

Daiwa House Logistics Trust (**DHLT**) is a Singapore REIT that was listed on the Singapore Exchange Securities Trading Limited on 26 November 2021. The REIT is established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing logistics and industrial real estate assets located across Asia. DHLT is sponsored by Daiwa House Industry Co., Ltd. (**DHI**), a leading real estate player in Japan.



DPL Ibaraki Yuki

DHLT AT A GLANCE

ASIA-FOCUSED LOGISTICS REIT WITH HIGH QUALITY MODERN PROPERTIES | **STRONG AND COMMITTED DEVELOPER SPONSOR TO SUPPORT FUTURE GROWTH**

17
High Quality
Logistics Assets

100.0%
Portfolio
Occupancy Rate⁽ⁱ⁾

458,149 sqm
Total
NLA⁽ⁱ⁾

JPY92,333mn
Portfolio
Valuation⁽ⁱⁱ⁾

5.9 Years
Portfolio
WALE^(i,iii)

6.3 Years
Portfolio
Age^(i,iv)

HOKKAIDO & TOHOKU

1. DPL Sapporo Higashi Kariki
2. DPL Sendai Port
3. DPL Koriyama

GREATER NAGOYA

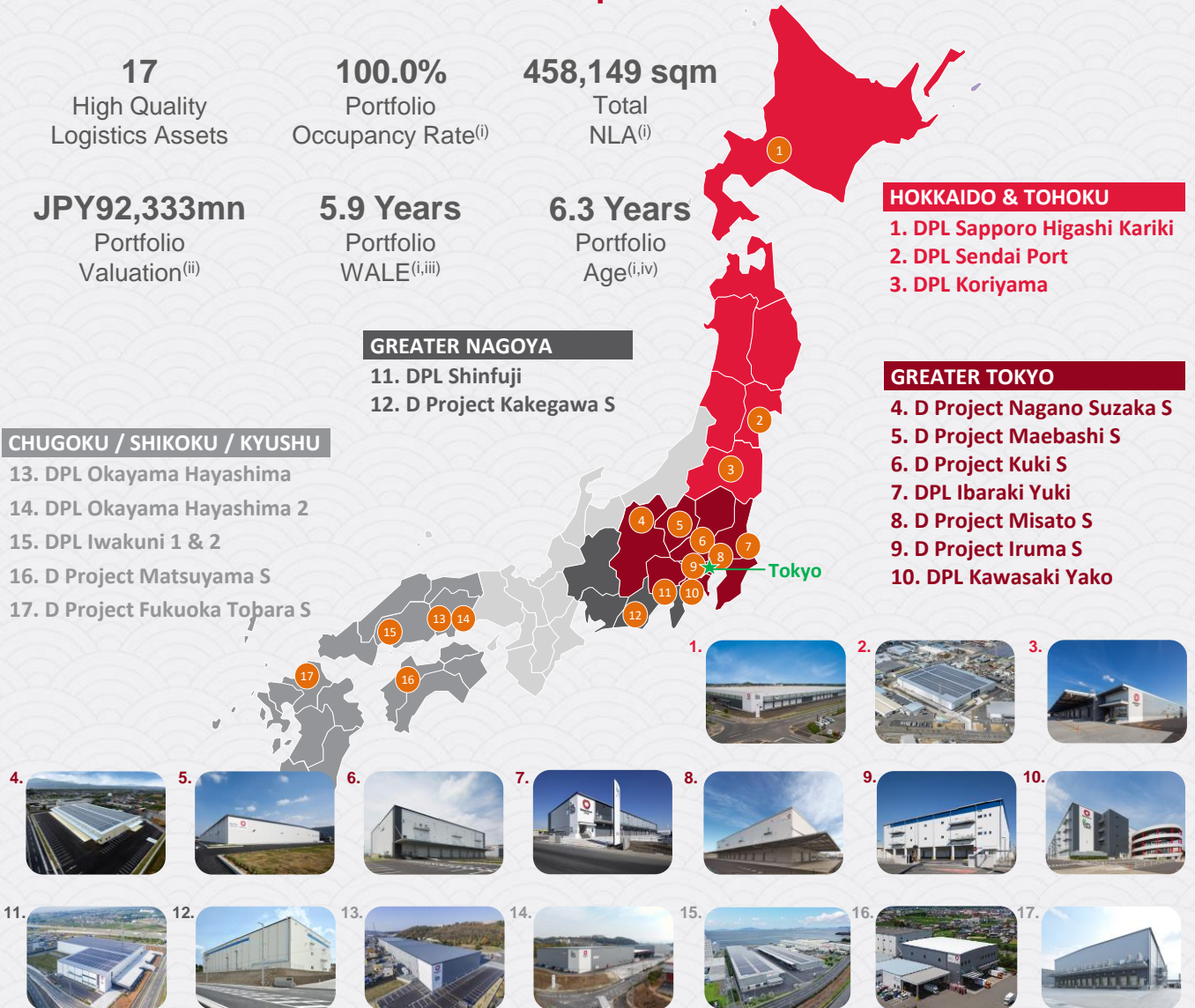
11. DPL Shinfuji
12. D Project Kakegawa S

GREATER TOKYO

4. D Project Nagano Suzaka S
5. D Project Maebashi S
6. D Project Kuki S
7. DPL Ibaraki Yuki
8. D Project Misato S
9. D Project Iruma S
10. DPL Kawasaki Yako

CHUGOKU / SHIKOKU / KYUSHU

13. DPL Okayama Hayashima
14. DPL Okayama Hayashima 2
15. DPL Iwakuni 1 & 2
16. D Project Matsuyama S
17. D Project Fukuoka Tobara S



(i) As at 31 March 2024. (ii) Based on the independent valuation of the properties as at 31 December 2023, save for valuation of DPL Ibaraki Yuki which was based on average valuation as at 31 August 2023. (iii) Weighted average lease expiry by gross rental income ("GRI") based on the monthly rent as at 31 March 2024. (iv) Based on weighted average by NLA.

