

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.



DHLT AT A GLANCE

ASIA-FOCUSED LOGISTICS REIT WITH HIGH QUALITY MODERN PROPERTIES

STRONG AND COMMITTED DEVELOPER SPONSOR TO SUPPORT FUTURE GROWTH

16
High Quality
Logistics Assets

100.0%
Portfolio
Occupancy Rate⁽ⁱ⁾

JPY87,531 mn
Portfolio
Valuation⁽ⁱⁱ⁾

6.6 Years
Portfolio
WALE^(iii,iv)

444,728 sqm
Total
NLA⁽ⁱⁱⁱ⁾

5.8 Years
Portfolio
Age^(iii,v)

CHUGOKU / SHIKOKU / KYUSHU

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

HOKKAIDO & TOHOKU

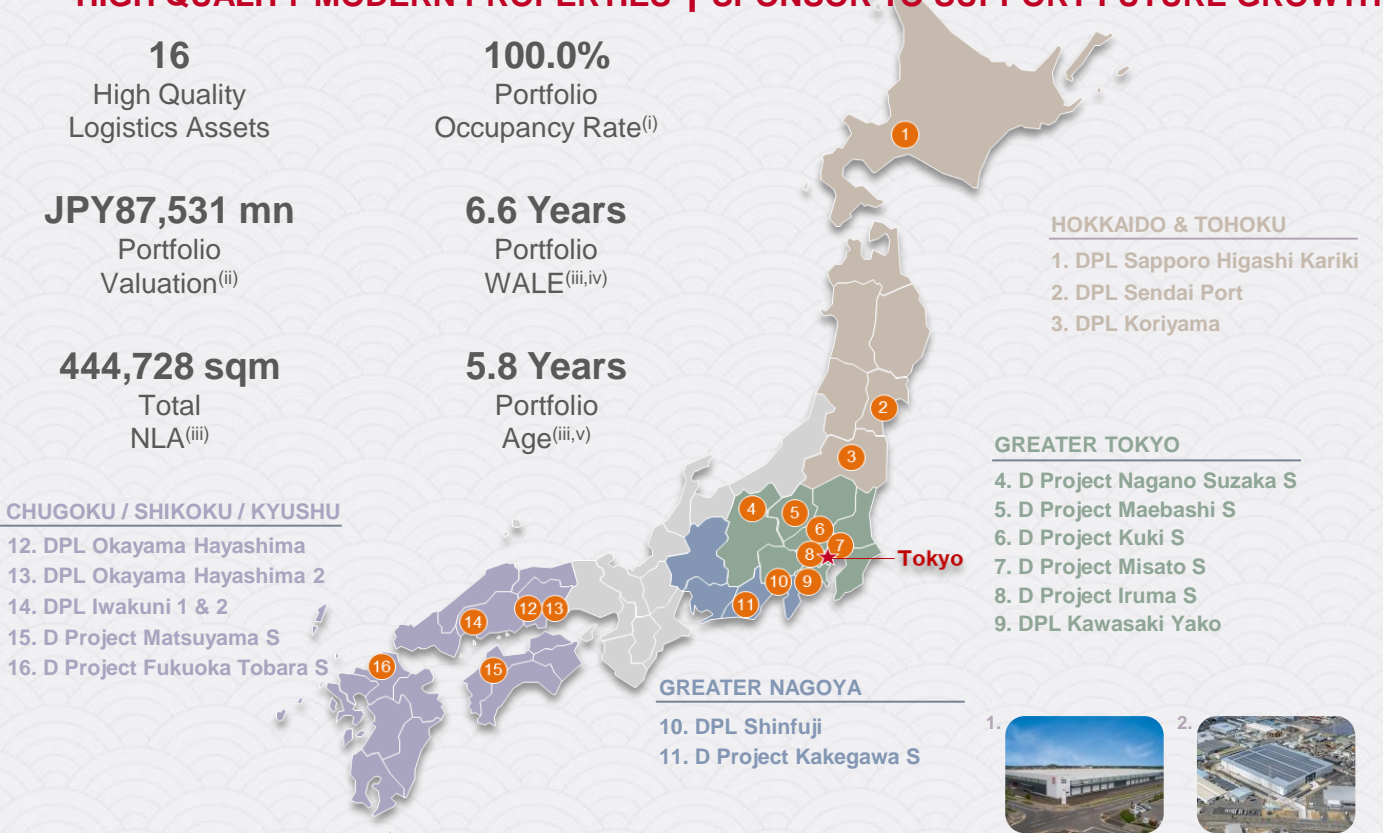
1. DPL Sapporo Higashi Kariki
2. DPL Sendai Port
3. DPL Koriyama

