大和証券リビング投資法人

Daiwa Securities Living Investment Corporation

Supplementary Material to the Press Release

"Notice Concerning Acquisition of Domestic Trust Beneficiary Interests (Rental Housing 2 Properties) and Disposition of Domestic Real Estate (Rental Housing 4 Properties)"

Securities Code : 8986 | https://www.daiwa-securities-living.co.jp/en/

September 18, 2024



大和リアル・エステート・アセット・マネジメント

Daiwa Real Estate Asset Management

General Outline of the Transaction and Reason for the Transfer

General Outline of the Transaction

1. Asset to be acquired

No.	Name of property	Type	Anticipated acquisition price (JPY million)	Appraisal value (as of Sep. 2024) (JPY million)	Scheduled acquisition date
1	Gran Casa Higasinakano (Nakano-ku, Tokyo)	Residence (Studio)	1,174	1,310	Nov. 1, 2024
2	Gran Casa Ayase (Adachi-ku, Tokyo)		680	729	
Total		-	1,854	2,039	-

Average age of acquired properties
1.4 years
Acquired **9.1**% below appraisal value

Average age of disposed properties
17 years
Disposed of for the same amount as appraisal value

2. Asset to be disposed

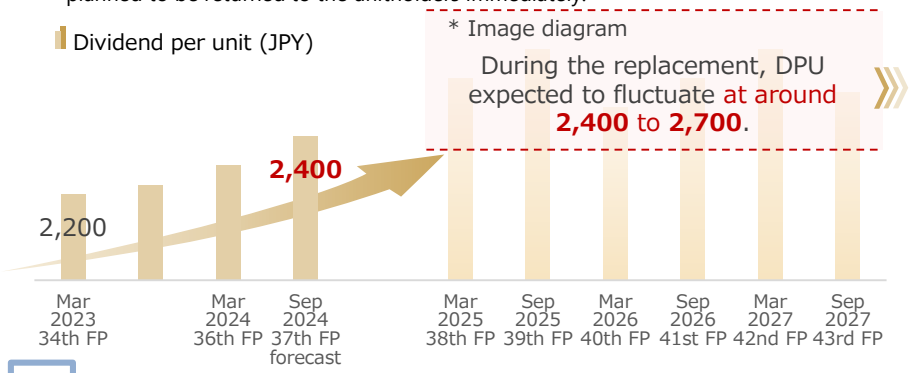
No.	Name of property	Book value (as of the end of Mar 2024) (JPY million)	Anticipated disposition price (JPY million)	Profit or loss on disposition (JPY million)	Scheduled disposal date
1	willDo Kanayama (Nagoya, Aichi)	282	400	**425**	Oct. 31, 2024
2	willDo Kanayama sawashita (Nagoya, Aichi)	283	424		
3	willDo Matsubara (Nagoya, Aichi)	424	583		
4	willDo Daikancho (Nagoya, Aichi)	510	602		
Total		1,500	2,009	**425**	-

Utilize to increase distribution, internal reserves and acquisition of new assets

Reason for the Transfer

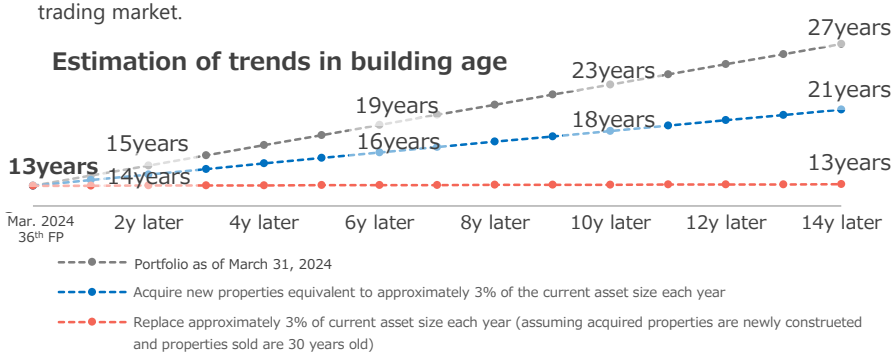
1 Increase in dividends

- Realization of unrealized gains as capital gains by asset disposal at appropriate timing and prices.
  Anticipated gain on the disposition: JPY 425 million
- Gain on disposition is planned to be internally reserved or to be distributed.
  Disposition is scheduled to continue in the future and as with this disposition, a portion of the capital gains expected to accrue from the sale will be retained internally and a part is planned to be returned to the unitholders immediately.



2 Strengthening internal growth

- Maximize NCF and control future downside risks by disposing assets at this time after comprehensively considering the prospects for future profitability based on the age of the property, the size and location of the property and current trends in the real estate trading market.



