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For Immediate Release

Investment Corporation:

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Notice Concerning Investment Unit Benefits to Employees of Asset Manager

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that Daiwa House Asset Management Co., Ltd. (the “Asset Manager”), the asset manager to which DHR entrusts the management of its assets, decided that all the employees of the Asset Manager (regular employees and fixed-term employees, the “Employees”) participating in the DHR investment unit ownership program should be eligible to receive a special incentive equivalent of one DHR investment unit (the “Benefits”) as described below.

1. Purpose of the Benefits

The purpose of the Benefits is to commemorate the Asset Manager’s 20th anniversary on September 1, 2024 since its establishment. The Asset Manager will provide a special incentive equivalent of one DHR investment unit to each of the Employees who have participated in the DHR investment unit ownership program through contribution of funding to the DHR investment unit ownership program.

The Asset Manager aims to achieve 100% participation rate of the Employees in the DHR investment unit ownership program through the Benefits, so that the Employees will make further efforts to improve DHR investment unit price by paying attention to DHR investment unit price trend and the earnings more closely for the sake of further growth of DHR and improvement of unitholder value over the medium- to long-term.

The Asset Manager introduced the DHR cumulative investment unit investment program in December 2013 and the DHR investment unit ownership program in November 2019 as the programs that enabled the Employees and officers of the Asset Manager to purchase DHR investment units. In addition, the Asset Manager raised the ratio of the incentive paid by the Asset Manager to the Employees for regular purchases of DHR investment units from 5% to 10% in July 2024, to help the Employees build assets through the purchases of DHR investment units.

2. Outline of the Benefits

Each of the Employees participating in the DHR investment unit ownership program as of February 2025 among the 69 Employees enrolled at the Asset Manager as of September 1, 2024 will receive a special incentive of 240,000 yen, equivalent of one DHR investment unit, from the Asset Manager to purchase DHR investment unit.

3. Outlook

This matter will not have any impact on the financial results of DHR.

* DHR’s website: <https://www.daiwahouse-reit.co.jp/en>