floor space within the 3km-radius area in which a number of students and young families reside, consisting of more than 200 tenants



Retail (Mall Type) Daiwa House Group Sublease

Acquisition date	Apr. 1, 2020
Location	Tsukuba City, Ibaraki
Construction date	Sep. 29, 2008
Acquisition price	23,800 mil yen
Appraisal value at acquisition	24,010 mil yen
Appraisal NOI yield	5.5%
Appraisal NOI yield after depreciation	4.2%
Leasable area	97,230.27 m ²
Tenant	Daiwa House

RU-002 Sports Plaza Ibaraki

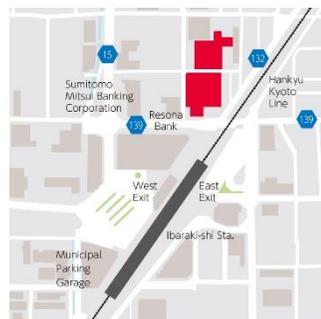
Fixed rent long-term sublease agreement concluded with a Daiwa House Group company



- Property located a one-minute walk from Ibaraki-shi Station on the Hankyu Kyoto Line offers a high level of convenience because of its close proximity to the station
- It comprises the retail building and land of the parking garage with leasehold interest
- The tenants of the retail building include an integrated sports club. The multi-story mechanical parking garage can accommodate more than 200 cars

Retail (Urban Type)

Daiwa House Group Sublease



Acquisition date	Aug. 31, 2020
Location	Ibaraki City, Osaka
Construction date	Aug. 11, 1993
Acquisition price	2,689 mil yen
Appraisal value at acquisition	2,720 mil yen
Appraisal NOI yield	5.4%
Appraisal NOI yield after depreciation	4.7%
Leasable area	9,470.27 m ²
Tenant	Daiwa Information Service

HO-005 Candeo Hotels Nagasaki Shinchi Chinatown

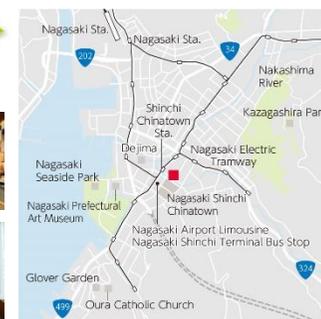
Stay-only hotel attractive both for leisure and business customers



- Property located a three-minute walk from Shinchi Chinatown Station on the Nagasaki Electric Tramway
- Bus stop of the Nagasaki Airport limousine in the vicinity also offers an excellent accessibility
- Occupied by Candeo Hotels Nagasaki Shinchi Chinatown (1st to 12th floors) and a drugstore (1st floor)

Hotel

Daiwa House Group Sublease



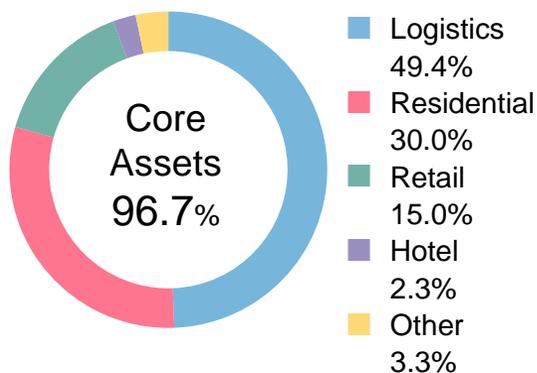
Acquisition date	Sep. 30, 2020
Location	Nagasaki City, Nagasaki
Construction date	Jan. 24, 2020
Acquisition price	3,140 mil yen
Appraisal value at acquisition	3,180 mil yen
Appraisal NOI yield	5.3%
Appraisal NOI yield after depreciation	3.8%
Leasable area	6,770.65 m ²
Number of guest rooms	207 rooms
Tenant (Hotel)	Candeo Hospitality Management

Portfolio Summary (as of September 30, 2020)

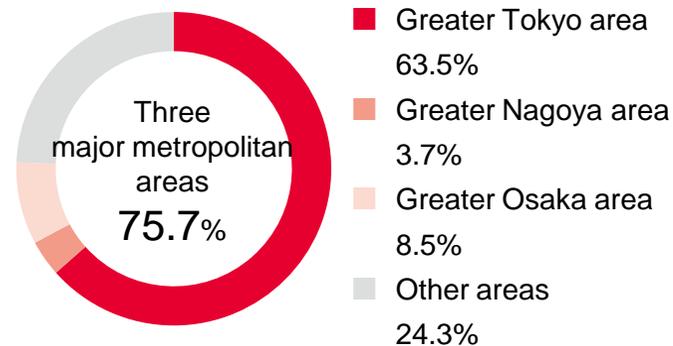
	Portfolio	Logistics	Residential	Retail	Hotel	Other
Acquisition price	822,254 mil yen	406,241 mil yen	246,424 mil yen	123,219 mil yen	19,110 mil yen	27,260 mil yen
Number of properties	229 properties	62 properties	133 properties	23 properties	5 properties	6 properties
NOI yield (adjusted for property taxes)	5.1 %	5.0 %	5.3 %	5.4 %	4.1 %	5.2 %
NOI yield after depreciation (adjusted for property taxes)	3.8 %	3.9 %	3.7 %	3.9 %	3.0 %	3.8 %
Average property age	10.8 years	8.5 years	14.6 years	12.6 years	8.2 years	4.7 years
Occupancy rate	99.4 %	100.0 %	96.4 %	99.8 %	100.0 %	99.4 %
Area breakdown	Greater Tokyo 63.5 % Greater Nagoya 3.7 % Greater Osaka 8.5 % Other 24.3 %	Greater Tokyo 67.8 % Greater Nagoya 4.0 % Greater Osaka 5.8 % Other 22.4 %	Greater Tokyo 83.3 % Greater Nagoya 3.1 % Greater Osaka 8.8 % Other 4.8 %	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 Aug. 2020 and appraisal NOI of the property acquired in Sep. 2020. Occupancy rate is as of Aug. 31, 2020. As for the property acquired in Sep. 2020, occupancy rate as of the acquisition date (Sep. 30, 2020) is indicated.

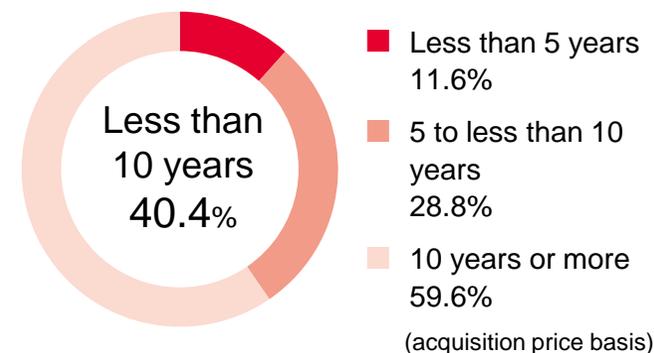
Portfolio by Asset Class



Portfolio by Area



Portfolio by Property Age



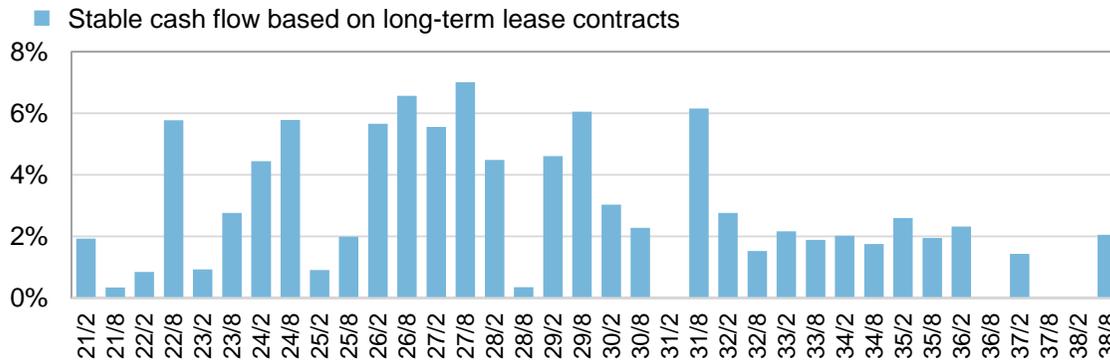
Operation Status

- Acquired 1 property in Apr. 2020 (acquisition price: 32,600 mil yen)
- Period-end occupancy at 100.0%
- < DPL Fukuoka Kasuya > Replaced tenant → Increased rent
- < DPL Nagareyama I (acquired in Apr. 2020) >
New lease contract → Increased rental revenue
- < 2 BTS type properties > Installation of LED lights → Increased rental revenue
- < 1 multi-tenant type property > Electric company bid → Decreased utility charges
- < D Project Kazo > Built a hazardous materials storage
(extension work completed in Sep. 2020) → Scheduled to increase rental revenue

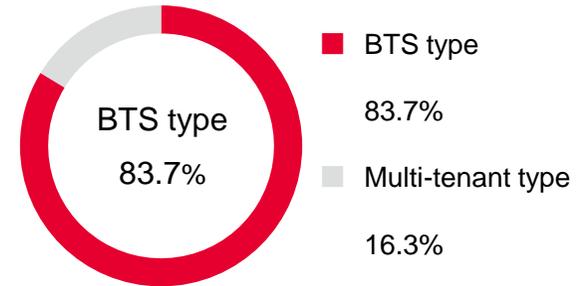
Rent Revision / Lease Contract Renewal

- Lease contract renewal:
D Project Fukuoka Umi → Renewed contract with rent increase
DPL Misato → Scheduled to renew contract with rent increase

Lease Expiration Ladder (annual rent basis)



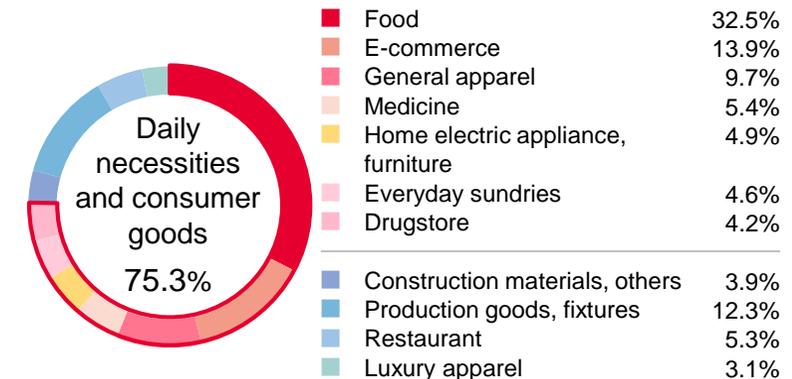
Type (acquisition price basis)



Remaining Lease Term (annual rent basis)



Type of Handling Goods (annual rent basis)



As of Sep. 30, 2020

Operation Status of Residential Properties

Operation Status

- Average occupancy during the period at 96.7%, above forecast of 96.5%
- Conducted major renovations for 8 properties

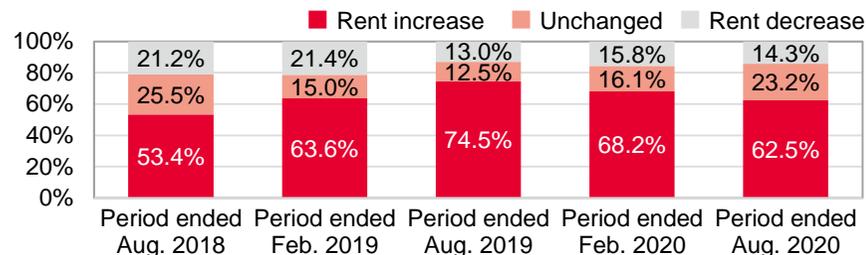
Rents

- Monthly rent at tenant replacement increased for 11 consecutive periods
Total: (1) +3,953 thousand yen, or +3.6% vs before replacement
5 central wards of Tokyo: +2,020 thousand yen, or +5.3%
- Monthly rent at lease contract renewal: (2) +1,878 thousand yen
- Monthly rent of sublease master lease agreements with Daiwa House Group: (3) +3,576 thousand yen
- Performed upgrade work for 36 units of 13 properties
→ Contracts signed for 29 units with 6.9% increase in rents

(1)+(2)+(3)
Total monthly rent increase
+9,407 thousand yen

Monthly Rent at Tenant Replacement

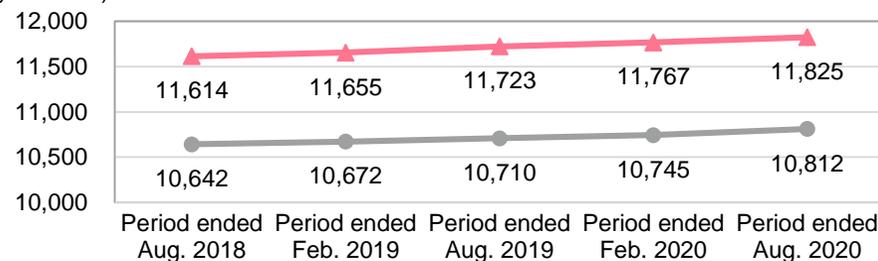
(Ratio of the number of tenant replacement)



Change in rent (thousand yen)	+2,598	+2,529	+4,112	+3,642	+3,953
Change in rent	+1.9 %	+2.4 %	+3.4 %	+3.3 %	+3.6 %
Number of replacement	990 units	748 units	879 units	785 units	826 units

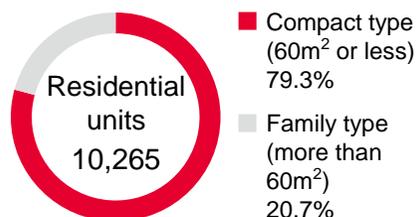
Average Monthly Rent

(yen/tnsubo)

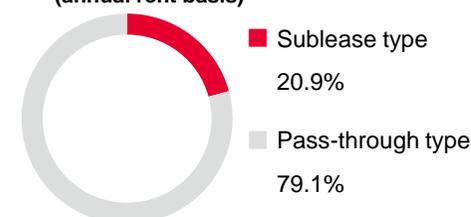


- ▲ Average monthly rent of the properties owned from Feb. 2017 to Aug. 2020 (pass-through type only)
- Average monthly rent

Unit Type (number of units basis)



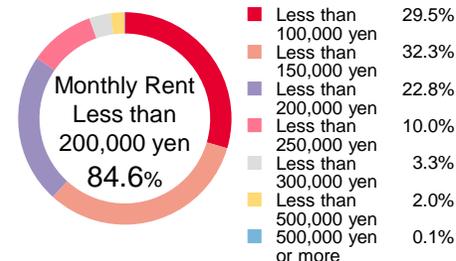
Master Lease Type (annual rent basis)



Area (acquisition price basis)



Monthly Rent (number of units basis)



Upgrade Work

- Renewal of bathroom



Infection Prevention Measures

- Acrylic plate
- Alcohol-based hand sanitizer



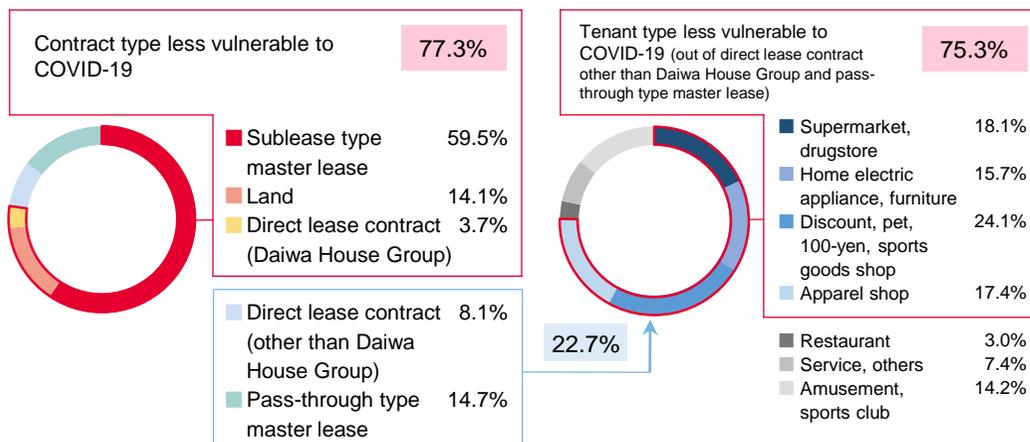
Operation Status of Retail Properties

- Additional acquisition of 1 property in Apr. 2020 (acquisition price: 23,800 mil yen)
- Acquired 1 property in Aug. 2020 (acquisition price: 2,689 mil yen)
- Period-end occupancy remained at a high level of 99.8%
Move-ins: 1 unit, Move-outs: 2 units

Rent Revision / Lease Contract Renewal of Major Tenants

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

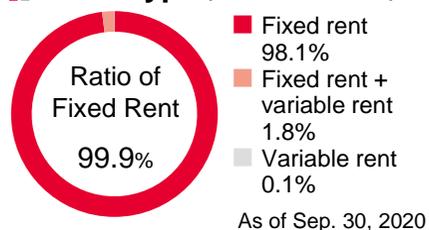
// Lease Contract Type (annual rent basis)



// Remaining Lease Term (annual rent basis)



// Rent Type (leased area basis)



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

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
- Daiwa Roynet Hotel Hiroshima-Ekimae (GRANODE Hiroshima) Fixed+Variable
- Super Hotel JR Nara Station Sanjo Street Not disclosed
- AGORA Kanazawa Not disclosed
- Candeo Hotels Nagasaki Shinchi Chinatown Fixed

Operation of Hotel Tenants During COVID-19 Pandemic

- 【Period ended Aug. 2020】 7 hotels owned at Aug. 2020
5 hotels closed for partial period of Apr. to Aug. 2020
Ratio of cumulative number of rooms closed: 20.9%*
* Cumulative rooms closed / cumulative available rooms
- 【From Sep. 2020 onwards】
All 8 hotels including 1 hotel acquired in Sep. 2020 are in operation

