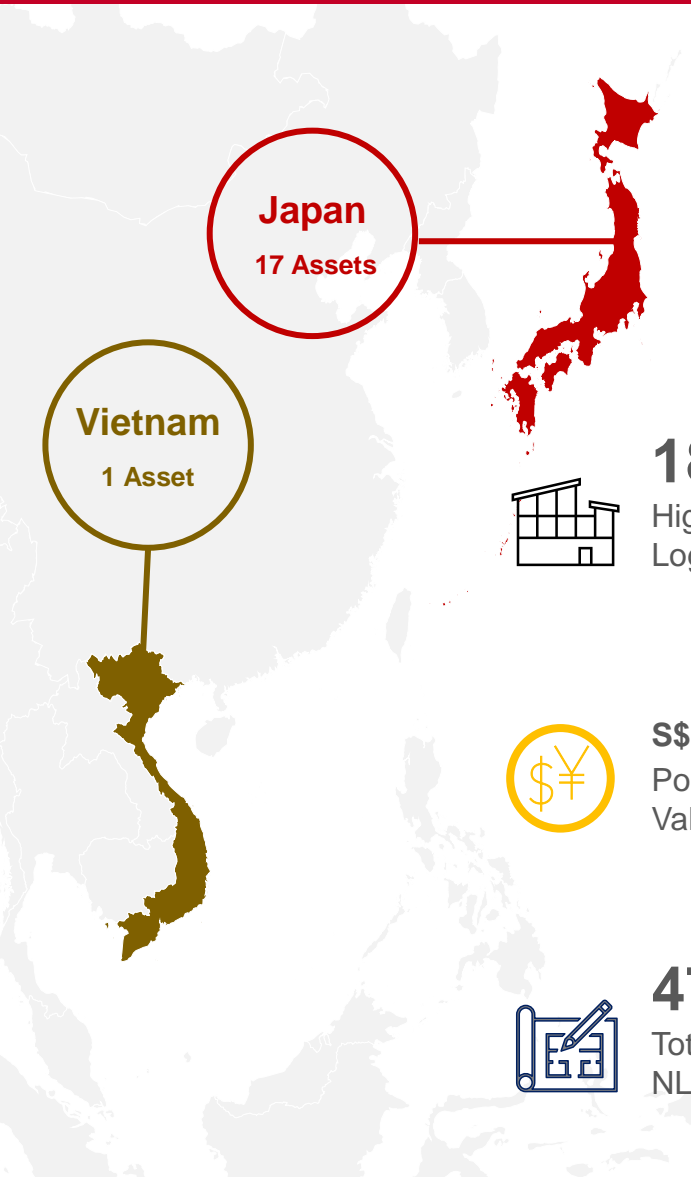


Daiwa House Logistics Trust (DHLT) is a Singapore REIT that was listed on the Singapore Exchange Securities Trading Limited on 26 November 2021. The REIT is established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing logistics and industrial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



D PL Ibaraki Yuki

DHLT AT A GLANCE



ASIA-FOCUSED LOGISTICS REIT WITH HIGH QUALITY MODERN PROPERTIES

STRONG AND COMMITTED DEVELOPER SPONSOR TO SUPPORT FUTURE GROWTH



18
High Quality Logistics Properties



97.5%
Portfolio Occupancy Rate^(1,2)



S\$852 MILLION
Portfolio Valuation⁽³⁾



6.6 YEARS
Portfolio WALE by GRI^(1,4)



476,614 SQM
Total NLA⁽¹⁾



6.9 YEARS
Portfolio Age^(1,5)

(1) As at 30 September 2024. (2) Accounted for the space that was vacated for the partially renewed lease which expired on 30 September 2024. (3) Based on the independent valuation of the properties as at 31 December 2023, save for DPL Ibaraki Yuki (average of the two valuations conducted as at 31 August 2023) and D Project Tan Duc 2 (average of two valuations conducted as at 30 September 2023 and 30 November 2023, respectively). (4) Gross rental income ("GRI") based on the monthly rent as at 30 September 2024. (5) Based on weighted average by net lettable area ("NLA").

CONTACT US

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Telephone: +65 6202 0486

Acquired for
JPY71.1 billion

26 November 2021

- Listed in November 2021 with an initial portfolio of 14 logistics properties in Japan



DPL Kawasaki Yako

Acquired for
JPY4.7 billion

8 December 2022

- Completed DHLT's maiden acquisition, acquiring 2 freehold properties and a freehold land in Japan



DPL Iwakuni 1&2



D Project Matsuyama S

Acquired for
JPY2.6 billion

15 March 2024

- Added DPL Ibaraki Yuki, a recently completed freehold in Japan



DPL Ibaraki Yuki

Acquired for
VND 483 billion⁽¹⁾

5 July 2024

- D Project Tan Duc 2 in Long An province, Vietnam is DHLT's first property outside of Japan



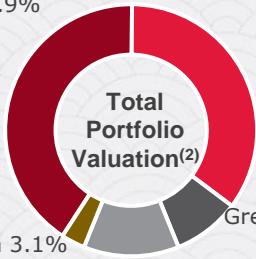
D Project Tan Duc 2

(1) Agreed property value.

WELL DIVERSIFIED PORTFOLIO

By Regions

Greater Tokyo
40.9%



Hokkaido &
Tohoku 35.1%

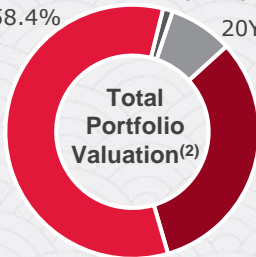
Greater Nagoya
8.6%

Chugoku / Shikoku / Kyushu 12.2%

Vietnam 3.1%

By Land Tenor

Freehold 58.4%



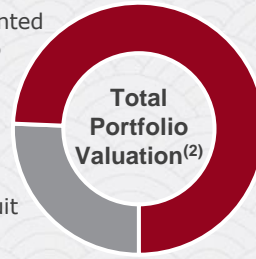
20Y - 40Y 8.1%

>40Y 32.2%

<20Y 1.3%

By Asset Types

Multi-tenanted
74.4%



Built-to-suit
25.6%

- BTS properties are primarily occupied by blue-chip tenants with long WALE

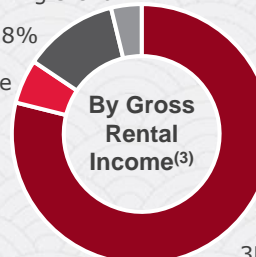
- Multi-tenanted properties provide opportunities for rent increases upon lease renewals

By Tenant Sectors

Manufacturing 3.8%

Retail 11.8%

E-Commerce
5.5%



3PL 78.9%

- >80% occupied by high-quality 3PL & E-Commerce Players

Total Portfolio Valuation⁽²⁾

By Gross Rental Income⁽³⁾

(2) Based on the independent valuation of the properties as at 31 December 2023, save for DPL Ibaraki Yuki (average of the two valuations conducted as at 31 August 2023) and D Project Tan Duc 2 (average of two valuations conducted as at 30 September 2023 and 30 November 2023, respectively). (3) GRI based on the monthly rent as at 30 September 2024.

KEY INFO AS AT 30 SEPTEMBER 2024

Aggregate Leverage	39.2%
Weighted average debt to maturity	1.7 years
Interest coverage ratio ⁽⁴⁾	11.2x

(4) Based on last 12 months up to 30 September 2024.

KEY INFO AS AT 8 NOVEMBER 2024

Number of Units	697,953,647
Closing Price	S\$0.570
Market Capitalisation	S\$397.8 million

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.