GREATER TOKYO

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

GREATER NAGOYA

10. DPL Shinfuji
11. D Project Kakegawa S



(i) As at 31 July 2023. (ii) Based on the independent valuation of the properties as at 31 December 2022. (iii) As at 30 June 2023. (iv) Weighted average lease expiry by gross rental income ("GRI") based on the monthly rent as at June 2023. (v) Based on weighted average by NLA.

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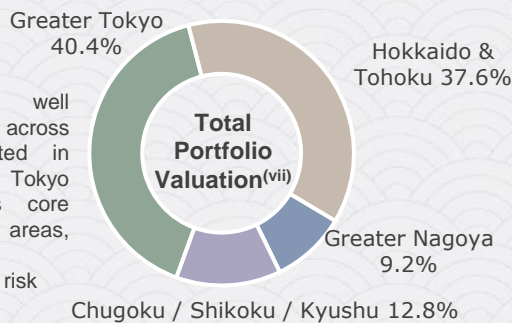
KEY INVESTMENT HIGHLIGHTS

- 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** – Scarcity of high-quality, modern assets in Japan with proliferation of 3PL and e-commerce driving demand for logistics real estate, coupled with strong 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 long WALE anchored by a diversified blue-chip tenant base; (3) Commitment to ESG with 94.7% of portfolio green-certified^(vi)
- 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

(vi) By NLA, certified by DBJ Green Building Certification Program / Building Energy-efficiency Labelling System.

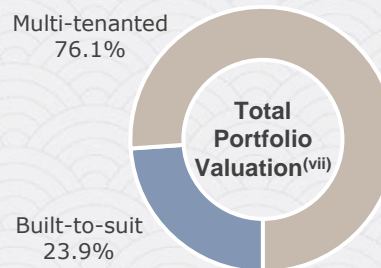
WELL DIVERSIFIED PORTFOLIO

By Regions



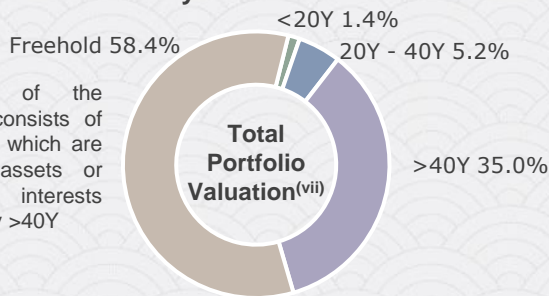
- Assets are well diversified across Japan, located in both Greater Tokyo as well as core regional areas, mitigating concentration risk

By Asset Types



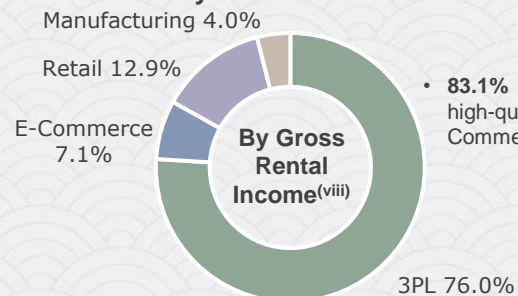
- BTS properties are primarily occupied by blue-chip tenants with long WALE
- Multi-tenanted properties provide opportunities for rent increases upon lease renewals

By Land Tenor



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

By Tenant Sectors



- 83.1% occupied by high-quality 3PL & E-Commerce Players

(vii) Portfolio Valuation as at 31 December 2022. (viii) Weighted average lease expiry by GRI based on the monthly rent as at June 2023.

KEY INFO AS AT 30 JUNE 2023

Aggregate Leverage	35.7%
Weighted average debt to maturity	2.6 years
Interest coverage ratio ^(ix)	11.7x

KEY INFO AS AT 2 AUGUST 2023

Number of Units	694,355,286
Closing Price	S\$0.615
Market Capitalisation	S\$427.0 million

(ix) Based on 1H FY2023.

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.

DBS Bank Ltd. was the Sole Financial Adviser, and DBS Bank Ltd. and Nomura Singapore Limited were the Joint Issue Managers for the initial public offering of Daiwa House Logistics Trust.