◆ Promoting obtainment of environmental certifications and conclusion of green lease agreements

// 2019 GRESB Assessment

Real Estate Assessment

Green Star

3 Stars



Public Disclosure

A
(Highest rating)



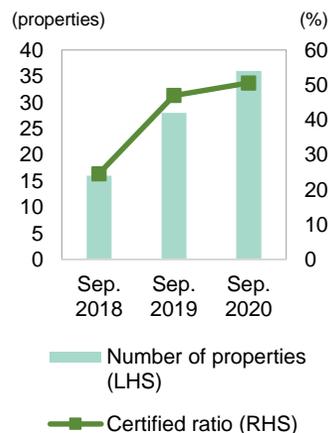
// Status of Environmental Certification and Green Lease Agreement

◆ DHR is having its properties externally certified and evaluated by third parties to increase objectivity and reliability of its initiatives to reduce its properties' environmental burden and boost medium- to long-term asset values

◆ DHR is promoting green leases to improve the environmental performance of its properties through collaborative efforts with tenants

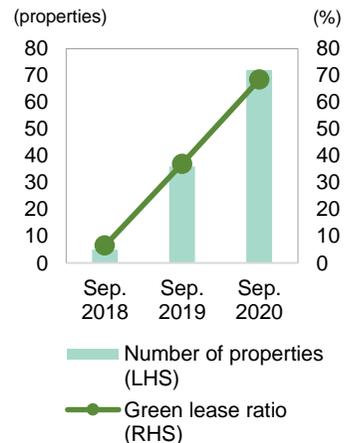
Ratio of properties with environmental certification (based on gross floor area)

50.6 %
+3.6 p.p.
compared to Sep. 30, 2019



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

68.4 %
+31.4 p.p.
compared to Sep. 30, 2019



As of Sep. 30, 2020

// Contribution to Local Communities

◆ Cooperation for walking practice of the visually disabled



// Same Boat Investment by Daiwa House

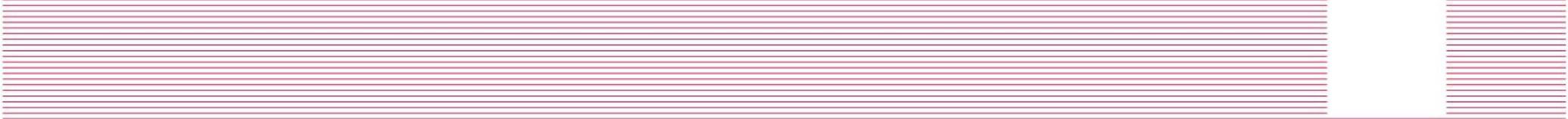
◆ Additional equity investment of 2,000 units in Mar. 2020

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

As of Aug. 31, 2020

// Investment Unit Ownership Program

Eligibility	Introduction
Daiwa House officers	Nov. 2018
Asset Manager officers and employees	59 (as of Apr. 1, 2020) Nov. 2019
Daiwa House employees	16,904 (as of Apr. 1, 2020) Jun. 2020



4. Financial Status

◆ Controlling LTV (excluding goodwill) at around 45%

// Financial Status (as of September 30, 2020)

Interest-bearing debt
378,558 mil yen
Loans
348,558 mil yen
Bonds
30,000 mil yen

Long-term interest-bearing debt ratio
95.0 %

Average interest rate
0.69 %

LTV (Excluding goodwill)
45.2 %

// Credit Rating

JCR
AA (Stable)

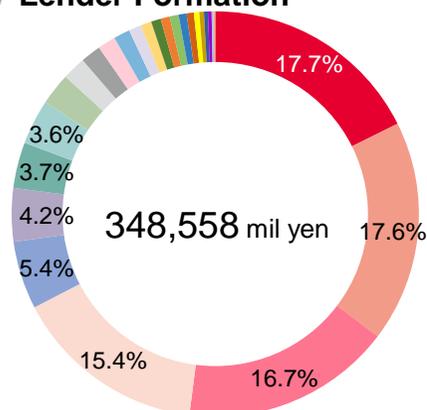
Fixed interest ratio
97.2 %

Average remaining maturity
5.0 years

LTV (Including goodwill)
42.0 %

R&I
AA- (Stable)

// Lender Formation



Lender		Amount (mil yen)
Sumitomo Mitsui Trust Bank	61,529	17.7%
Sumitomo Mitsui Banking Corporation	61,490	17.6%
MUFG Bank	58,344	16.7%
Mizuho Bank	53,520	15.4%
Development Bank of Japan	18,900	5.4%
Norinchukin Bank	14,810	4.2%
Aozora Bank	12,761	3.7%
Resona Bank	12,500	3.6%
Mizuho Trust & Banking	8,878	3.6%
Shinsei Bank	6,500	1.9%
Nippon Life Insurance	5,600	1.6%
Shinkin Central Bank	5,000	1.4%
Mitsui Sumitomo Insurance	4,500	1.3%
Bank of Fukuoka	3,500	1.0%
Chiba Bank	2,965	0.9%
77 Bank	2,700	0.8%
Nishi-Nippon City Bank	2,500	0.7%
Dai-ichi Life Insurance	2,500	0.7%
Chugoku Bank	2,200	0.6%
Iyo Bank	2,000	0.6%
Bank of Kyoto	1,500	0.4%
Shizuoka Bank	1,260	0.4%
Japan Post Insurance	1,100	0.3%
Taiyo Life Insurance	1,000	0.3%
Yamaguchi Bank	500	0.1%
Yamanashi Chuo Bank	500	0.1%

Financial Status (2)

- ◆ Issued a total of 5.0 Bn yen of green bonds in May 2020
- ◆ Further lengthening and diversifying debt maturities and fixing interest rates

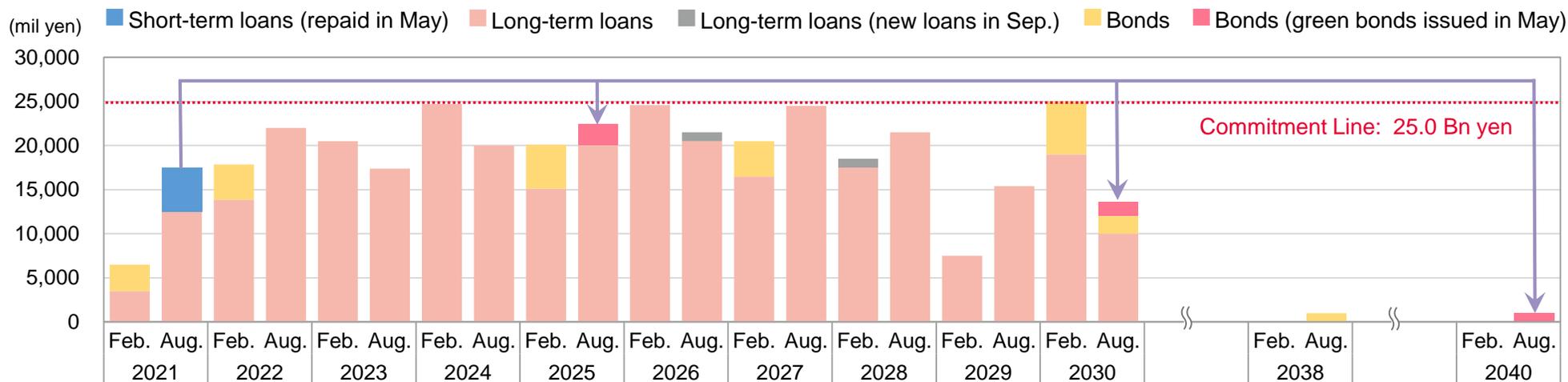
// Debt Financing in Aug. 2020 Period

	Mar. and Apr. 2020		Apr. 2020	May 2020			
	Repayment	Refinancing	New loans	Repayment	Green bonds		
Amount (mil yen)	7,900	7,700	28,000	5,000	2,400	1,600	1,000
Average interest rate	0.27 %	0.30 %	0.46 %	0.26 %	0.34 %	0.64 %	1.00 %
Average maturity	3.7 years	3.8 years	6.9 years	1.0 year	5.0 years	10.0 years	20.0 years

// Debt Financing in Sep. 2020

	Sep. 2020
	New loans
Amount (mil yen)	2,000
Average interest rate	0.45 %
Average maturity	6.3 years

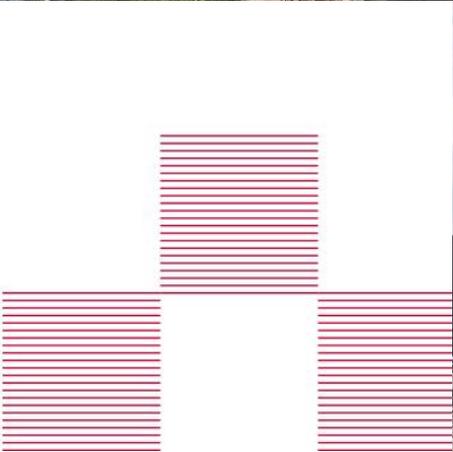
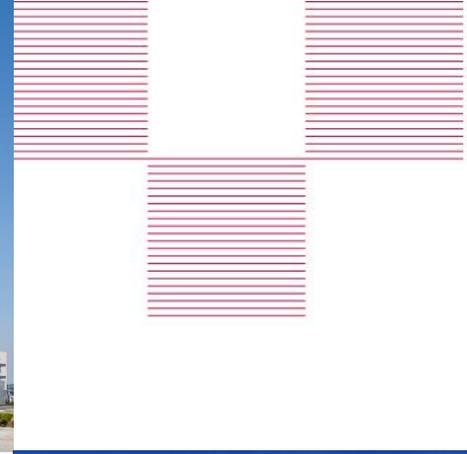
// Diversified Maturity Ladder



As of Sep. 30, 2020



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 to 50% or more (on a gross floor area basis)

Track Record of Asset Size Growth

Total Acquisition Price of Properties Acquired since the Merger

63 properties **356.1** Bn yen

Growth of Asset Size since the Merger

+67.4%
Increase in asset size after the merger
330.9 Bn yen

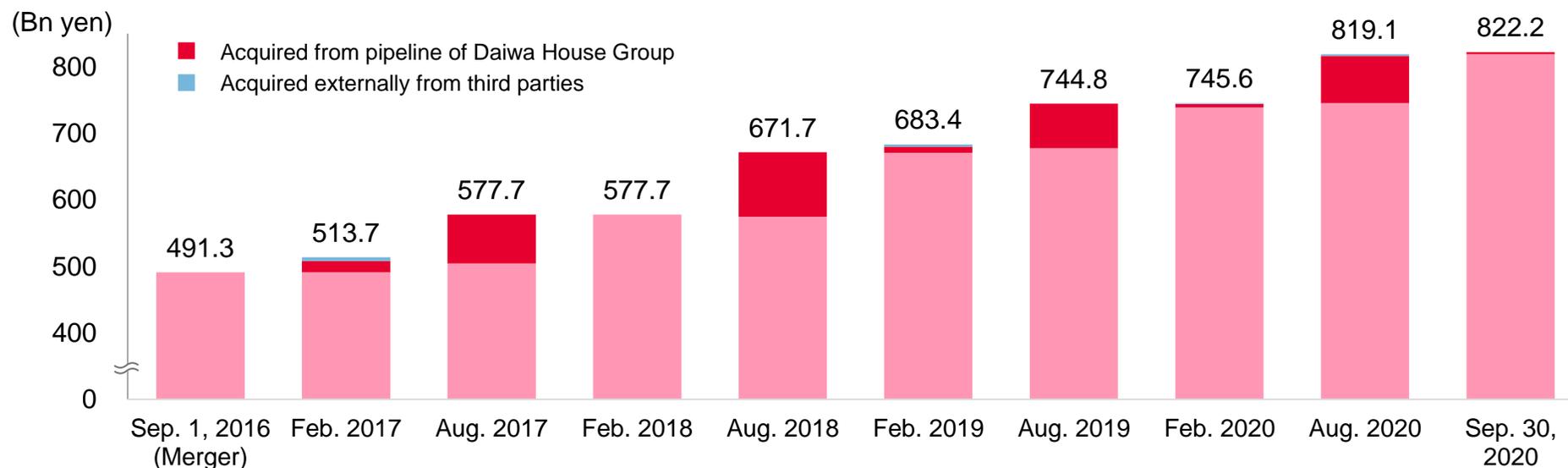
Acquisitions from Pipeline of Daiwa House Group since the Merger

96.4% (59 properties / 63 properties)
(acquisition price basis)

Acquisitions Developed by Daiwa House Group since the Merger

95.8% (59 properties / 63 properties)
(acquisition price basis)

// Asset Size (acquisition price)



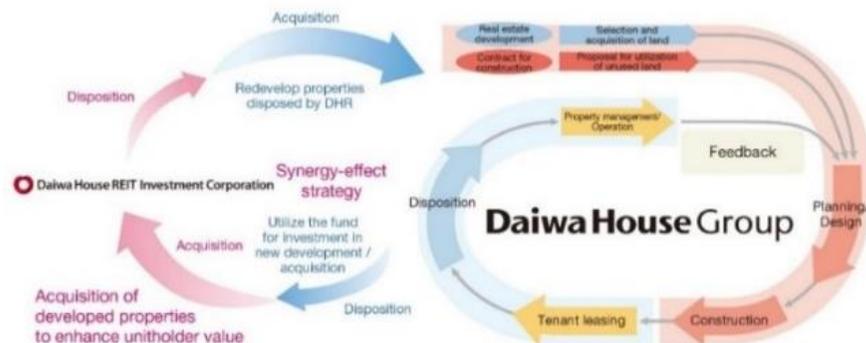
NOI yield * Adjusted for property taxes	5.2 %	5.3 %	5.4 %	5.4 %	5.3 %	5.3 %	5.2 %	5.2 %	5.1 %	5.1 %
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NOI yield after depreciation * Adjusted for property taxes	3.8 %	4.0 %	4.0 %	4.1 %	4.0 %	4.0 %	3.9 %	3.9 %	3.8 %	3.8 %
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(Note) 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 Sep. 30, 2020 is based on NOI for the period ended Aug. 2020 and appraisal NOI of the acquisition in Sep. 2020.

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

	(Bn yen)			
Real estate Investment plan	Real estate development 1,000			
	Logistics, Business and Corporate Facilities 650	Rental Housing 50	Commercial Facilities 150	Overseas 150
Real estate Sale plan	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

	(Bn yen)		
As of Jun. 30, 2020	Being rented	Not being rented	Total
Logistics, business & corporate facilities	175.0	479.0	654.0
Rental housing	20.0	22.7	42.8
Commercial facilities	53.2	42.0	95.3

(Source) Daiwa House Industry Co., Ltd.

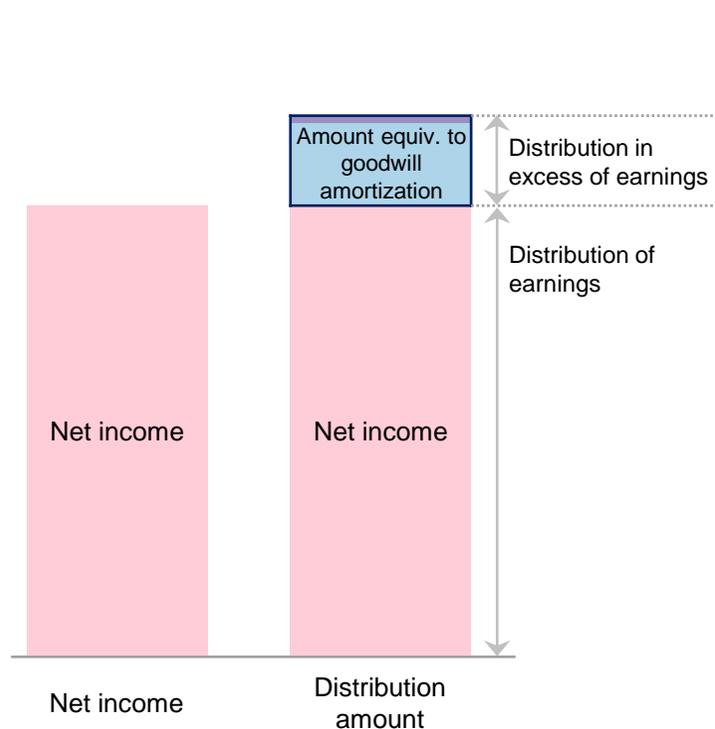
// Distribution Policy of Amount Equivalent to Goodwill Amortization

- ◆ Regarding goodwill recognized from the merger, the amount equivalent to goodwill amortization (1,982 million yen per period) is distributed on top of net income
- ◆ In case distribution of allowance for temporary difference adjustments ^(Note) is smaller than goodwill amortization, the amount of difference will be distributed as other distributions in excess of earnings (return of capital for tax purpose) from the period ending Feb. 2021 onwards

(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.

