大和証券リビング投資法人
Daiwa Securities Living Investment Corporation

September 1, 2022

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo 104-0061
Yoshio Urata, Executive Director
(Securities Code: 8986)
Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Yoshiki Nishigaki President and Chief Executive Officer
Inquiries: Kentaro Azumi General Manager, Corporate Division
Tel: +81-3-6757-9680

Notice Concerning Determination of the General Outline of the Unitholder Benefits Program

Daiwa Securities Living Investment Corporation (the "Investment Corporation") hereby announces that the Investment Corporation determined the general outline of the unitholder benefits program (the "Benefits Program") applicable for the Investment Corporation's fiscal period ending September 2022 (33rd fiscal period) as follows. The Benefits Program provides the unitholders with an opportunity to experience the high quality management and services the operators of the healthcare facilities (the "Operators") offer and to get a better understanding about them. The Investment Corporation expects that, through the utilization of the Benefits Program, the unitholders would feel more familiarity with the Investment Corporation and the Operators.

1. General Outline of the Benefits Program

(1) Eligible Unitholder

Unitholders stated or recorded on the unitholders' register of the Investment Corporation as of September 30, 2022 ("Record Date") will be eligible for the Benefits Program. Please note that the last trade date of the investment units of the Investment Corporation with the unitholders' rights on the Tokyo Stock Exchange is scheduled to be September 28, 2022.

(2) Benefits

Unitholders owning more than 1 (one) unit will be entitled to the benefits as described below.

■As Partners Co., Ltd.

暮らしを、共に。
as partners
株式会社アズパートナーズ

Benefits	・200,000 yen discount from lump-sum payment (if the user's payment method is a lump-sum payment method) ・Discount for 2 months of administrative expenses included in the monthly fee (if the user's payment method is a monthly payment method) ・Free trial stay (4 days and 3 nights) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to one-degree relatives)
Applicable Facilities	All of the healthcare facilities operated by As Partners Co., Ltd and its group companies (pay nursing home)

■ Anabuki Medical Care K.K.

Benefits	・Furniture to be provided to the new resident for the below “Applicable Facilities” (Furniture can be chosen from the catalog Anabuki Medical Care provides) (value of 50,000 yen excluding tax, when in excess of 50,000 yen the difference shall be paid by the resident, two or more pieces of furniture can be chosen if the total cost falls within 50,000 yen)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Alpha Living Okayama Nishigawa Ryokudokoen, Alpha Living Okayama Korakuen, Alpha Living Takamatsu Ekimae, Alpha Living Takamatsu Hyakkenmachi

■ ALSOK Care Co., Ltd.

Benefits	・Discount on the initial lump sum payment (equivalent to 2 months’ rent of the facility moving into) (Note) Excluding maintenance fees and meals.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All the fee-based facilities for the elderly (Sukoyaka and Minna-no-ie) and group homes (Minna-no-ie) operated by ALSOK Care and its subsidiaries

■ Good Time Living Co., Ltd.

Benefits	<Good Time Living> Discount on the initial lump sum payment: 300,000 yen <Platesia> Discount on the initial lump sum payment: 500,000 yen
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Nursing homes and rental housing for the elderly operated by Good Time Living Co., Ltd.

■ CARE TWENTYONE CORPORATION

Benefits	・Free one-day facility tour (with lunch provided) (Note) Use in conjunction with other discount services is not permitted. Lunch may not be available depending on the situation of infectious diseases.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All of the healthcare facilities (nursing homes) operated by CARE TWENTYONE CORPORATION

■ K.K. Sawayaka Club

Benefits	・10% discount from the first monthly payment ・Free trial stay (overnight with meals) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All of the healthcare facilities (nursing homes) operated by K.K. Sawayaka Club

■ K.K. Cedar

Benefits	・Free trial stay (overnight) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	La'nassica Arakogawa