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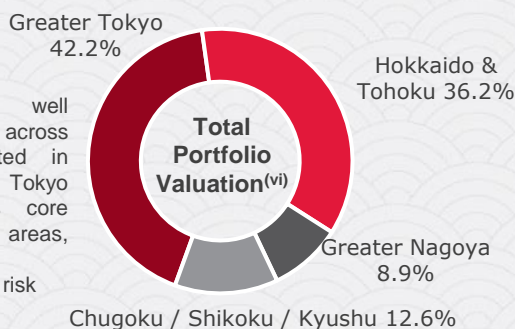
KEY INVESTMENT HIGHLIGHTS

- A Strong Developer Sponsor** – Founded in 1955, DHI is listed on the Tokyo Stock Exchange and is one of the largest construction and real estate development companies in Japan
- B Favourable Market Fundamentals** – Relatively limited high-quality, modern assets in Japan with proliferation of 3PL and e-commerce driving demand for logistics real estate, coupled with growth potential for logistics and industrial assets in Southeast Asia
- C High Quality Portfolio** – (1) Modern high-specifications facilities strategically located close to transportation and shipping networks; (2) Overall high occupancy rate and relatively long WALE anchored by a diversified high-quality tenant base; (3) Commitment to ESG with 94.8% of portfolio green-certified^(v)
- D Visible Growth Story** – Right of first refusal (**ROFR**) granted to DHLT over the Sponsor's pipeline of assets in Southeast Asia and Japan, on the terms of the ROFR agreement
- E Alignment of Interest** - Alignment of interest between Sponsor and Unitholders demonstrated by Sponsor's investment in Units and Perpetual Securities, as well as the ROFR granted to DHLT

(v) By NLA as at 31 March 2024, certified by DBJ Green Building Certification Program / Building Energy-efficiency Labelling System.

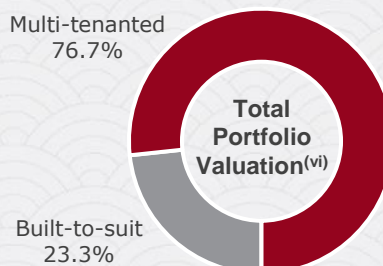
WELL DIVERSIFIED PORTFOLIO

By Regions



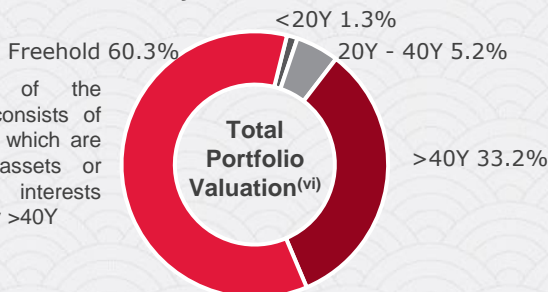
• Assets are well diversified across Japan, located in both Greater Tokyo as well as core regional areas, mitigating concentration risk

By Asset Types



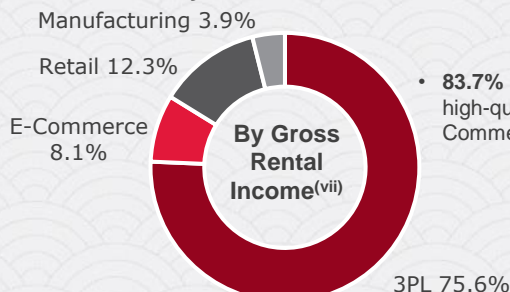
• BTS properties are primarily occupied by blue-chip tenants with long WALE
• Multi-tenanted properties provide opportunities for rent increases upon lease renewals

By Land Tenor



• > 90% of the portfolio consists of properties which are freehold assets or with land interests with expiry >40Y

By Tenant Sectors



• 83.7% occupied by high-quality 3PL & E-Commerce Players

(vi) Based on the independent valuation of the properties as at 31 December 2023, save for valuation of DPL Ibaraki Yuki which was based on average valuation as at 31 August 2023 (vii) Weighted average lease expiry by GRI based on the monthly rent as at 31 March 2024.

KEY INFO AS AT 31 DECEMBER 2023

Aggregate Leverage	37.3%
Weighted average debt to maturity	2.1 years
Interest coverage ratio ^(viii)	12.0x

KEY INFO AS AT 8 MAY 2024

Number of Units	696,459,763
Closing Price	S\$0.580
Market Capitalisation	S\$403.9 million

(viii) Based on last 12 months up to 31 March 2024.

IMPORTANT NOTICE

This fact sheet is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Daiwa House Logistics Trust ("DHLT", and the units in DHLT, the "Units").

The past performance of DHLT is not necessarily indicative of the future performance of DHLT. The value of the Units and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Daiwa House Asset Management Asia Pte. Ltd., as manager of DHLT (the "Manager") or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited ("SGX-ST"). It is intended that unitholders of DHLT may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.