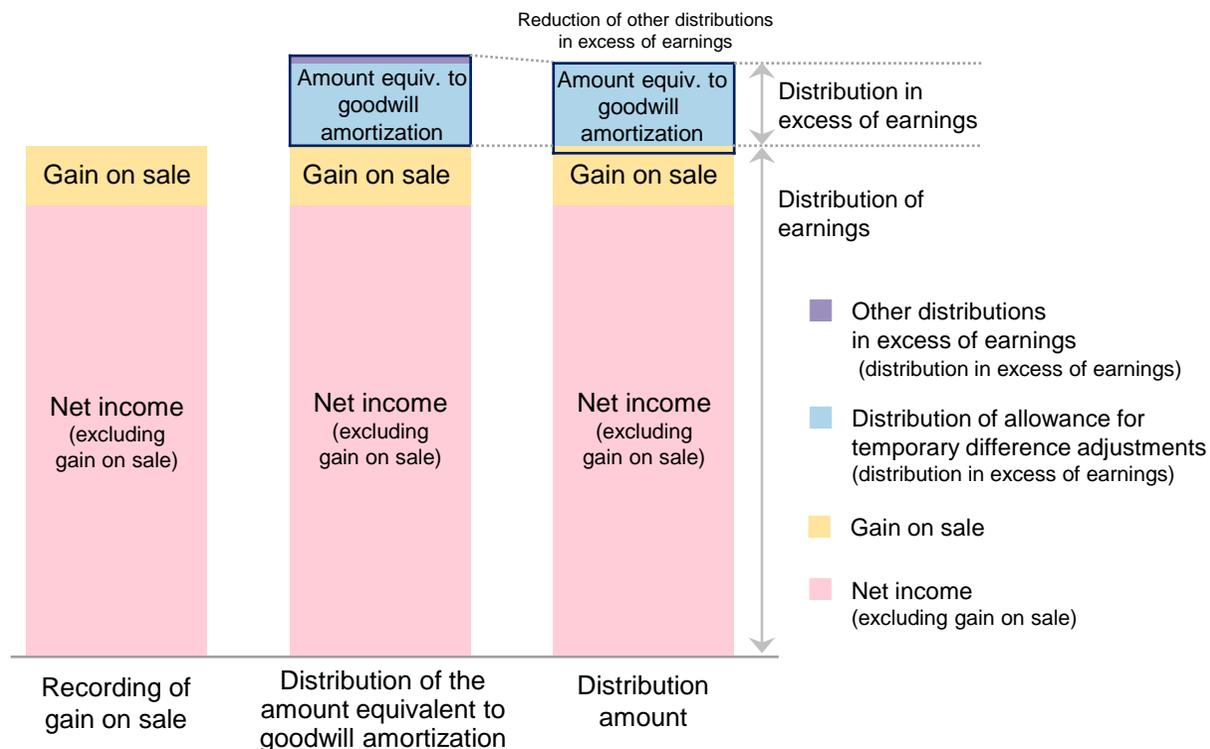
// Distribution Policy

- ◆ Net Income + Amount equivalent to goodwill amortization



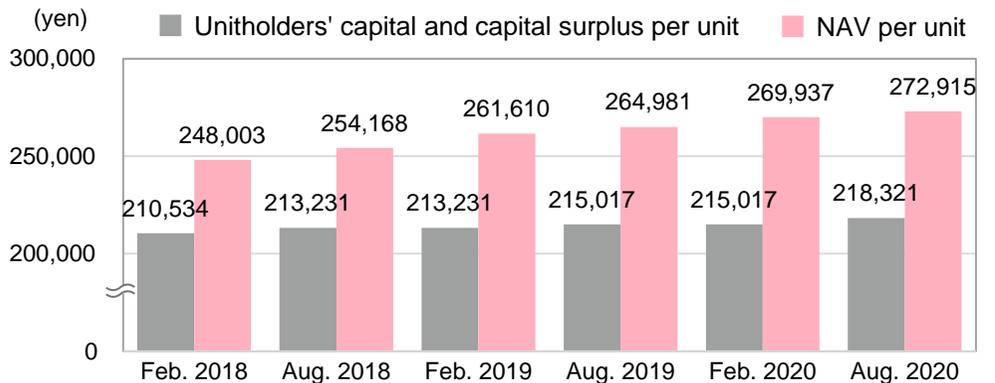
// Distribution Policy in Case of Gain on Sale of Properties

- ◆ Reduction of other distributions in excess of earnings (return of capital for tax purpose) by using part of the funds from gain on sale of properties



Key Financial Indicators

NAV per Unit



Mar. 2018
Equity Offering
Financed 56.8 Bn yen

Feb. 2019
Equity Offering
Financed 36.3 Bn yen

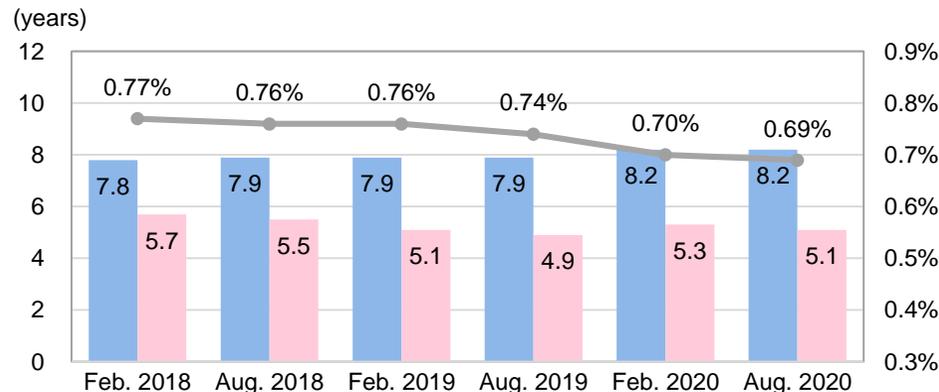
Feb. 2020
Equity Offering
Financed 34.3 Bn yen

Oct. 2017
JCR Rating
AA- (Positive)
→ AA (Stable)

Aug. 2018
R&I Rating
A+ (Stable)
→ A+ (Positive)

Jul. 2019
R&I Rating
A+ (Positive)
→ AA- (Stable)

Average Financing Period / Average Remaining Maturity / Average Interest Rate

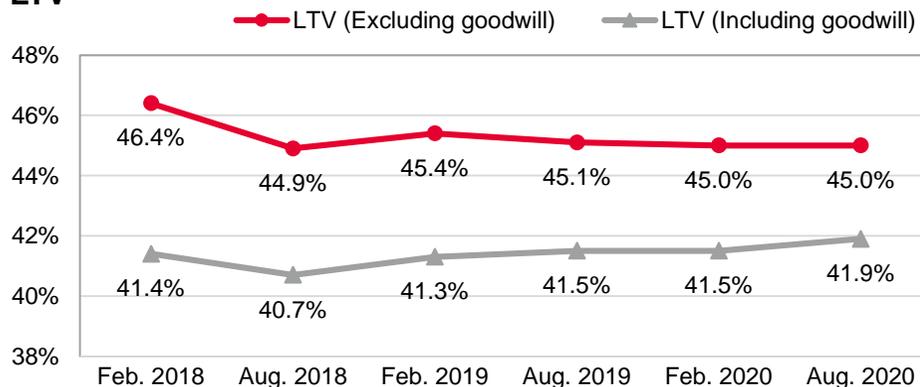


— Average financing period (LHS)

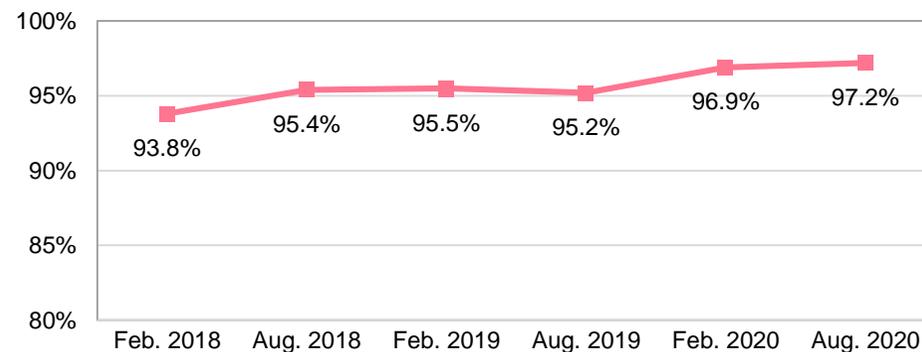
— Average remaining maturity (LHS)

— Average interest rate (RHS)

LTV



Fixed Interest Ratio



Historical Financial Data

	Aug. 2018	Feb. 2019	Aug. 2019	Feb. 2020 (A)	Aug. 2020 (B)	Change (B-A)
Operating days	184 days	181 days	184 days	182 days	184 days	2 days
Operating Revenue	22,211 mil yen	23,127 mil yen	24,877 mil yen	25,018 mil yen	26,613 mil yen	1,595 mil yen
Operating Income	9,269 mil yen	9,960 mil yen	10,702 mil yen	10,559 mil yen	11,574 mil yen	1,014 mil yen
Gain (loss) on sale of properties	-99 mil yen	113 mil yen	154 mil yen	306 mil yen	— mil yen	-306 mil yen
Ordinary Income	7,770 mil yen	8,597 mil yen	9,166 mil yen	9,126 mil yen	9,936 mil yen	810 mil yen
Net Income	7,765 mil yen	8,597 mil yen	9,166 mil yen	9,125 mil yen	9,936 mil yen	810 mil yen
DPU	5,046 yen	5,427 yen	5,773 yen	6,040 yen	5,427 yen	-613 yen
Number of investment units issued	1,927,000 units	1,927,000 units	2,075,000 units	2,075,000 units	2,196,000 units	121,000 units
Payout ratio	123.6 %	121.7 %	130.6 %	137.3 %	119.4 %	-17.9 p.p.
Total Assets	771,281 mil yen	777,727 mil yen	841,236 mil yen	839,931 mil yen	899,579 mil yen	59,647 mil yen
Net Assets	430,596 mil yen	429,223 mil yen	463,170 mil yen	460,341 mil yen	491,302 mil yen	30,960 mil yen
Unitholders' Capital	163,230 mil yen	163,230 mil yen	198,492 mil yen	198,492 mil yen	231,766 mil yen	33,273 mil yen
Capital Surplus	247,667 mil yen	247,667 mil yen	247,667 mil yen	247,667 mil yen	247,667 mil yen	—
Interest-bearing debt	314,268 mil yen	321,268 mil yen	348,768 mil yen	348,758 mil yen	376,558 mil yen	27,800 mil yen
LTV (Excluding goodwill)	44.9 %	45.4 %	45.1 %	45.0 %	45.0 %	—
LTV (Including goodwill)	40.7 %	41.3 %	41.5 %	41.5 %	41.9 %	0.4 p.p.
Net Assets per unit	223,454 yen	222,741 yen	223,214 yen	221,851 yen	223,725 yen	1,874 yen
NAV per unit ^(Note 1)	254,168 yen	261,610 yen	264,981 yen	269,937 yen	272,915 yen	2,978 yen
FFO per unit ^(Note 2)	7,346 yen	7,747 yen	7,598 yen	7,526 yen	7,789 yen	263 yen

(Note 1) NAV per unit: (Unitholders' capital + capital surplus + 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

	Aug. 2018	Feb. 2019	Aug. 2019	Feb. 2020 (A)	Aug. 2020 (B)	Change (B-A)
Number of properties	213 properties	216 properties	228 properties	225 properties	228 properties	3 properties
Total acquisition price	671,753 mil yen	683,443 mil yen	744,823 mil yen	745,625 mil yen	819,114 mil yen	73,489 mil yen
Ratio of logistics properties	50.1 %	49.7 %	50.9 %	50.1 %	49.6 %	-0.5 p.p.
Ratio of residential properties	36.8 %	36.1 %	33.1 %	33.0 %	30.1 %	-2.9 p.p.
Ratio of retail properties	10.6 %	11.6 %	12.8 %	13.0 %	15.0 %	2.0 p.p.
Ratio of hotel properties	0.7 %	0.9 %	1.4 %	2.1 %	1.9 %	-0.2 p.p.
Ratio of other assets	1.7 %	1.7 %	1.7 %	1.7 %	3.3 %	1.6 p.p.
Number of properties acquired	16 properties (Note 1)	4 properties	13 properties	2 properties	4 properties (Note 2)	2 properties
Acquisition price	96,980 mil yen	12,710 mil yen	67,090 mil yen	6,600 mil yen	73,489 mil yen	66,889 mil yen
Number of properties sold	1 property	1 property	1 property	5 properties	- properties	-5 properties
Sale price	2,800 mil yen	1,200 mil yen	5,755 mil yen	5,967 mil yen	- mil yen	-5,967 mil yen
Unrealized gain (loss)	78,885 mil yen	93,224 mil yen	103,676 mil yen	113,960 mil yen	119,888 mil yen	5,928 mil yen
Leasable area	2,427,976.21 m ²	2,516,960.54 m ²	2,751,125.06 m ²	2,734,252.54 m ²	2,980,408.89 m ²	246,156.35 m ²
Occupancy rate	99.5 %	99.5 %	99.4 %	99.5 %	99.4 %	-0.1 p.p.
Real estate rental revenue	22,211 mil yen	23,013 mil yen	24,722 mil yen	24,712 mil yen	26,613 mil yen	1,901 mil yen
Real estate rental expenses	8,944 mil yen	9,184 mil yen	10,062 mil yen	10,278 mil yen	10,737 mil yen	458 mil yen
Real estate rental income	13,267 mil yen	13,828 mil yen	14,660 mil yen	14,433 mil yen	15,876 mil yen	1,442 mil yen
Depreciation	4,296 mil yen	4,454 mil yen	4,764 mil yen	4,806 mil yen	5,174 mil yen	368 mil yen
NOI (Note 3)	17,563 mil yen	18,283 mil yen	19,424 mil yen	19,239 mil yen	21,050 mil yen	1,811 mil yen
NOI yield (Note 4)	5.4 %	5.4 %	5.2 %	5.2 %	5.2 %	—

(Note 1) Includes additional acquisition of D Project Inuyama. (Note 2) Includes additional acquisition of 70% co-ownership interest in iias Tsukuba.

(Note 3) NOI: Real estate rental business revenue – real estate rental business expenses + depreciation

(Note 4) NOI yield is annualized and excluding the properties sold during the period.

Balance Sheets

	(thousand yen)	
	Period ended Feb. 2020	Period ended Aug. 2020
Assets		
Current assets		
Cash and deposits	35,249,345	21,071,169
Cash and deposits in trust	15,177,967	18,311,263
Operating accounts receivable	157,160	313,256
Prepaid expenses	633,947	682,002
Consumption taxes receivable	-	3,156,408
Other	1,120,663	5,334
Allowance for doubtful accounts	(996)	(1,061)
Total current assets	52,338,089	43,538,373
Non-current assets		
Investment properties		
Buildings, net	21,338,810	21,185,130
Structures, net	197,419	195,392
Machinery and equipment, net	330,021	322,484
Tools, furniture and fixtures, net	302,411	293,414
Land	22,345,895	22,350,209
Buildings in trust, net	308,173,142	339,899,895
Structures in trust, net	7,332,078	8,168,051
Machinery and equipment in trust, net	1,358,470	1,436,775
Tools, furniture and fixtures in trust, net	739,032	854,617
Land in trust	348,200,560	385,966,267
Construction in progress in trust	52,988	170,792
Total investment properties	710,370,832	780,843,030
Intangible assets		
Goodwill	65,413,477	63,431,250
Leasehold rights in trust	5,893,101	5,845,688
Trademark rights	1,502	1,224
Total intangible assets	71,308,081	69,278,163
Investments and other assets		
Investment securities	9,394	9,411
Long-term prepaid expenses	2,307,557	2,282,730
Guarantee deposits	99	99
Lease and guarantee deposits in trust	3,488,978	3,488,978
Total investments and other assets	5,806,029	5,781,220
Total non-current assets	787,484,943	855,902,414
Deferred assets		
Investment corporation bond issuance costs	108,702	138,915
Total deferred assets	108,702	138,915
Total assets	839,931,735	899,579,703

	(thousand yen)	
	Period ended Feb. 2020	Period ended Aug. 2020
Liabilities		
Current liabilities		
Operating accounts payable	2,203,758	2,143,668
Current portion of investment corporation bonds	3,000,000	3,000,000
Current portion of long-term loans	11,400,000	16,000,000
Accounts payable – other	74,604	156,568
Accrued expenses	1,546,716	1,704,215
Income taxes payable	605	605
Accrued consumption taxes	949,604	-
Advances received	3,064,259	3,209,021
Unearned revenue	221,735	214,721
Deposits received	374,359	211,758
Other	92,516	82,101
Total current liabilities	22,928,159	26,722,660
Non-current liabilities		
Investment corporation bonds	22,000,000	27,000,000
Long-term loans	312,358,000	330,558,000
Long-term unearned revenue	596,544	491,779
Tenant leasehold and security deposits	337,990	347,135
Tenant leasehold and security deposits in trust	19,661,156	21,727,786
Asset retirement obligations	646,062	652,172
Derivatives liabilities	1,062,506	777,986
Total non-current liabilities	356,662,260	381,554,861
Total liabilities	379,590,420	408,277,521
Net assets		
Unitholders' equity		
Unitholders' capital	198,492,847	231,766,153
Surplus		
Capital surplus	247,667,563	247,667,563
Voluntary reserve		
Reserve for temporary difference adjustments	3,903,449	496,382
Reserve for distribution	2,214,027	2,214,027
Total voluntary reserve	6,117,477	2,710,410
Unappropriated retained earnings	9,125,933	9,936,041
Total surplus	262,910,973	260,314,014
Total unitholders' equity	461,403,821	492,080,168
Deferred gains or losses on hedges	(1,062,506)	(777,986)
Total net assets	460,341,315	491,302,181
Total liabilities and net assets	839,931,735	899,579,703

Statements of Income

	(thousand yen)	
	Period ended Feb. 2020	Period ended Aug. 2020
Operating revenue		
Rental revenue	23,655,798	25,499,339
Other rental revenue	1,056,601	1,114,193
Gain on sale of real estate properties	306,069	-
Total operating revenue	25,018,469	26,613,533
Operating expenses		
Rental expenses	10,278,793	10,737,121
Asset management fees	1,638,098	1,764,808
Asset custody fees	36,572	38,860
Administrative service fees	96,539	95,528
Directors' remuneration	6,600	6,600
Amortization of goodwill	1,982,226	1,982,226
Provision of allowance for doubtful accounts	653	213
Bad debts expenses	750	-
Other operating expenses	419,175	414,127
Total operating expenses	14,459,409	15,039,486
Operating Income	10,559,060	11,574,046
Non-operating income		
Interest income	212	198
Gain on forfeiture of unclaimed distributions	4,160	4,428
Gain on adjustment of liabilities	10,662	10,740
Gain on donation of non-current assets	2,306	-
Settlement money for property tax, etc.	350	-
Interest on tax refund	1,685	-
Subsidy income	2,550	-
Other	21	17
Total non-operating income	21,948	15,384
Non-operating expenses		
Interest expenses	1,090,310	1,100,321
Interest expenses on investment corporation bonds	59,740	75,787
Amortization of investment corporation bond issuance costs	9,551	11,895
Investment unit issuance expenses	-	159,202
Borrowing related expenses	292,793	303,424
Other	2,075	2,154
Total non-operating expenses	1,454,470	1,652,785
Ordinary Income	9,126,538	9,936,646
Income before income taxes	9,126,538	9,936,646
Total income taxes	605	605
Net income	9,125,933	9,936,041
Unappropriated retained earnings	9,125,933	9,936,041