■ K.K. Silver Heights Sapporo

Benefits	・Free trial stay (overnight with meals) ・Free facility tour (with lunch provided) (Note) The application will be accepted on conditions that the applicant meets the criteria of the healthcare facility as established by K.K. Silver Heights Sapporo and that a room is available for that purpose at the requested healthcare facility.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Silver Heights Hitsujigaoka No. 3

■ K.K. Super Court

Benefits	・Free trial stay (overnight with meals) one-time-only ・Free facility tour (with lunch provided) one-time-only ・50,000 yen cash back from the monthly payment for new residents (one-time-only, need to stay more than three months after moving into the facility)
Eligible Persons	Unitholder and his/her relatives (up to third-degree relatives)
Applicable Facilities	Super Court JR Nara-Ekimae

■ Sompo Care Inc.

Benefits	<Sompo Care LAVIERE> ・Lump sum payment plan: 3% discount from the initial lump sum payment ・Monthly payment plan: 3% discount of the amount equivalent to the rent from the monthly payments (until the end of the contract term) <Sompo Care Sompo no ie, Sompo Care Sompo no ie S, Sompo Care Sompo no ie GH> ・Monthly payment plan: 3% discount of the amount equivalent to the rent from the monthly payments or of the rent (until the contract ends) (Note) "Sompo Care Sompo no ie GH" is a collective name for group homes operated by Sompo Care Group. Use in conjunction with other discount services is not permitted.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	"Sompo Care LAVIERE" and "Sompo Care Sompo no ie" (nursing homes); "Sompo Care Sompo no ie GH" (group homes); and "Sompo Care Sompo no ie S" (elderly housing with supportive services) operated by Sompo Care Inc. (Facilities operated by its franchisees and operating partners are excluded.)

■ K.K. Charm Care Corporation

Benefits	・Discount coupon for the initial lump sum payment (200,000 yen discount from the initial lump sum payment, or in the case of the plan of 0 yen initial lump sum payment, discount an amount equivalent to one month rent) ・Free voucher for a trial stay (overnight) (Note) The application will be accepted on conditions that the applicant meets the criteria for occupancy of the healthcare facility as established by K.K. Charm Care Corporation and that a room is available for that purpose at the requested healthcare facility. Use of multiple discount services is not permitted.
Eligible Persons	Unitholder who has a letter of the Benefits Program which entitles him/her to the benefit above.
Applicable Facilities	All of the healthcare facilities operated by K.K. Charm Care Corporation

■ Nichiigakkan Co., Ltd.

Benefits	<Nichii Life> Fee discount for housekeeping, childcare and long-term care service <Sunny Maid Service> 5% discount for housekeeping service
Eligible Persons	Unitholder and his/her relatives (up to first-degree relatives)
Applicable Facilities	Nichii Life : Each branch throughout the nation Sunny Maid Service: All branches in Tokyo, Kanagawa, Osaka (Osaka, Ikeda, Toyonaka, and Minoh), and Hyogo Prefectures (excluding remote islands and some mountainous areas)

■ Nichii Carepalace Company

Benefits	<Nichii Home> Discount on the initial lump sum payment: 100,000 yen (tax included) <Iris Garden> Discount on the initial lump sum payment: 50,000 yen (tax included)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All of Nichii Home and Iris Garden operated by Nichii Carepalace Company

■ K.K. Nihon Kaigo Iryo Center

Benefits	・Free trial stay (overnight with meals)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	The facilities which K.K. Nihon Kaigo Iryo Center operates as described below <Residential-type fee-based homes for the elderly> ① Verger Hirakata ② Sakuranbo Kitatanabe ③ Sakuranbo Ohasu ④ Soleil Anryu ⑤ Heart Life Mikunigaokahigashi <Elderly housing with supportive service> ① Cherry One Yamatotakada ② Sakuranbo Kumata ③ Kitatanabe Kagayaki-no-sato ④ Torikai Kagayaki-no-sato

■ HITOWA Care Service Co., Ltd.