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Overview of the assets to be acquired

Gran Casa Higashinakano



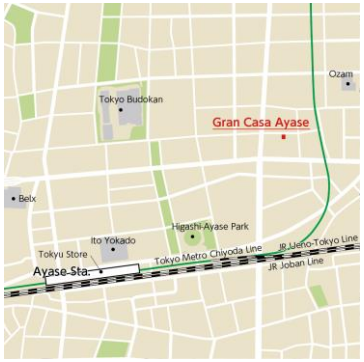


- The property is a condominium building completed in June 2023, situated a 2-minute walk from JR Chuo Line and Sobu Line "Higashi-Nakano" Station.
- The 12-story reinforced concrete building consists of 17 1K units, 15 1DK units.

Location	Nakano-ku, Tokyo
Scheduled acquisition date	Nov. 1, 2024
Anticipated acquisition price	JPY 1,174 million
Appraisal value	JPY 1,310 million
Completion	June 24, 2023
Number of leasable units	32
Occupancy rate (as end of Jul. 2024)	100.0%
Appraisal NOI yeild	3.6%

Gran Casa Ayase

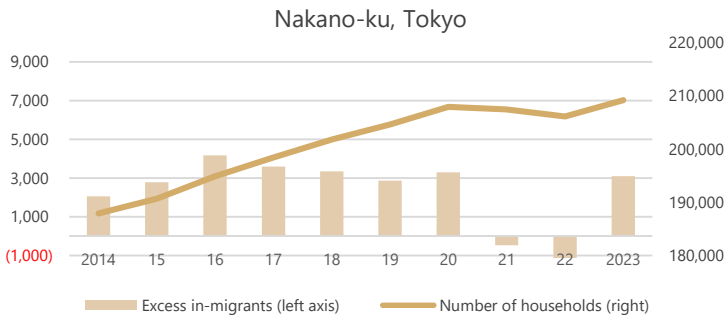




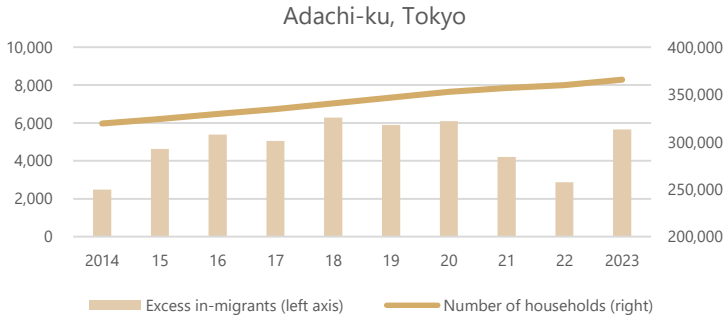
- The property is a condominium building completed in June 2022, situated a 7-minute walk from "Ayase" Station on the Tokyo Metro Chiyoda Line and JR Joban Line.
- The 7-story reinforced concrete building consists of 28 1K units, 1 1DK units.

Location	Adachi-ku, Tokyo
Scheduled acquisition date	Nov. 1, 2024
Anticipated acquisition price	JPY 680 million
Appraisal value	JPY 729 million
Completion	June 7, 2022
Number of leasable units	29
Occupancy rate (as end of Jul. 2024)	96.6%
Appraisal NOI yeild	3.9%

Changes in the number of households and excess household in-migrants



households are increasing in both cities.



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Notes

Unless otherwise indicated, all figures in this document are rounded down to the nearest whole number, and percentages are rounded to the nearest whole number.

Page 2

1. “Studio type” refers to residences in the 1R, 1K, 1DK, and 1LDK layouts. “Family type” refers to residences in the 2K, 2DK, 2LDK, and above layouts. If there are multiple types of residences are mixed in one building, they are classified as belonging to the type with the largest number of units.
2. Anticipated acquisition price does not include acquisition expenses, adjustments to property tax and city planning tax, and consumption tax and local consumption tax. The same applies hereinafter
3. There is no intermediary in the Acquisition.
4. The anticipated disposition price excludes disposition-related costs, fixed asset tax and city planning tax adjustments and national and local consumption taxes; the same shall apply hereinafter.
5. The estimated gain on transfer is the estimated amount as of the date of this document and may differ from the actual amount.
6. The intermediary of the Disposition does not correspond to the interested party.
7. "Average age of acquired properties“ and "Average age of disposed properties “ are calculated as the weighted average of the age of each property as of July 31, 2024, weighted by the acquisition price.
8. "Changes in age of buildings" are estimated based on asset size and age of buildings with March 31, 2024 as the base date.
9. "Expected distribution per unit" is an estimate as of the date of this document. The actual distribution per unit is subject to change. The forecast is not a guarantee of the distribution amount.
10. Future "Dividend per unit" is an estimate as of the date of this document. The actual distribution per unit is subject to change. The forecast is not a guarantee of the distribution amount.

Page 3

1. "Changes in the number of households and excess household in-migrants" was prepared by the Asset Management Company based on data released by Nakano-ku and Adachi-ku.

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