// Statements of Cash Distributions

	(yen)	
	Period ended Feb. 2020	Period ended Aug. 2020
I Unappropriated retained earnings	9,125,933,145	9,936,041,002
II Reversal of voluntary reserve		
Reversal of reserve for temporary difference adjustments	3,407,066,855	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
IV Distributions	12,533,000,000	11,917,692,000
[Distributions per unit]	[6,040]	[5,427]
Of the above, earnings distributions	12,533,000,000	11,867,184,000
[Of the above, earnings distributions per unit]	[6,040]	[5,404]
Of the above, allowance for temporary difference adjustments	-	50,508,000
[Of the above, distributions in excess of earnings per unit associated with the allowance for temporary difference adjustments]	[-]	[23]
V Retained earnings carried forward	-	779,267,347

// Rental Revenue and Expenses

	(thousand yen)	
	Period ended Feb. 2020	Period ended Aug. 2020
A. Real estate rental revenue		
Rental revenue		
Rent	23,160,308	24,961,747
Common area charges	495,490	537,592
Total rental revenue	23,655,798	25,499,339
Other rental revenue		
Facility charges	393,687	424,316
Incidental revenue	264,610	266,029
Other	398,303	423,847
Total other rental revenue	1,056,601	1,114,193
Total real estate rental revenue	24,712,400	26,613,533
B. Real estate rental expenses		
Rental expenses		
Management fees	1,308,420	1,414,808
Utilities	319,454	299,940
Taxes and public dues	1,774,783	1,978,238
Repairs and maintenance expenses	1,121,106	862,949
Restoration costs	254,194	301,527
Insurance expenses	29,784	32,211
Custodian fees	64,083	57,050
Depreciation	4,806,206	5,174,575
Other operating expenses	600,760	615,819
Total real estate rental expenses	10,278,793	10,737,121
C. Income from real estate rental business (A-B)	14,433,606	15,876,411

// Sustainability Policy

- ◆ The Daiwa House Group’s basic approach is “Creating Dreams, Building Hearts.” As a group that co-creates value for individuals, communities and people’s lifestyles, the group aims to build trust relationships with stakeholders and contribute to society through its businesses, and to realize a sustainable society by meeting the challenge of achieving “zero environmental impacts.”
- ◆ Daiwa House Asset Management Co., Ltd. (the “Asset Manager”) shares the Daiwa House Group’s basic approach as DHR’s asset manager, and considers that including consideration for ESG in its real estate investment management operations contributes to DHR’s basic policy of ensuring stable revenue and steady growth of assets over the long term. Therefore, we have established the “Sustainability Policy” to guide our real estate investment and management.

- 1 Prevention of global warming
- 2 Harmony with the natural environment
- 3 Conservation of natural resources
- 4 Prevention of chemical pollution
- 5 Establishment of an internal framework and initiatives for employees
- 6 Building of trust relationships with external stakeholders
- 7 Promotion of communication through information disclosure
- 8 Compliance with laws and regulations, and risk management

// Sustainability Target

- ◆ The Asset Manager considers efforts such as energy conservation and reducing greenhouse gas emissions in relation to asset management to be of paramount importance. It establishes individual policies for the matter and strives to reduce the burden it puts on the environment.

**Reduction Target
of Energy Consumption**

Aim to reduce energy consumption and CO₂ emission intensity by **10%** over the **10 year** period from 2018 to 2027

// 2019 GRESB Assessment

- ◆ “Green Star” rating in the “Real Estate Assessment” as both “Management & Policy” and “Implementation & Measurement” were highly praised
- ◆ “3-Star” rating in the “GRESB Rating” based on relative evaluation
- ◆ “A” rating (the highest) in the “GRESB Public Disclosure”



GRESB: Annual benchmark assessment that evaluates ESG initiatives in the real estate sector

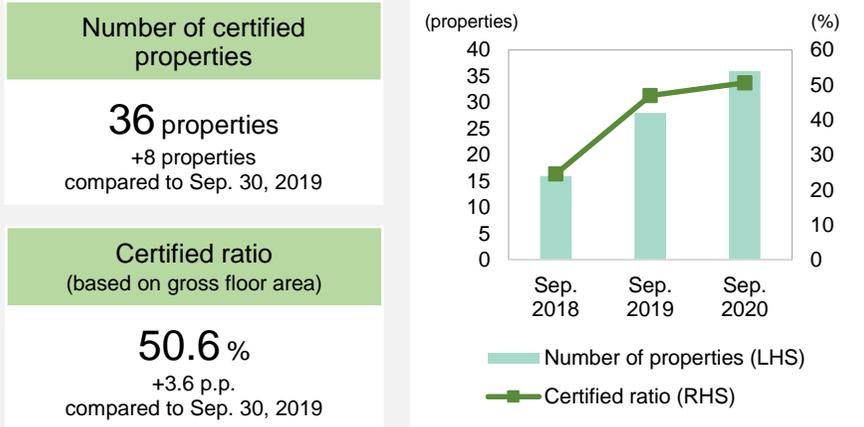
// Eco Action 21

- ◆ Eco Action 21 is a third-party evaluation system to certify and register organizations which promote environmental communication in accordance with the guideline formulated by the Ministry of the Environment
- ◆ The Asset Manager was appraised for employing SDGs in its environmental management policy and working on a reduction of environmental burden of DHR portfolio



// Promotion of Environmental Certification

◆ Increased the ratio of properties with environmental certification

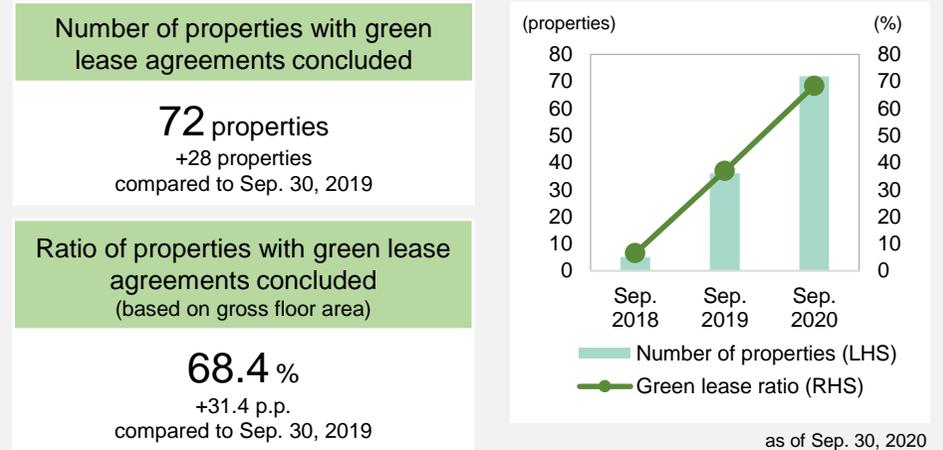


	DBJ Green Building	BELS	CASBEE
★★★★★	3 properties	6 properties	4 properties
★★★★☆	10 properties	4 properties	1 property
★★★☆☆	9 properties	3 properties	
★★☆☆☆	5 properties	7 properties	
★☆☆☆☆		2 properties	
Number of certified properties	27 properties	22 properties	5 properties
Certified ratio (based on gross floor area)	41.8 %	34.8 %	13.1 %
Certified ratio compared to Sep. 30, 2019	+1.8 p.p.	+18.4 p.p.	+8.3 p.p.

as of Sep. 30, 2020

// Green Lease Agreement

◆ Implemented initiatives to reduce environmental burden in cooperation with tenants



as of Sep. 30, 2020

// Environmental Consideration

LED lights



Solar / wind power generation system



Heat insulation sandwich panels



Large-scale window space allowing use of natural light



Large-scale green area



Rooftop greening



Exterior greening, water-permeable paving



Using goats to eradicate weeds



// Community Co-Creation Activities of Asset Manager

◆ Donation of face masks

Manager of FOLEO Otsu Ichiriyama, one of the retail properties, donated 1,000 face masks to Otsu City on Apr. 20 in time of shortage in supply and received a thank-you letter from the mayor of Otsu City



// Social Consideration

◆ Accessible Design

Accessible design toilet system



Accessible design elevator



Accessible parking space



◆ Comfortable environment for tenants and facility users

Workout gym



Lounge



Play space for children



◆ Contribution to communities

Meeting place for community



Bicycle rentals



Offering water well in times of disaster



// Human Resource Development of Asset Manager (FY ended Mar. 2020)

◆ 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

◆ Work-life balance

- Average overtime work 13 hours/month
- Paid leave taken 66%

◆ Diversity

- Female employees 29%

◆ Training for all directors and employees

- Number of training sessions 19

◆ Number of professional credentials (including successful candidates)

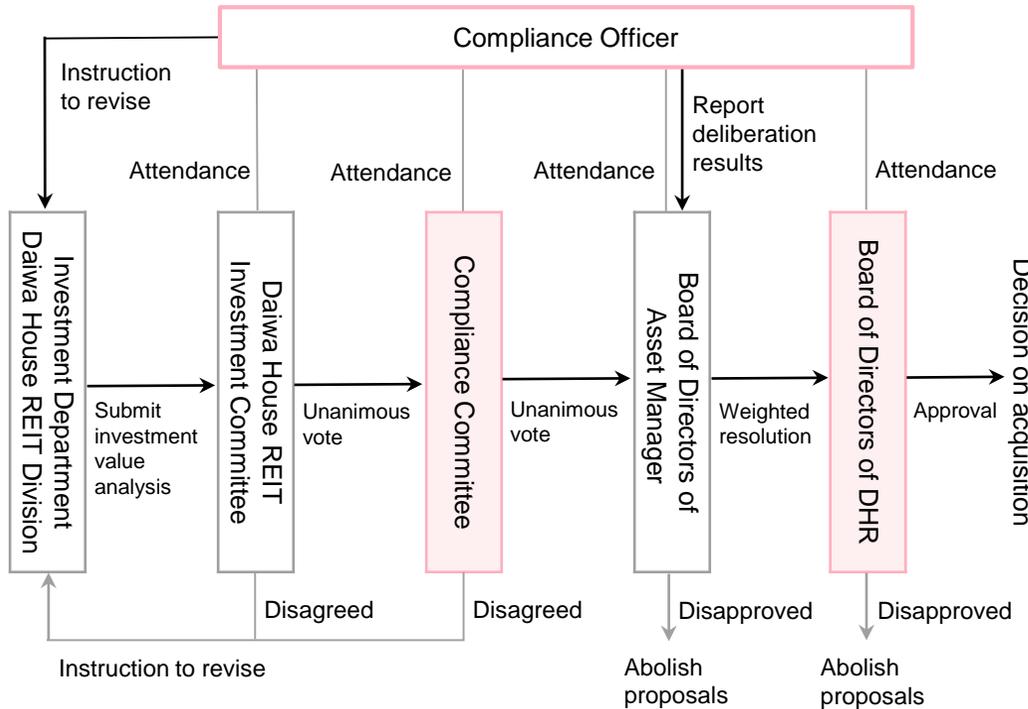
- ARES certified master 27
- Real estate transaction agent 49
- Real estate appraiser 2
- First-class architect 2
- Certified real estate consulting master 6
- Certified building manager 10
- CASBEE accredited professional for real estate 2
- CASBEE accredited professional for building 1

Number of directors and employees as of Sep. 30, 2020: 62

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 Aug. 2020

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 Aug. 31, 2020

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
 - Daiwa House, DHR's sponsor, commenced studies toward establishing a private fund which targets investment in domestic logistics properties developed by Daiwa House Group by the end of 2020
 - The Asset Manager will 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

External Evaluation of Daiwa House Group

EcoVadis Sustainability Ratings

Ranked within the top 5% in construction industry and awarded the “Gold” (highest) rating in sustainability assessment in 2019 by EcoVadis which evaluates a network of 50,000 suppliers of 190 business categories in 150 countries

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



Ministry of the Environment Eco-First Company Certification

Certified by the Minister of the Environment as an advanced, unique and industry-leading company in the environmental arena



FTSE4Good Index Series / FTSE Blossom Japan Index



Included, Rating: 4.1

* as of Dec. 2019

MSCI World ESG Leaders Index / MSCI Japan ESG Select Leaders Index



Included, Rating: AA

* as of Dec. 2019

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, Total score: 59 points

* Within the top 30% of the real estate sector in Japan, Asia, and Oceanian regions
* as of Sep. 2019



CDP Climate Change 2019

Score: A (highest score) for two consecutive years



CDP Supplier Engagement Rating

Named to the Supplier Engagement leaderboard for the first time as one of the highest-rated companies



Environmental Communication Awards

Awarded seven times since 2007
Inducted to the Hall of Fame by winning the Minister's Prize



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 based on 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

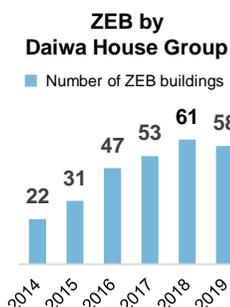


Minister of the Environment Award for Global Warming Prevention Activities

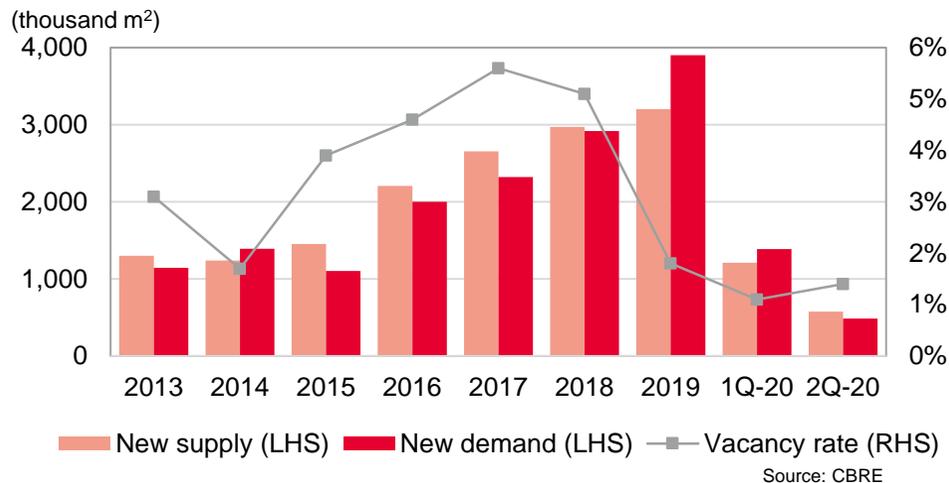
- Daiwa House joined the international EP100 and RE100 initiatives for energy efficiency and renewable energy in 2018
- Promoting decarbonization by aiming to double group-wide energy efficiency by 2040 compared to 2015 in EP 100 and supply 100% of group-wide electricity from renewable energy sources by 2040 in RE 100
- Awarded the Minister of the Environment Award for Global Warming Prevention Activities for the third time

Development of environment friendly technologies and promotion of ZEB (Net Zero Energy Building)

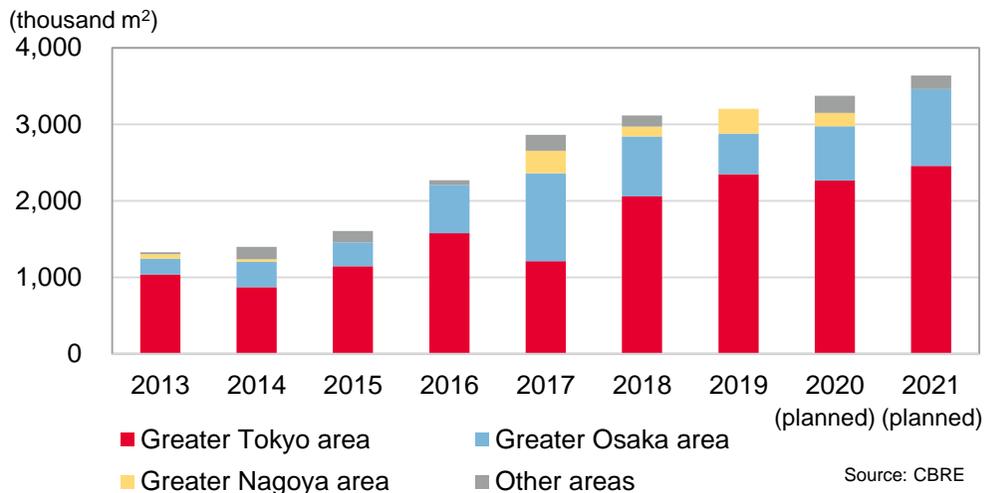
- Promoting ZEB for various buildings based on experiments and validation at Daiwa House Group facilities. Daiwa House Saga Building was constructed in 2018 as a power self-sufficient (sub-zero) building
- Developing new office buildings of the companies challenging RE100 as a ZEB office which enables both pleasant working environment and energy conservation. Introducing solar power generation facilities and storage battery is also effective for BCP