Benefits	・Discount from the first monthly payment certificated of needed support：50,000 yen discount certificated of needed long-term care：100,000 yen discount （Note）The level of care shall be based on the level of care at the time of move-in. If a change of classification or a new application is pending at the time of signing the move-in contract, the discount shall be applied after the level of care is determined.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All nursing homes operated by HITOWA Care Service Co., Ltd. （Note）All group homes, all short stay facilities and the "Hospice Floor" on the 2nd floor of "Irise Saginuma, Shinkan" are excluded.

■ **K.K. Medical Care System** MEDICAL CARE SYSTEM

Benefits	・Free trial stay (overnight) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All of the nursing homes operated by K. K. Medical Care System

■ **Living Platform, Ltd.** LIVING PLATFORM

Benefits	・Free one-day facility tour (with lunch provided) (Note) The application will be accepted on conditions that the applicant meets the criteria of the healthcare facility as established by Library ShinShibamata and that a room is available for that purpose at the requested healthcare facility.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Library ShinShibamata

(Note) Living Platform, Ltd. announced that it plans to transfer the nursing care business of three facilities, including the facility owned by the Investment Corporation, to its consolidated subsidiary, Living Platform Care, Ltd. through a company split effective on October 1, 2022. This benefits program is also scheduled to be succeeded.

(3) Scheduled date for the dispatch of the business report for the fiscal period ending September 2022(33rd fiscal period) necessary to utilize the Benefits Program and validity period (benefit application period (TBD))
Date of delivery (TBD): Middle of December, 2022
Validity period (TBD): From the receipt date of the report to June 30, 2023

(4) Benefits requirements
Users who have used this benefit in the past, a resident of the requested healthcare facility and an applicant through agencies are ineligible. Only those certificated or will be certificated of needed long-term care are eligible. (The facilities operated by Good Time Living Co., Ltd. are also for those who are independent and requiring support.)

(5) Method for the use of benefits
Please present the business report for the fiscal period ending September 2022 (33rd fiscal period) and the paper setting forth the name, address, etc. of the unitholder, which is enclosed with the letter, to the healthcare facility to which you would apply for a benefit.

2. Burden of Expenses
The Investment Corporation agreed with each of the Operators that the Eligible Person as defined above will receive a benefit of a certain amount of payment discount by the use of the Benefits Program.
Regarding the expenses attributable to the implementation of the Benefits Program, the Investment Corporation bears the related operating expenses (those for the printing and dispatching, etc.) and each Operator bears those accruing from the use of the Benefits Program by Eligible Persons.

3. Handling of private information

The Investment Corporation, As Partners Co., Ltd., Anabuki Medical Care K.K., ALSOK Care Co., Ltd., Good Time Living Co., Ltd., CARE TWENTYONE CORPORATION, K.K. Sawayaka Club, K.K. Cedar, K.K. Silver Heights Sapporo, K.K. Super Court, SOMPO Care Inc., Charm Care Corporation, Nichiigakkan Co., Ltd., Nichii Carepalace Company, K.K. Nihon Kaigo Iryo Center, HITOWA Care Service Co., Ltd., K.K. Medical Care System, Living Platform,Ltd., and each of the applicable facilities shall use the private information obtained in the course of the operation of the Benefits Program only for the purpose of the Benefits Program and shall not use it for the objectives other than the purpose of the Benefits Program.

4. Outlook

The implementation of the Benefits Program has no impact on the forecasted performance of the Investment Corporation for the fiscal period ending September 2022 (33rd fiscal period).

5. Others

The implementation and the contents of the Benefits Program are subject to the future changes as determined by the Investment Corporation.

6. Contact information for inquiries

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Phone: +81-3-6757-9680
Business Hours: 09:00 – 17:00 (except Saturdays, Sundays and year-end and new-year holidays)

URL: https://www.daiwa-securities-living.co.jp/en/