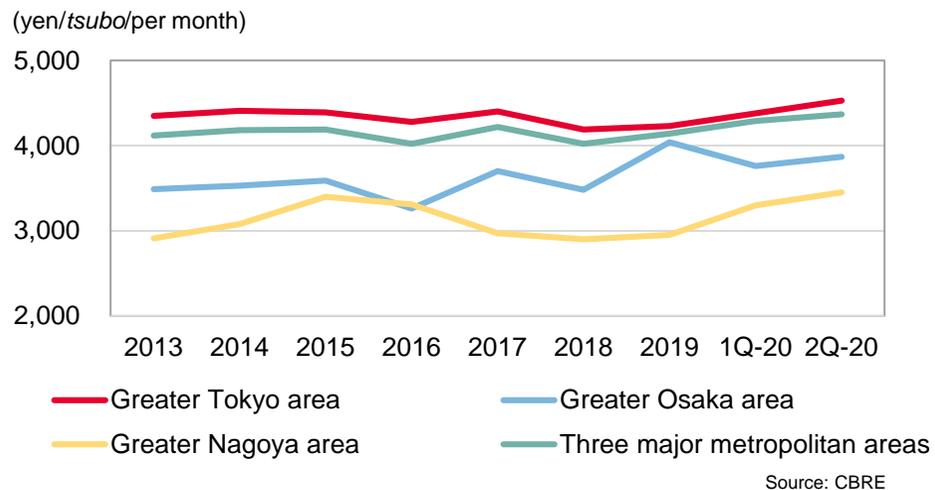
Supply and Demand of Medium-to Large-scale Logistics Properties in the Three Major Metropolitan Areas



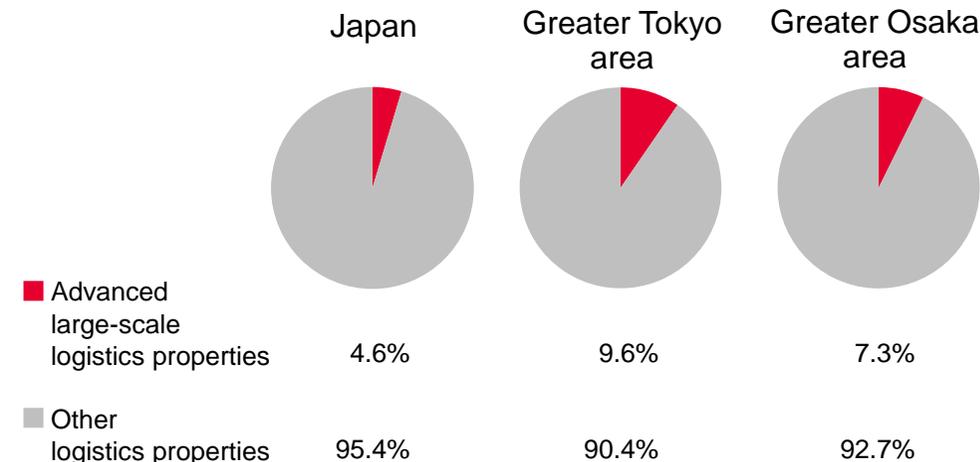
Development of Medium-to Large-scale Logistics Properties



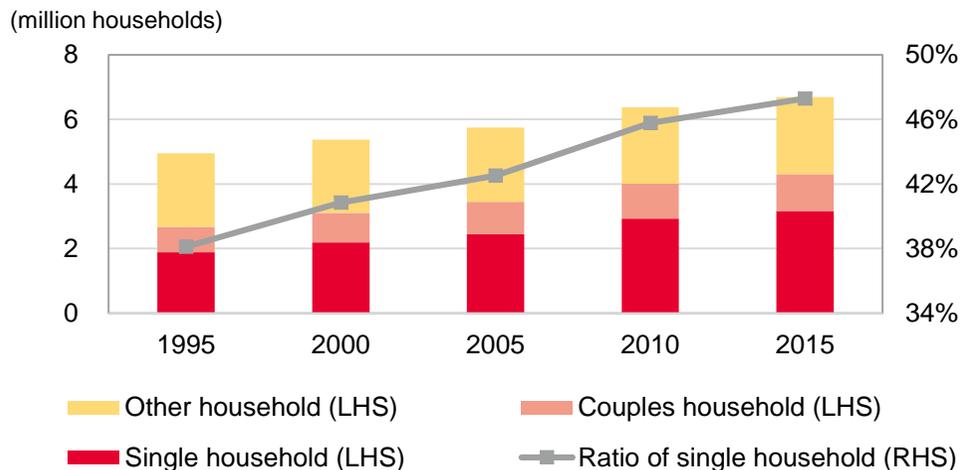
Average Offered Rent for Medium-to Large-scale Logistics Properties in the Three Major Metropolitan Areas



Proportion of Advanced Large-scale Logistics Properties

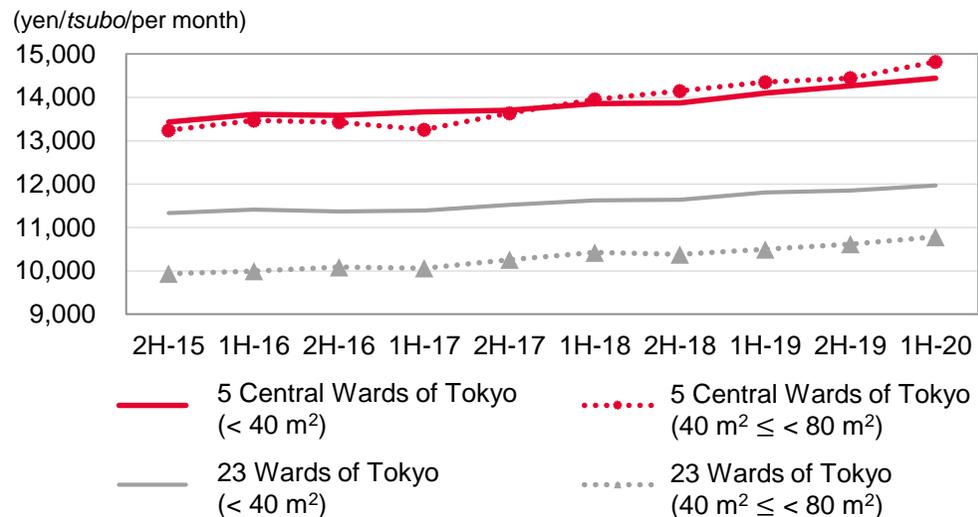


// Number of Households in Tokyo



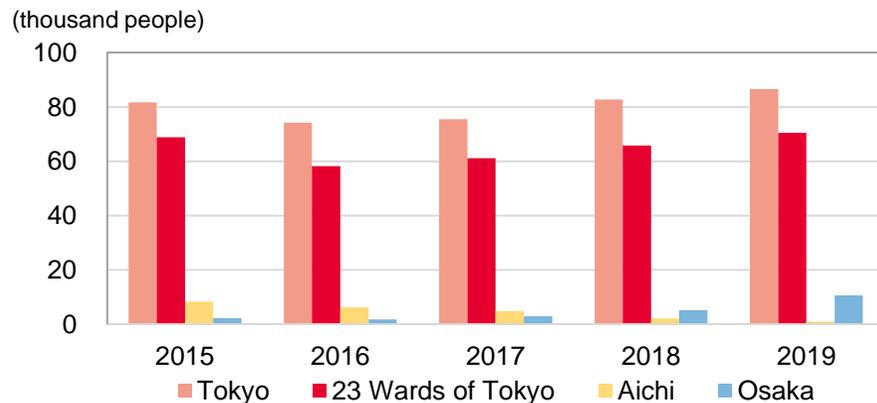
Source: "Population Census", Statistics Bureau, Ministry of Internal Affairs and Communications

// Rent Per Tsubo for Apartments in 23 Wards of Tokyo



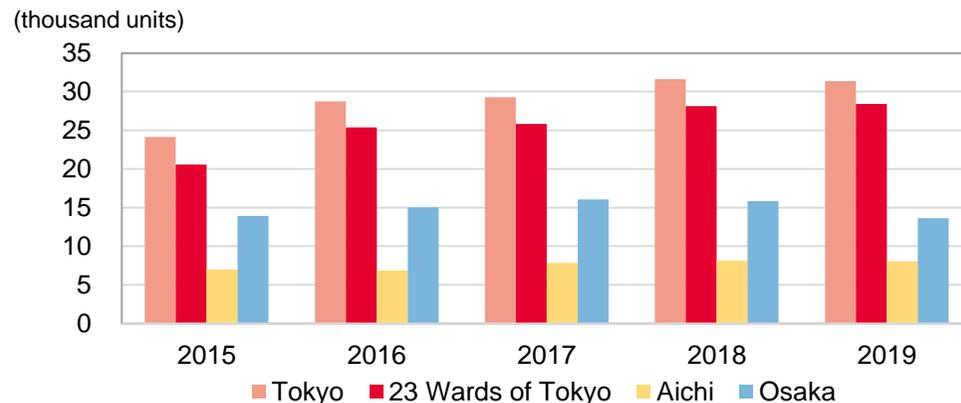
Source: Compiled by the Asset Manager from data published by Japan Real Estate Institute in "Housing Market Index".

// Net Population Inflow of Japanese Nationals by Area



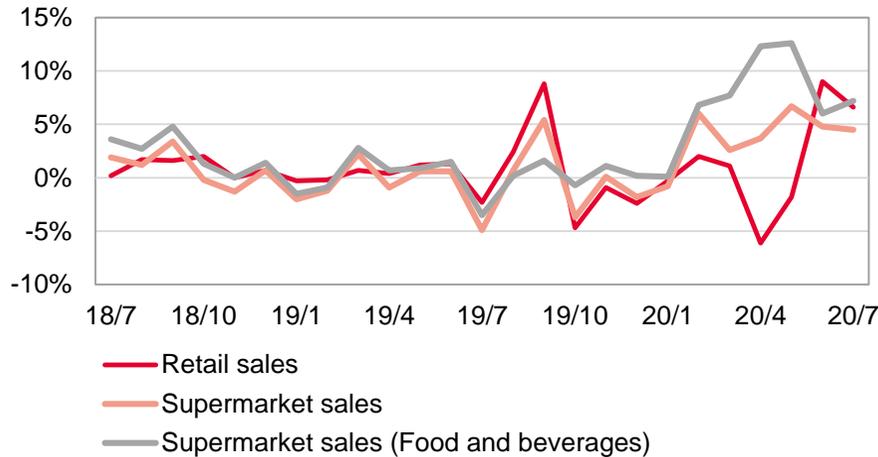
Source: "Report on Internal Migration", Statistics Bureau, Ministry of Internal Affairs and Communications

// Starts of Rental Apartments



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

// Retail Sales (YoY Change)

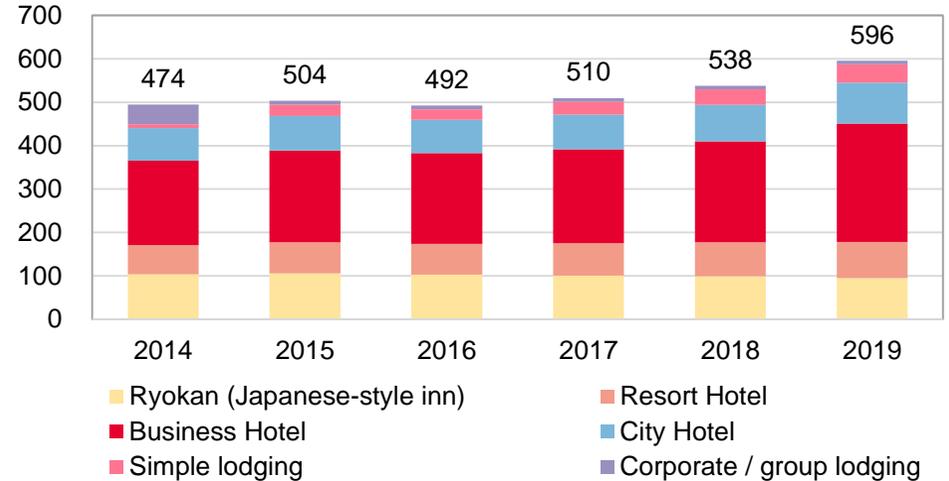


Note: Retail sales exclude sales of cars and fuel.

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

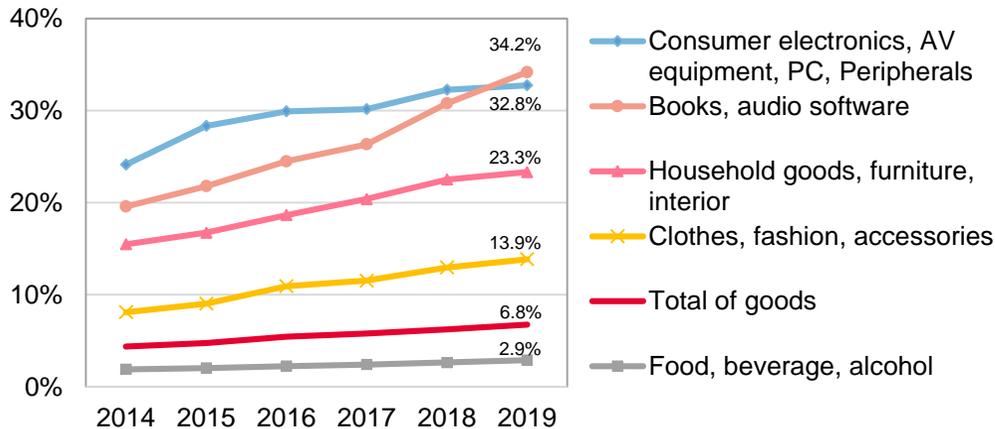
// Number of Overnight Guests by Accommodation Type

(million guest nights)



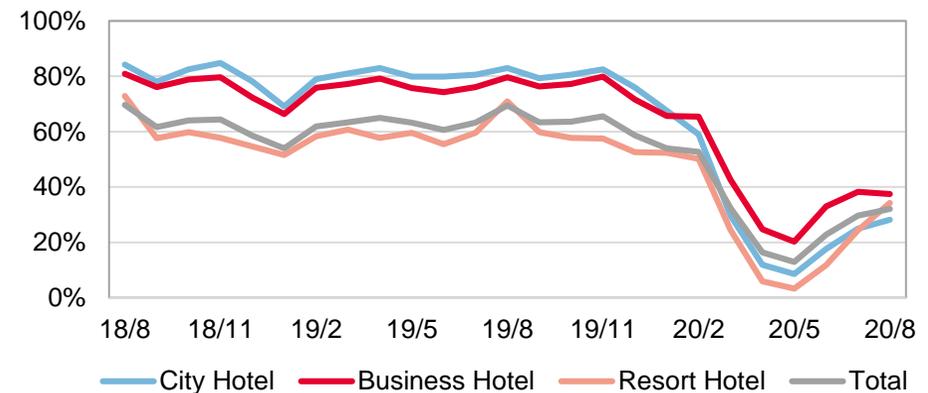
Source: "Accommodation Survey", Japan Tourism Agency

// BtoC E-Commerce Ratio by Category of Goods



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

// Guest Room Occupancy Ratio of Accommodation Facilities



Note: The figures for Aug. 2020 are preliminary.
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)
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	1.3%	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%	18,371.10	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)
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%

Portfolio List (2)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)	Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RE-001	Qiz Ebisu	Shibuya Ward, Tokyo	7,650	0.9%	5,230.39	92.8%	RE-037	Castalia Ginza III	Chuo Ward, Tokyo	2,880	0.4%	3,494.42	98.2%
RE-002	Castalia Azabujuban Shichimenzaka	Minato Ward, Tokyo	4,500	0.5%	3,492.93	94.5%	RE-038	Castalia Kayabacho	Chuo Ward, Tokyo	2,707	0.3%	4,602.95	97.1%
RE-003	Castalia Shibakoen	Minato Ward, Tokyo	2,630	0.3%	2,707.51	93.7%	RE-039	Castalia Takanawa	Minato Ward, Tokyo	7,430	0.9%	10,408.26	97.9%
RE-004	Castalia Ginza	Chuo Ward, Tokyo	2,520	0.3%	2,226.42	95.1%	RE-040	Castalia Higashi Nihonbashi	Chuo Ward, Tokyo	3,520	0.4%	6,442.28	97.8%
RE-005	Castalia Hiroo	Minato Ward, Tokyo	2,220	0.3%	1,621.59	97.6%	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	96.7%	RE-042	Castalia Ichigaya	Shinjuku Ward, Tokyo	940	0.1%	1,546.34	96.5%
RE-007	Castalia Hacchobori	Chuo Ward, Tokyo	2,300	0.3%	2,969.57	94.7%	RE-043	Shibaura Island Bloom Tower	Minato Ward, Tokyo	7,580	0.9%	16,849.50	96.2%
RE-008	Castalia Azabujuban	Minato Ward, Tokyo	2,910	0.4%	2,400.00	100.0%	RE-044	Castalia Hatsudai	Shibuya Ward, Tokyo	2,030	0.2%	3,077.05	98.7%
RE-009	Castalia Azabujuban II	Minato Ward, Tokyo	2,690	0.3%	2,094.58	88.9%	RE-045	Castalia Hatsudai II	Shibuya Ward, Tokyo	1,900	0.2%	2,339.42	95.5%
RE-010	Castalia Shinjuku Natsumezaka	Shinjuku Ward, Tokyo	1,865	0.2%	1,917.62	100.0%	RE-046	Castalia Ebisu	Shibuya Ward, Tokyo	1,420	0.2%	1,659.71	100.0%
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	98.4%
RE-012	Castalia Shibuya Sakuragaoka	Shibuya Ward, Tokyo	1,400	0.2%	1,123.80	88.0%	RE-048	Castalia Toritsudaigaku	Meguro Ward, Tokyo	648	0.1%	863.70	100.0%
RE-013	Castalia Nishi Azabu Kasumicho	Minato Ward, Tokyo	2,143	0.3%	2,779.77	100.0%	RE-049	Castalia Yukigaya	Ota Ward, Tokyo	1,110	0.1%	1,542.30	98.6%
RE-014	Castalia Ochanomizu	Chiyoda Ward, Tokyo	1,770	0.2%	2,559.21	97.9%	RE-050	Castalia Yutenji	Meguro Ward, Tokyo	1,450	0.2%	1,380.35	97.8%
RE-015	Castalia Sangubashi	Shibuya Ward, Tokyo	1,393	0.2%	1,898.47	100.0%	RE-051	Castalia Otsuka	Toshima Ward, Tokyo	1,480	0.2%	1,871.70	94.2%
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	98.0%
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	100.0%
RE-018	Castalia Shintomicho	Chuo Ward, Tokyo	932	0.1%	1,444.52	98.4%	RE-054	Castalia Otsuka II	Toshima Ward, Tokyo	1,040	0.1%	1,784.50	98.3%
RE-019	Castalia Shintomicho II	Chuo Ward, Tokyo	825	0.1%	1,244.54	97.1%	RE-055	Castalia Jiyugaoka	Meguro Ward, Tokyo	1,200	0.1%	1,472.47	90.5%
RE-020	Castalia Harajuku	Shibuya Ward, Tokyo	887	0.1%	1,225.26	95.1%	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	92.3%	RE-057	Castalia Ikebukuro	Toshima Ward, Tokyo	2,570	0.3%	3,644.35	98.8%
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	95.9%
RE-023	Castalia Shinjuku 7 chome	Shinjuku Ward, Tokyo	464	0.1%	957.60	100.0%	RE-059	Castalia Tower Shinagawa Seaside	Shinagawa Ward, Tokyo	7,380	0.9%	12,732.35	98.5%
RE-024	Castalia Ningyocho	Chuo Ward, Tokyo	947	0.1%	1,747.90	95.0%	RE-060	Castalia Yakumo	Meguro Ward, Tokyo	857	0.1%	1,276.91	94.5%
RE-025	Castalia Ningyocho II	Chuo Ward, Tokyo	1,070	0.1%	1,826.80	97.4%	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	98.4%	RE-063	Castalia Kitazawa	Setagaya Ward, Tokyo	742	0.1%	1,220.16	93.8%
RE-028	Castalia Jinbocho	Chiyoda Ward, Tokyo	1,160	0.1%	1,628.80	100.0%	RE-064	Castalia Monzennakacho	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	100.0%
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	94.9%
RE-031	Castalia Takanawadai	Minato Ward, Tokyo	860	0.1%	1,147.44	100.0%	RE-067	Castalia Wakabayashikoen	Setagaya Ward, Tokyo	776	0.1%	1,425.43	95.4%
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	100.0%
RE-033	Castalia Shinjuku Gyoen II	Shinjuku Ward, Tokyo	486	0.1%	668.79	96.3%	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	80.0%	RE-070	Castalia Kita Ueno	Taito Ward, Tokyo	2,641	0.3%	4,197.66	93.8%
RE-035	Castalia Takanawadai II	Minato Ward, Tokyo	1,190	0.1%	1,567.84	100.0%	RE-071	Castalia Morishita II	Koto Ward, Tokyo	686	0.1%	1,275.60	90.2%
RE-036	Castalia Minami Azabu	Minato Ward, Tokyo	642	0.1%	882.67	91.0%	RE-072	Castalia Minowa	Taito Ward, Tokyo	1,430	0.2%	2,406.41	97.3%

Portfolio List (3)

Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RE-073	Castalia Oyamada	Setagaya Ward, Tokyo	533	0.1%	857.32	100.0%
RE-074	Castalia Nakano	Nakano Ward, Tokyo	1,060	0.1%	1,613.86	95.2%
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	98.4%
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	96.3%
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	97.8%
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	96.7%
RE-083	Castalia Ooimachi	Shinagawa Ward, Tokyo	1,181	0.1%	1,413.75	96.9%
RE-084	Castalia Omori	Ota Ward, Tokyo	1,500	0.2%	2,046.36	98.0%
RE-085	Castalia Mishuku	Setagaya Ward, Tokyo	1,900	0.2%	2,640.86	100.0%
RE-086	Castalia Arakawa	Arakawa Ward, Tokyo	1,660	0.2%	3,797.92	100.0%
RE-087	Castalia Omori II	Ota Ward, Tokyo	2,370	0.3%	2,818.70	98.0%
RE-088	Castalia Nakameguro	Meguro Ward, Tokyo	3,800	0.5%	3,166.71	94.9%
RE-089	Castalia Meguro Chojyamaru	Shinagawa Ward, Tokyo	2,030	0.2%	2,123.77	96.5%
RE-090	Castalia Meguro Takaban	Meguro Ward, Tokyo	1,750	0.2%	1,961.52	95.2%
RE-091	Castalia Omori III	Shinagawa Ward, Tokyo	1,520	0.2%	2,004.80	94.7%
RE-093	Castalia Meguro Tairamachi	Meguro Ward, Tokyo	1,165	0.1%	1,278.52	98.0%
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	95.2%
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	96.9%
RE-098	Castalia Funabashi	Funabashi City, Chiba	704	0.1%	1,552.01	95.5%
RE-099	Castalia Nishi Funabashi	Funabashi City, Chiba	783	0.1%	1,597.32	96.3%
RE-105	Castalia Nogeyama	Yokohama City, Kanagawa	325	0.0%	744.90	100.0%
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	95.5%
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)
RE-116	Castalia Sakaisuji Honmachi	Osaka City, Osaka	1,490	0.2%	3,471.39	97.3%
RE-117	Castalia Shin-Umeda	Osaka City, Osaka	1,376	0.2%	3,279.90	97.8%
RE-118	Castalia Abeno	Osaka City, Osaka	4,368	0.5%	10,920.75	96.4%
RE-119	Castalia Sakae	Nagoya City, Aichi	1,010	0.1%	2,836.00	88.8%
RE-121	Castalia Maruyama Urasando	Sapporo City, Hokkaido	411	0.0%	1,522.89	89.0%
RE-122	Castalia Maruyama Omotesando	Sapporo City, Hokkaido	1,740	0.2%	6,100.31	93.8%
RE-123	Castalia Higashi Hie	Fukuoka City, Fukuoka	960	0.1%	3,061.60	96.4%
RE-124	Castalia Tower Nagahoribashi	Osaka City, Osaka	3,400	0.4%	8,747.40	90.7%
RE-125	Castalia Sannomiya	Kobe City, Hyogo	1,230	0.1%	3,071.60	98.2%
RE-126	Castalia Kotodaikoen	Sendai City, Miyagi	481	0.1%	1,684.10	97.6%
RE-127	Castalia Ichibancho	Sendai City, Miyagi	783	0.1%	2,800.32	98.4%
RE-128	Castalia Omachi	Sendai City, Miyagi	656	0.1%	2,149.08	97.2%
RE-129	Castalia Uemachidai	Osaka City, Osaka	2,190	0.3%	5,415.39	95.7%
RE-130	Castalia Tower Higobashi	Osaka City, Osaka	2,670	0.3%	6,230.20	95.2%
RE-131	Big Tower Minami Sanjo	Sapporo City, Hokkaido	1,740	0.2%	8,661.19	96.4%
RE-132	Castalia Fushimi	Nagoya City, Aichi	2,260	0.3%	7,022.69	95.7%
RE-133	Castalia Meieki Minami	Nagoya City, Aichi	720	0.1%	1,822.10	89.0%
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	97.5%
RE-136	Castalia Tsutsuji gaoka	Sendai City, Miyagi	1,208	0.1%	4,471.11	98.1%
RE-137	Castalia Ohori Bay Tower	Fukuoka City, Fukuoka	2,910	0.4%	11,089.75	44.6%
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	95.9%
RE-140	Castalia Kyoto Nishioji	Kyoto City, Kyoto	973	0.1%	2,035.37	97.5%
RE-141	Castalia Ningyocho III	Chuo Ward, Tokyo	2,000	0.2%	2,897.06	100.0%
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)

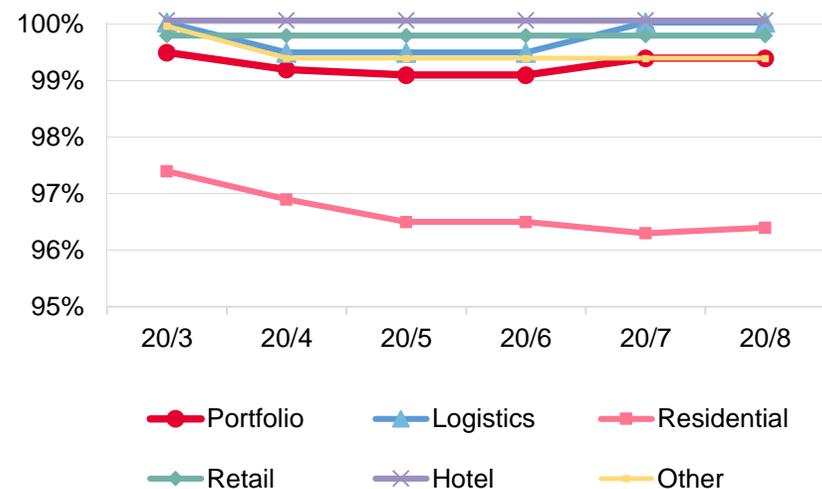
Property number	Property name	Location	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
RM-001	ACROSSMALL Shinkamagaya	Kamagaya City, Chiba	7,770	0.9%	41,742.84	100.0%
RM-002	FOLEO Hirakata	Hirakata City, Osaka	4,580	0.6%	16,390.96	92.8%
RM-003	QiZ GATE URAWA	Saitama 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 Ichiryama	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 Sagamihara Wakamatsu	Sagamihara 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)
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	1.8%	14,962.23	98.5%

Asset class	Number of properties	Acquisition price (mil yen)	Investment ratio	Leasable area (m ²)	Occupancy rate (Note)
Logistics Properties	62 properties	406,241	49.4%	1,871,155.49	100.0%
Residential Properties	133 properties	246,424	30.0%	472,121.87	96.4%
Retail Properties	23 properties	123,219	15.0%	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	99.4%
Portfolio Total	229 properties	822,254	100.0%	2,987,179.54	99.4%

(Note) Occupancy rate as of Aug. 31, 2020 is indicated. As for Candeco Hotels Nagasaki Shinchi Chinatown, occupancy rate as of the acquisition date (Sep. 30, 2020) is indicated.

Monthly Occupancy Rate



Rent Revision Schedule of Logistics Properties (1)

Property number	Property name	Tenant	2021		2022		2023		2024		2025		Rent revision	Expiry
			Feb.	Aug.										
Logistics Properties														
LB-001	D Project Machida	Hitachi Capital Corporation											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	Hitachi Capital Corporation											Not disclosed	2027/5/31
LB-007	D Project Akanehama	Oisix ra daichi Inc.											—	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 Logistics Co., Ltd.											2021/4/1	2029/4/14
LB-018	D Project Fukuoka Umi A	Nippon Express Co., Ltd											No revision	2021/1/20
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.											2021/4/1	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	VANTEC CORPORATION											2021/4/15	2026/8/15
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		Rent revision	Expiry
			Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.		
Logistics Properties														
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.									Expiry		2024/4/1	2024/6/30
LB-036	D Project Kazo	Itochu Logistics Corp.									Expiry		—	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.											—	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.							Expiry				—	2024/1/2
LB-047	D Project Kawagoe IV	Daiwa Logistics Co., Ltd.											2021/2/1	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											2021/4/1	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		Rent revision	Expiry
			Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.		
Logistics Properties														
LM-001	DPL Misato	Kokubu Group Corp.											2023/10/15	2033/11/14
LM-001	DPL Misato	ARATA CORPORATION		Expiry									No revision	2020/12/31
LM-001	DPL Misato	Kato Sangyo Co., Ltd.											Not disclosed	Not disclosed
LM-001	DPL Misato	Nitori Co., Ltd.						Expiry					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

// Rent Revision / Lease Contract Renewal of Logistics Properties

Period ending Feb. 2021	Period ending Aug. 2021
Rent revision - 3 tenants → 2 tenants revised rent on equal terms Contract expiry - 2 tenants → 1 tenant renewed contract with rent increase → 1 tenant is scheduled to renew contract with rent increase	Rent revision - 6 tenants Contract expiry - None

As of Oct. 16, 2020

Rent Revision Schedule of Retail Properties

Property number	Property name	Tenant	Rent type	2021		2022		2023		2024		2025		Rent revision	Expiry
				Feb.	Aug.										
Retail Properties															
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											2020/12/9	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 Sagami-hara 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
		- Retail Bldg.	Fixed											2021/9/1	2040/8/31
		- Parking Bldg.	Fixed												

// Rent Revision / Lease Contract Renewal of Retail Properties

Period ending Feb. 2021	Period ending Aug. 2021
Rent revision - 6 tenants → 6 tenants revised rent on equal terms	Contract expiry - 1 tenant
Contract expiry - None	

As of Oct. 16, 2020

Appraisal Value Comparison (1)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	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	9,119	740	9,870	9,860	-10	4.3	4.2/4.3	4.5	4.3	4.2/4.3	4.5	0.0	0.0	0.0	Tanizawa
LB-002	D Project Hachioji	15,400	15,040	2,059	17,000	17,100	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	3,723	746	4,470	4,470	0	4.5	4.5	4.7	4.5	4.5	4.7	0.0	0.0	0.0	Tanizawa
LB-005	D Project Urayasu I	9,280	9,060	669	9,910	9,730	-180	3.9	4.0	4.1	3.9	4.0	4.1	0.0	0.0	0.0	Tanizawa
LB-006	D Project Urayasu II	26,000	25,383	2,716	27,900	28,100	200	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	2,849	230	3,100	3,080	-20	4.4	4.5	4.6	4.4	4.5	4.6	0.0	0.0	0.0	Tanizawa
LB-008	D Project Noda	6,210	5,972	577	6,550	6,550	0	4.6	4.5/4.6	4.8	4.6	4.5/4.6	4.8	0.0	0.0	0.0	Tanizawa
LB-009	D Project Inuyama	10,790	10,325	1,434	11,750	11,760	10	4.7	4.6/4.7	4.9	4.7	4.6/4.7	4.9	0.0	0.0	0.0	Tanizawa
LB-011	D Project Neyagawa	5,980	5,786	533	6,320	6,320	0	4.5	4.5/4.6	4.7	4.5	4.5/4.6	4.7	0.0	0.0	0.0	Tanizawa
LB-013	D Project Morioka	1,200	1,158	51	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	3,191	368	3,550	3,560	10	5.1	5.0/5.1	5.3	5.1	5.0/5.1	5.3	0.0	0.0	0.0	Tanizawa
LB-018	D Project Fukuoka Umi	4,240	4,079	770	4,580	4,850	270	4.9	4.6/4.7 /4.8	5.1	4.9	4.6/4.7 /4.8	5.1	0.0	0.0	0.0	Tanizawa
LB-019	D Project Tosu	5,740	5,378	751	6,170	6,130	-40	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	3,744	475	4,220	4,220	0	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-021	D Project Kuki II	8,120	7,670	1,159	8,820	8,830	10	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-022	D Project Kawagoe I	3,530	3,401	478	3,870	3,880	10	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-023	D Project Kawagoe II	4,850	4,687	692	5,390	5,380	-10	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-024	DPL Inuyama	3,940	3,764	475	4,240	4,240	0	4.7	4.6/4.7	4.9	4.7	4.6/4.7	4.9	0.0	0.0	0.0	Tanizawa
LB-025	D Project Fukuoka Hakozaki	4,340	4,191	418	4,610	4,610	0	4.6	4.5	4.8	4.6	4.5	4.8	0.0	0.0	0.0	Tanizawa
LB-026	D Project Kuki III	7,630	7,270	1,149	8,430	8,420	-10	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-027	D Project Kuki IV	5,520	5,266	813	6,080	6,080	0	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-028	D Project Kuki V	8,280	7,937	1,082	9,010	9,020	10	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-029	D Project Kuki VI	5,140	4,894	695	5,590	5,590	0	4.6	4.6/4.7	4.8	4.6	4.6/4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-030	D Project Yashio	6,400	6,154	595	6,740	6,750	10	4.4	3.9	4.7	4.4	3.9	4.7	0.0	0.0	0.0	JREI
LB-031	D Project Nishiyodogawa	10,300	9,813	1,086	10,900	10,900	0	4.7	4.4	4.9	4.7	4.4	4.9	0.0	0.0	0.0	JREI
LB-032	D Project Matsudo	7,370	7,126	613	7,740	7,740	0	4.4	4.1	4.5	4.4	4.1	4.5	0.0	0.0	0.0	JREI
LB-033	D Project Hibiki Nada	2,080	1,963	226	2,170	2,190	20	5.7	5.6/5.8	5.9	5.7	5.6/5.8	5.9	0.0	0.0	0.0	Tanizawa
LB-034	D Project Morioka II	1,280	1,223	96	1,330	1,320	-10	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	6,951	908	7,860	7,860	0	4.5	4.5/4.6	4.7	4.5	4.5/4.6	4.7	0.0	0.0	0.0	Tanizawa
LB-036	D Project Kazo	3,300	3,183	426	3,460	3,610	150	4.8	4.8/4.9	5.0	4.8	4.8/4.9	5.0	0.0	0.0	0.0	Tanizawa
LB-037	D Project Urayasu III	8,500	8,570	1,179	9,740	9,750	10	3.9	3.8/3.9 /4.0	4.1	3.9	3.8/3.9 /4.0	4.1	0.0	0.0	0.0	Tanizawa
LB-038	D Project Tomisato	5,000	4,785	514	5,300	5,300	0	4.8	4.8/4.9	5.0	4.8	4.8/4.9	5.0	0.0	0.0	0.0	Tanizawa

Appraisal Value Comparison (2)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
LB-039	D Project Kyotanabe	3,520	3,428	361	3,780	3,790	10	5.4	5.0	5.7	5.4	5.0	5.7	0.0	0.0	0.0	JREI
LB-040	D Project Sendai Izumi	1,510	1,449	140	1,590	1,590	0	5.3	5.0	5.5	5.3	5.0	5.5	0.0	0.0	0.0	JREI
LB-041	D Project Oyama	2,000	1,923	126	2,050	2,050	0	5.5	5.6	5.7	5.5	5.6	5.7	0.0	0.0	0.0	Tanizawa
LB-042	D Project Sano	1,780	1,698	131	1,820	1,830	10	5.5	5.5/5.6	5.7	5.5	5.5/5.6	5.7	0.0	0.0	0.0	Tanizawa
LB-043	D Project Tatebayashi	3,100	2,971	248	3,220	3,220	0	5.5	5.5	5.7	5.5	5.5/5.6	5.7	0.0	0.0	0.0	Tanizawa
LB-044	D Project Kakegawa	6,000	5,809	340	6,140	6,150	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	3,689	360	4,040	4,050	10	5.4	4.9	5.8	5.4	4.9	5.8	0.0	0.0	0.0	JREI
LB-046	D Project Tosu II	1,700	1,624	285	1,910	1,910	0	5.0	5.0/5.1	5.2	5.0	5.0/5.1	5.2	0.0	0.0	0.0	Tanizawa
LB-047	D Project Kawagoe IV	5,600	5,509	420	5,920	5,930	10	4.6	4.6/4.7	4.8	4.6	4.7	4.8	0.0	0.0	0.0	Tanizawa
LB-048	D Project Kuki VII	1,040	1,031	118	1,140	1,150	10	4.7	4.7/4.8	4.9	4.7	4.7/4.8	4.9	0.0	0.0	0.0	Tanizawa
LB-049	D Project Chibakita	7,640	7,554	745	8,270	8,300	30	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0	Daiwa
LB-050	D Project Matsudo II	8,200	8,053	436	8,490	8,490	0	4.4	4.1	4.5	4.4	4.1	4.5	0.0	0.0	0.0	JREI
LB-051	D Project Tomisato II	6,900	6,721	378	7,100	7,100	0	4.8	4.8/4.9	5.0	4.8	4.8/4.9	5.0	0.0	0.0	0.0	Tanizawa
LB-052	D Project Osaka Hirabayashi	3,600	3,594	655	4,280	4,250	-30	4.7	4.6/4.7/4.9	-	4.7	4.6/4.7/4.9	-	0.0	0.0	-	Tanizawa
LB-053	D Project Sendai Izumi II	7,300	7,071	448	7,520	7,520	0	5.2	5.0	5.4	5.2	5.0	5.4	0.0	0.0	0.0	JREI
LB-054	D Project Kaminokawa	7,900	7,699	370	8,050	8,070	20	5.5	5.5/5.6	5.7	5.5	5.5/5.6	5.7	0.0	0.0	0.0	Tanizawa
LB-055	D Project Fuji	3,600	3,499	140	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	8,939	530	9,460	9,470	10	5.1	5.0/5.2	5.3	5.1	5.0/5.2	5.3	0.0	0.0	0.0	Tanizawa
LB-057	D Project Kitahachioji I	4,300	4,274	175	4,460	4,450	-10	4.5	4.1	4.7	4.5	4.1	4.7	0.0	0.0	0.0	JREI
LB-058	D Project Kitahachioji II	5,700	5,681	188	5,900	5,870	-30	4.5	4.2	4.7	4.5	4.2	4.7	0.0	0.0	0.0	JREI
LB-059	D Project Kitahachioji III	7,300	7,272	297	7,610	7,570	-40	4.5	4.1	4.7	4.5	4.1	4.7	0.0	0.0	0.0	JREI
LB-060	D Project Itabashi Shingashi	12,300	12,254	145	12,400	12,400	0	4.2	4.2	4.4	4.2	4.2	4.4	0.0	0.0	0.0	Tanizawa
LB-061	D Project Sagamihara	3,900	3,871	118	3,990	3,990	0	4.3	4.3	4.5	4.3	4.3	4.5	0.0	0.0	0.0	Tanizawa
LB-062	D Project Kuki VIII	6,100	6,043	196	6,250	6,240	-10	4.6	4.5	4.8	4.6	4.5	4.8	0.0	0.0	0.0	Tanizawa
LB-063	D Project Yokkaichi	1,490	1,482	17	1,500	1,500	0	5.4	5.3/5.4	5.6	5.4	5.3/5.4	5.6	0.0	0.0	0.0	Tanizawa
LB-064	D Project Ibaraki Ishioka	4,050	4,012	117	4,120	4,130	10	5.1	5.1	5.3	5.1	5.1	5.3	0.0	0.0	0.0	Tanizawa
LM-001	DPL Misato	16,831	16,506	1,493	18,000	18,000	0	4.1	4.1/4.2	4.3	4.1	4.1/4.2	4.3	0.0	0.0	0.0	Tanizawa
LM-002	DPL Fukuoka Kaseya	13,300	13,124	475	13,700	13,600	-100	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	JREI
LM-003	DPL Kitakyushu	3,510	3,414	165	3,570	3,580	10	5.5	5.4/5.5/5.6	5.7	5.5	5.4/5.5/5.6	5.7	0.0	0.0	0.0	Tanizawa
LM-004	DPL Nagareyama I	32,600	32,728	271	32,900	33,000	100	4.3	4.3/4.4	4.5	4.3	4.3/4.4	4.5	0.0	0.0	0.0	Tanizawa
Logistics Properties Total		406,241	396,608	34,641	430,700	431,250	550	-	-	-	-	-	-	-	-	-	-

Appraisal Value Comparison (3)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
RE-001	Qiz Ebisu	7,650	7,407	2,012	9,370	9,420	50	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	4,110	399	4,510	4,510	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	Chuo
RE-003	Castalia Shibakoen	2,630	2,382	77	2,440	2,460	20	4.0	4.1	4.2	4.0	4.1	4.2	0.0	0.0	0.0	Tanizawa
RE-004	Castalia Ginza	2,520	2,297	52	2,340	2,350	10	4.0	4.0	4.2	4.0	4.0	4.2	0.0	0.0	0.0	Tanizawa
RE-005	Castalia Hiroo	2,220	2,043	-13	2,000	2,030	30	3.8	3.9	4.0	3.8	3.9	4.0	0.0	0.0	0.0	Tanizawa
RE-006	Castalia Nihonbashi	1,200	1,070	159	1,210	1,230	20	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-007	Castalia Hacchobori	2,300	2,036	323	2,360	2,360	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-008	Castalia Azabujuban	2,910	2,729	50	2,790	2,780	-10	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	Chuo
RE-009	Castalia Azabujuban II	2,690	2,517	152	2,670	2,670	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Chuo
RE-010	Castalia Shinjuku Natsumezaka	1,865	1,768	-108	1,660	1,660	0	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0	Chuo
RE-011	Castalia Ginza II	1,800	1,627	162	1,790	1,790	0	4.0	4.0	4.2	4.0	4.0	4.2	0.0	0.0	0.0	Tanizawa
RE-012	Castalia Shibuya Sakuragaoka	1,400	1,323	-113	1,200	1,210	10	3.8	4.0	4.0	3.8	4.0	4.0	0.0	0.0	0.0	Tanizawa
RE-013	Castalia Nishi Azabu Kasumicho	2,143	2,316	273	2,530	2,590	60	3.9	4.0	4.1	3.9	4.0	4.1	0.0	0.0	0.0	Tanizawa
RE-014	Castalia Ochanomizu	1,770	1,668	711	2,380	2,380	0	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	1,465	194	1,620	1,660	40	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-016	Castalia Suitengu	1,279	1,194	395	1,590	1,590	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-017	Castalia Suitengu II	1,138	1,075	334	1,410	1,410	0	4.0	4.1	4.2	4.0	4.1	4.2	0.0	0.0	0.0	Tanizawa
RE-018	Castalia Shintomicho	932	890	259	1,150	1,150	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-019	Castalia Shintomicho II	825	801	208	1,010	1,010	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-020	Castalia Harajuku	887	847	172	1,010	1,020	10	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	643	132	772	776	4	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI
RE-022	Castalia Sendagaya	555	546	136	683	683	0	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	432	135	567	568	1	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	JREI
RE-024	Castalia Ningyocho	947	874	545	1,400	1,420	20	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-025	Castalia Ningyocho II	1,070	968	551	1,500	1,520	20	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-026	Castalia Shin-Ochanomizu	914	836	313	1,140	1,150	10	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-027	Castalia Higashi Nihonbashi II	1,370	1,223	596	1,820	1,820	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-028	Castalia Jinbocho	1,160	1,061	518	1,580	1,580	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-029	Castalia Shintomicho III	675	598	224	815	823	8	4.0	3.7	4.3	4.0	3.7	4.3	0.0	0.0	0.0	JREI
RE-030	Castalia Shinjuku Gyoen	2,720	2,557	842	3,400	3,400	0	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-031	Castalia Takanawadai	860	804	305	1,110	1,110	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI
RE-032	Castalia Higashi Nihonbashi III	666	593	276	870	870	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa

Appraisal Value Comparison (4)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
RE-033	Castalia Shinjuku Gyoen II	486	461	102	564	564	0	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-034	Castalia Shintomicho IV	400	386	151	534	538	4	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa
RE-035	Castalia Takanawadai II	1,190	1,137	322	1,460	1,460	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI
RE-036	Castalia Minami Azabu	642	607	186	787	794	7	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0	JREI
RE-037	Castalia Ginza III	2,880	2,704	455	3,160	3,160	0	4.0	4.0	4.2	4.0	4.0	4.2	0.0	0.0	0.0	Tanizawa
RE-038	Castalia Kayabacho	2,707	2,476	903	3,380	3,380	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-039	Castalia Takanawa	7,430	7,304	1,655	8,560	8,960	400	4.0	4.3	4.2	3.9	4.2	4.1	-0.1	-0.1	-0.1	Tanizawa
RE-040	Castalia Higashi Nihonbashi	3,520	3,241	968	4,180	4,210	30	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0	Chuo
RE-041	Castalia Shinjuku	2,950	2,796	743	3,540	3,540	0	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-042	Castalia Ichigaya	940	867	532	1,400	1,400	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Chuo
RE-043	Shibaura Island Bloom Tower	7,580	6,401	2,858	9,310	9,260	-50	-	3.8	5.9	-	3.8	5.9	-	0.0	0.0	JREI
RE-044	Castalia Hatsudai	2,030	1,987	522	2,510	2,510	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa
RE-045	Castalia Hatsudai II	1,900	1,834	455	2,290	2,290	0	3.7	3.5	3.9	3.7	3.5	3.9	0.0	0.0	0.0	Morii
RE-046	Castalia Ebisu	1,420	1,383	336	1,720	1,720	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0	Morii
RE-047	Castalia Meguro Kamurozaka	4,500	3,949	880	4,830	4,830	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	Daiwa
RE-048	Castalia Toritsudaigaku	648	570	-32	538	538	0	4.9	4.7	5.2	4.9	4.7	5.2	0.0	0.0	0.0	Chuo
RE-049	Castalia Yukigaya	1,110	991	188	1,170	1,180	10	4.1	4.2	4.3	4.1	4.2	4.3	0.0	0.0	0.0	Tanizawa
RE-050	Castalia Yutenji	1,450	1,303	46	1,350	1,350	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	Chuo
RE-051	Castalia Otsuka	1,480	1,281	408	1,700	1,690	-10	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0	Chuo
RE-052	Castalia Kikukawa	817	696	155	826	852	26	4.2	4.3	4.4	4.2	4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-053	Castalia Meguro	844	865	324	1,170	1,190	20	4.0	3.7	4.2	4.0	3.7	4.2	0.0	0.0	0.0	JREI
RE-054	Castalia Otsuka II	1,040	958	411	1,370	1,370	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	JREI
RE-055	Castalia Jiyugaoka	1,200	1,145	334	1,470	1,480	10	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI
RE-056	Castalia Mejiro	988	911	218	1,130	1,130	0	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	Chuo
RE-057	Castalia Ikebukuro	2,570	2,391	698	3,090	3,090	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa
RE-058	Castalia Kaname-cho	1,140	1,080	229	1,300	1,310	10	4.1	4.3	4.3	4.1	4.3	4.3	0.0	0.0	0.0	Tanizawa
RE-059	Castalia Tower Shinagawa Seaside	7,380	6,728	2,591	9,320	9,320	0	4.1	4.1	4.3	4.1	4.1	4.3	0.0	0.0	0.0	Tanizawa
RE-060	Castalia Yakumo	857	817	36	847	854	7	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-061	Castalia Togoshiekimae	1,560	1,436	783	2,210	2,220	10	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0	JREI
RE-062	Castalia Honjo Azumabashi	996	964	285	1,250	1,250	0	4.3	4.4	4.5	4.3	4.4	4.5	0.0	0.0	0.0	Tanizawa
RE-063	Castalia Kitazawa	742	745	144	888	890	2	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-064	Castalia Monzennakacho	503	466	149	616	616	0	4.3	4.4	4.5	4.3	4.4	4.5	0.0	0.0	0.0	Tanizawa
RE-065	Castalia Kamiikedai	198	177	53	231	231	0	4.6	4.2	4.8	4.6	4.2	4.8	0.0	0.0	0.0	JREI

Appraisal Value Comparison (5)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
RE-066	Castalia Morishita	832	778	331	1,110	1,110	0	4.0	3.8	4.2	4.0	3.8	4.2	0.0	0.0	0.0	JREI
RE-067	Castalia Wakabayashikoen	776	738	168	906	907	1	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Daiwa
RE-068	Castalia Asakusabashi	792	717	292	999	1,010	11	4.3	4.1	4.5	4.3	4.1	4.5	0.0	0.0	0.0	Chuo
RE-069	Castalia Iriya	546	508	176	685	685	0	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Chuo
RE-070	Castalia Kita Ueno	2,641	2,343	646	2,990	2,990	0	4.2	4.3	4.4	4.2	4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-071	Castalia Morishita II	686	598	275	870	874	4	4.2	4.3	4.4	4.2	4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-072	Castalia Minowa	1,430	1,265	364	1,630	1,630	0	4.2	4.3	4.4	4.2	4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-073	Castalia Oyamadai	533	511	100	610	612	2	4.1	4.2	4.3	4.1	4.2	4.3	0.0	0.0	0.0	Tanizawa
RE-074	Castalia Nakano	1,060	985	344	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	315	1,170	1,170	0	4.0	4.2	4.2	4.0	4.2	4.2	0.0	0.0	0.0	Tanizawa
RE-076	Castalia Sumiyoshi	948	823	206	1,050	1,030	-20	4.2	4.3	4.4	4.2	4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-077	Castalia Monzennakacho II	2,160	1,941	928	2,870	2,870	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	JREI
RE-078	Castalia Oshiage	1,100	959	240	1,200	1,200	0	4.3	4.6/4.4	4.5	4.3	4.6/4.4	4.5	0.0	0.0	0.0	Tanizawa
RE-079	Castalia Kuramae	1,260	1,110	429	1,540	1,540	0	4.2	4.4/4.3	4.4	4.2	4.4/4.3	4.4	0.0	0.0	0.0	Tanizawa
RE-080	Castalia Nakanobu	1,790	1,657	812	2,450	2,470	20	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0	Chuo
RE-081	Royal Parks Toyosu	7,360	5,830	4,569	10,000	10,400	400	4.5	4.2	4.8	4.5	4.2	4.8	0.0	0.0	0.0	Chuo
RE-082	Castalia Togoshi	1,770	1,546	943	2,490	2,490	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Chuo
RE-083	Castalia Ooimachi	1,181	1,123	526	1,620	1,650	30	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0	Morii
RE-084	Castalia Omori	1,500	1,376	453	1,830	1,830	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Chuo
RE-085	Castalia Mishuku	1,900	1,793	566	2,370	2,360	-10	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Chuo
RE-086	Castalia Arakawa	1,660	1,537	742	2,280	2,280	0	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	Chuo
RE-087	Castalia Omori II	2,370	2,219	820	3,080	3,040	-40	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	Morii
RE-088	Castalia Nakameguro	3,800	3,750	1,059	4,810	4,810	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0	Morii
RE-089	Castalia Meguro Chojyamaru	2,030	1,973	536	2,510	2,510	0	3.6	3.4	3.8	3.6	3.4	3.8	0.0	0.0	0.0	Morii
RE-090	Castalia Meguro Takaban	1,750	1,730	219	1,950	1,950	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Morii
RE-091	Castalia Omori III	1,520	1,443	376	1,820	1,820	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	Morii
RE-093	Castalia Meguro Tairamachi	1,165	1,186	213	1,400	1,400	0	3.5	3.3	3.7	3.5	3.3	3.7	0.0	0.0	0.0	Morii
RE-094	Royal Parks SEASIR	4,350	3,863	1,286	5,070	5,150	80	5.1	4.9/5.3	-	5.1	4.9/5.3	-	0.0	0.0	0.0	Morii
RE-095	Castalia Honkomagome	1,520	1,488	391	1,880	1,880	0	3.9	3.7	4.1	3.9	3.7	4.1	0.0	0.0	0.0	Morii
RE-096	Cosmo Heim Musashikosugi	1,674	1,651	458	2,060	2,110	50	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Chuo
RE-097	Castalia Tsurumi	666	578	195	771	774	3	5.0	4.8	5.2	5.0	4.8	5.2	0.0	0.0	0.0	Chuo
RE-098	Castalia Funabashi	704	676	138	812	815	3	4.8	4.8/4.6	5.0	4.8	4.8/4.6	5.0	0.0	0.0	0.0	Tanizawa
RE-099	Castalia Nishi Funabashi	783	727	270	998	998	0	4.9	4.7	5.1	4.9	4.7	5.1	0.0	0.0	0.0	JREI

Appraisal Value Comparison (6)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
RE-105	Castalia Nogeeyama	325	291	37	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	413	147	561	561	0	4.8	4.7	5.1	4.8	4.7	5.1	0.0	0.0	0.0	JREI
RE-107	Royal Parks Hanakoganei	5,300	4,715	1,904	6,640	6,620	-20	4.8	4.6/5.0	-	4.8	4.6/5.0	-	0.0	0.0	0.0	Daiwa
RE-108	Castalia Musashikosugi	1,680	1,614	355	1,970	1,970	0	4.1	3.9	4.3	4.1	3.9	4.3	0.0	0.0	0.0	Morii
RE-109	Royal Parks Wakabadai	4,360	3,689	1,140	4,850	4,830	-20	5.0	4.8/5.2	-	5.0	4.8/5.2	-	0.0	0.0	0.0	Daiwa
RE-110	Pacific Royal Court Minatomirai Urban Tower	9,100	7,951	3,548	11,200	11,500	300	4.6	4.4/4.8	-	4.6	4.4/4.8	-	0.0	0.0	0.0	Morii
RE-111	L-Place Shinkoyasu	1,720	1,648	501	2,150	2,150	0	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	JREI
RE-112	Royal Parks Musashikosugi	1,060	951	408	1,310	1,360	50	4.6	4.4/4.8	-	4.6	4.4/4.8	-	0.0	0.0	0.0	Morii
RE-116	Castalia Sakaisuji Honmachi	1,490	1,277	572	1,850	1,850	0	4.4	4.5	4.6	4.4	4.5	4.6	0.0	0.0	0.0	Tanizawa
RE-117	Castalia Shin-Umeda	1,376	1,213	446	1,630	1,660	30	4.5	4.6	4.7	4.5	4.6	4.7	0.0	0.0	0.0	Tanizawa
RE-118	Castalia Abeno	4,368	3,951	1,478	5,430	5,430	0	4.4	4.5	4.6	4.4	4.5	4.6	0.0	0.0	0.0	Tanizawa
RE-119	Castalia Sakae	1,010	897	362	1,260	1,260	0	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Chuo
RE-121	Castalia Maruyama Urasando	411	352	158	510	511	1	4.7	4.7	4.9	4.7	4.7	4.9	0.0	0.0	0.0	Tanizawa
RE-122	Castalia Maruyama Omotesando	1,740	1,500	499	1,990	2,000	10	4.7	4.7	4.9	4.7	4.7	4.9	0.0	0.0	0.0	Tanizawa
RE-123	Castalia Higashi Hie	960	820	239	1,060	1,060	0	4.7	4.9	4.9	4.7	4.9	4.9	0.0	0.0	0.0	Tanizawa
RE-124	Castalia Tower Nagahoribashi	3,400	2,864	1,835	4,710	4,700	-10	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	Chuo
RE-125	Castalia Sannomiya	1,230	1,037	522	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	401	179	581	581	0	5.0	5.0	5.2	5.0	5.0	5.2	0.0	0.0	0.0	Daiwa
RE-127	Castalia Ichibancho	783	678	288	966	967	1	5.0	5.0	5.2	5.0	5.0	5.2	0.0	0.0	0.0	Daiwa
RE-128	Castalia Omachi	656	584	262	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	1,981	878	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	2,316	1,263	3,580	3,580	0	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	Chuo
RE-131	Big Tower Minami Sanjo	1,740	1,217	1,542	2,750	2,760	10	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	1,896	1,353	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	638	343	982	982	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Morii
RE-134	Castalia Yakuin	930	857	352	1,210	1,210	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Morii
RE-135	Castalia Mibu	1,193	1,066	463	1,550	1,530	-20	4.5	4.3	4.7	4.5	4.3	4.7	0.0	0.0	0.0	JREI
RE-136	Castalia Tsutsujigaoka	1,208	1,136	683	1,810	1,820	10	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	Morii
RE-137	Castalia Ohori Bay Tower	2,910	2,468	1,271	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	2,421	628	3,040	3,050	10	5.2	5.1/5.5	-	5.2	5.1/5.5	-	0.0	0.0	0.0	Daiwa
RE-139	Castalia Shigahondori	1,730	1,533	626	2,160	2,160	0	4.6	4.4	4.8	4.6	4.4	4.8	0.0	0.0	0.0	JREI
RE-140	Castalia Kyoto Nishioji	973	982	87	1,070	1,070	0	4.2	4.0	4.4	4.2	4.0	4.4	0.0	0.0	0.0	Morii

Appraisal Value Comparison (7)

Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	(mil yen)			(%)									Appraiser (Note 2)
					Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF		
								CR	DR	TCR	CR	DR	TCR	CR	DR	TCR	
RE-141	Castalia Ningyocho III	2,000	1,963	676	2,640	2,640	0	3.8	3.6	4.0	3.8	3.6	4.0	0.0	0.0	0.0	JREI
RE-142	Royal Parks Umejima	2,020	1,902	267	2,250	2,170	-80	5.0	4.8/5.2	—	5.0	4.8/5.2	—	0.0	0.0	0.0	Morii
RE-143	Castalia Shinsakae II	1,800	1,801	228	2,030	2,030	0	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Daiwa
Residential Properties Total		246,424	225,126	73,343	296,885	298,470	1,585	—	—	—	—	—	—	—	—	—	—
RM-001	ACROSSMALL Shinkamagaya	7,770	7,432	1,227	8,670	8,660	-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	4,410	259	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	4,158	291	4,460	4,450	-10	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	2,917	302	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	230	3,970	3,970	0	—	4.2	—	—	4.2	—	—	0.0	—	Tanizawa
RM-006	DREAM TOWN ALI	8,100	7,884	365	8,760	8,250	-510	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	332	1,940	1,950	10	—	4.8	—	—	4.8	—	—	0.0	—	JREI
RM-008	FOLEO Ome Imai	3,800	3,720	229	3,940	3,950	10	5.1	4.6	5.4	5.3	4.6	5.4	0.0	0.0	0.0	JREI
RM-009	FOLEO Otsu Ichiriyama	8,100	7,931	838	8,760	8,770	10	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	3,129	570	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	496	3,880	3,880	0	—	4.3	—	—	4.3	—	0.0	0.0	0.0	Tanizawa
RM-012	iiias Tsukuba	34,120	34,165	234	34,300	34,400	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	1,646	203	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	6,818	671	7,490	7,490	0	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	2,590	2,600	10	—	4.9	—	—	4.9	—	0.0	0.0	0.0	JREI
RR-004	Sports Depo and GOLF5 Kokurahigashi IC Store	2,230	2,143	256	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	6,660	6,680	20	—	4.0	—	—	4.0	—	0.0	0.0	0.0	Tanizawa
RR-006	Royal Home Center Morinomiya (Land)	4,500	4,541	738	5,260	5,280	20	—	4.0	—	—	4.0	—	0.0	0.0	0.0	Tanizawa
RR-007	Aoyama Tailor Bunkyo Sengoku Ekimae Store	750	768	-2	766	766	0	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	4,981	168	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	4,367	312	4,680	4,680	0	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	2,714	5	2,720	2,720	0	4.7	4.5	4.9	4.7	4.5	4.9	0.0	0.0	0.0	Daiwa
Retail Properties Total		123,219	122,190	8,815	131,356	131,006	-350	—	—	—	—	—	—	—	—	—	—

Appraisal Value Comparison (8)

(mil yen)																	(%)		
Property number	Property name	Acquisition price	Book value Aug. 2020	Unrealized gain (loss)	Appraisal value (Note 1)			Feb. 2020			Aug. 2020			Change			Appraiser (Note 2)		
					Feb. 2020	Aug. 2020	Change	Direct cap	DCF		Direct cap	DCF		Direct cap	DCF				
									CR	DR		TCR	CR		DR	TCR		CR	DR
HO-001	Daiwa Roynet Hotel Yokohama Kannai	4,800	4,735	294	5,170	5,030	-140	4.5	4.3	4.7	4.6	4.4	4.8	0.1	0.1	0.1	Daiwa		
HO-002	Super Hotel JR Nara Station Sanjo Street	1,470	1,450	49	1,520	1,500	-20	4.7	4.5	4.9	4.8	4.6	5.0	0.1	0.1	0.1	Daiwa		
HO-003	Daiwa Roynet Hotel Nagoya Shinkansenguchi	4,500	4,516	-96	4,540	4,420	-120	3.9	3.7	4.1	4.0	3.8	4.2	0.1	0.1	0.1	Daiwa		
HO-004	AGORA Kanazawa	5,200	5,167	322	5,560	5,490	-70	4.9	4.7	5.1	5.1	4.9	5.3	0.2	0.2	0.2	Daiwa		
Hotel Properties Total		15,970	15,870	569	16,790	16,440	-350	—	—	—	—	—	—	—	—	—	—		
OT-001	Urban Living Inage	930	816	463	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	1,037	192	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	7,223	926	8,240	8,150	-90	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	1,814	135	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	1,387	-7	1,370	1,380	10	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	14,442	807	14,750	15,250	500	4.4	4.2	4.6	4.4	4.2	4.6	0.0	0.0	0.0	JREI		
Other Assets Total		27,260	26,721	2,518	28,820	29,240	420	—	—	—	—	—	—	—	—	—	—		
Portfolio Total		819,114	786,517	119,888	904,551	906,406	1,855	—	—	—	—	—	—	—	—	—	—		
Acquisition in Sep. 2020																			
HO-005	CANDEO HOTELS Nagasaki Shinchi Chinatown	3,140	—	—	—	3,180	—	—	—	—	5.0	4.8	5.2	—	—	—	Daiwa		
Portfolio Grand Total		822,254	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		

(Note 1) "Appraisal value" of the period ended Aug. 2020 for the properties acquired in the period ended Aug. 2020 and the property acquired in Sep. 2020 are based on the appraisal value at the time of the acquisition.

(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.

// Number of Unitholders and Units by Unitholder Type

Unitholder type	Period ended Feb. 2020				Period ended Aug. 2020			
	Number of unitholders		Number of units		Number of unitholders		Number of units	
	Unitholders	(%)	Units	(%)	Unitholders	(%)	Units	(%)
Individuals and others	15,285	93.5	92,959	4.5	16,820	93.3	99,330	4.5
Financial institutions	201	1.2	1,170,243	56.4	215	1.2	1,241,077	56.5
Banks / trust banks	72	0.4	1,043,694	50.3	69	0.4	1,111,353	50.6
City banks	—	—	—	—	—	—	—	—
Regional banks	56	0.3	153,052	7.4	54	0.3	135,715	6.2
Trust banks	16	0.1	890,642	42.9	15	0.1	975,638	44.4
Life insurance companies	9	0.1	30,758	1.5	9	0.0	37,462	1.7
Non-life insurance companies	1	0.0	2,529	0.1	—	—	—	—
Other financial institutions	119	0.7	93,262	4.5	137	0.8	92,262	4.2
Shinkin banks	65	0.4	32,612	1.6	71	0.4	33,059	1.5
Others	54	0.3	60,650	2.9	66	0.4	59,203	2.7
Other domestic corporations	331	2.0	222,053	10.7	426	2.4	226,520	10.3
Foreign corporations and individuals	510	3.1	470,986	22.7	538	3.0	488,697	22.3
Securities firms	22	0.1	118,759	5.7	25	0.1	140,376	6.4
Total	16,349	100.0	2,075,000	100.0	18,024	100.0	2,196,000	100.0

// Major Unitholders

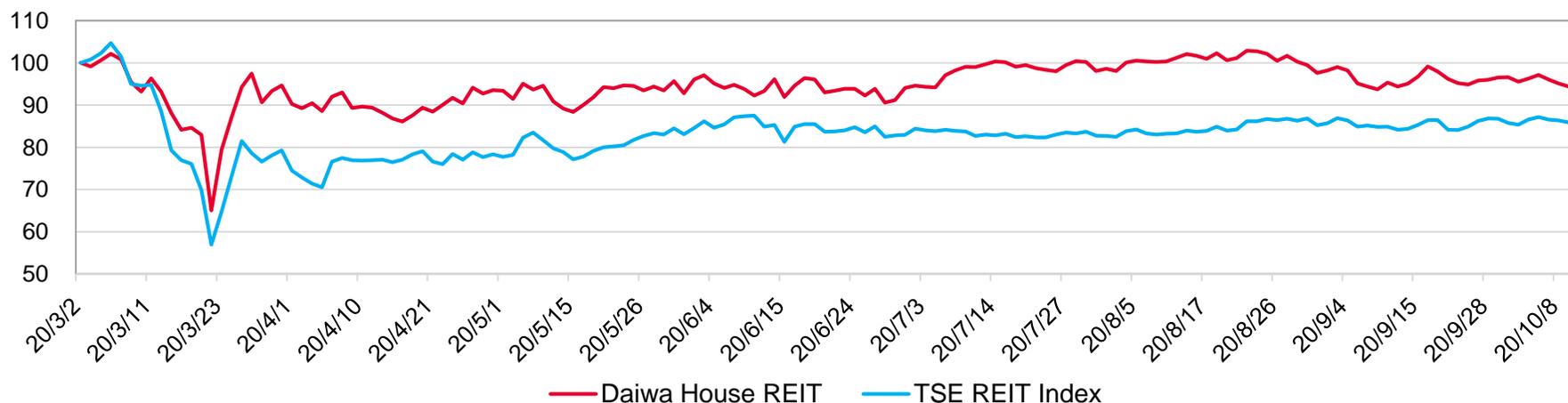
Name	Period ended Aug. 2020	
	Number of units owned	Ownership (%)
Custody Bank of Japan, Ltd. (Trust Account)	431,937	19.7
The Master Trust Bank of Japan, Ltd. (Trust Account)	325,182	14.8
Daiwa House Industry Co., Ltd.	189,200	8.6
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	106,158	4.8
State Street Bank West Client - Treaty 505234	67,627	3.1
Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	65,593	3.0
SMBC Nikko Securities Inc.	36,121	1.6
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	35,308	1.6
JPMorgan Securities Japan Co., Ltd.	29,991	1.4
State Street Bank and Trust Company 505103	27,307	1.2
Total	1,314,424	59.9

Unit Price and Trading Volume

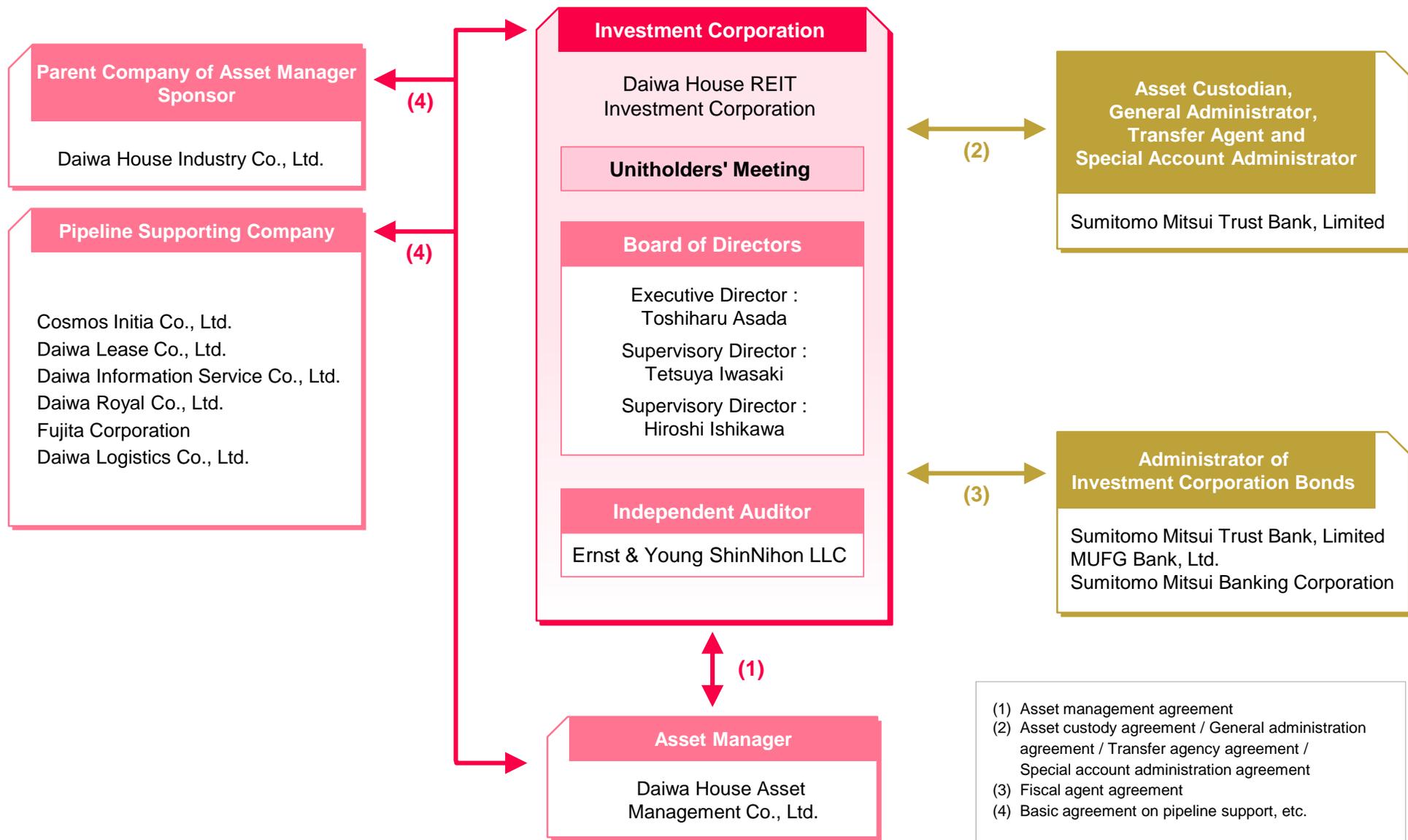


(Note) Adjusted to take into account two-for-one unit splits effective as of Mar. 1, 2013 and Mar. 1, 2015.

Relative Unit Price Performance



(Note) Indexed with the Mar. 2, 2020 (start of the period ended Aug. 2020) closing prices of DHR's unit and TSE REIT Index.



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