Daiwa House REIT Investment Corporation

July 25, 2025

For Immediate Release

Investment Corporation:
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Notice Concerning Investment Unit Split and Partial Amendment of Articles of Incorporation

Daiwa House REIT Investment Corporation ("DHR") hereby announces that it decided today to split its investment units (the "Split") and to partially amend its articles of incorporation as follows.

1. Purpose of the Split

DHR will implement the Split, aiming to create a more accessible investment environment for investors by lowering the amount per investment unit, thereby expanding the investor base and improving the liquidity of its investment units.

2. Overview of the Split

(1) Method of the Split

With August 31, 2025 as the record date, DHR will implement a 2-for-1 split of its investment units held by unitholders listed or recorded in the final unitholders registry on this date (Note).

(Note) Since August 31, 2025 is a holiday for the transfer agent, the record date will be August 29, 2025 in practice.

(2) Number of investment units to be increased by the Split

Total number of investment units issued and outstanding before the Split	:	2,295,239 units	
Total number of investment units to be increased by the Split	:	2,295,239 units	
Total number of investment units issued and outstanding after the Split	:	4,590,478 units	
Total number of investment units authorized to be issued after the Split	:	16,000,000 units	(Note)

(Note) Please refer to "3. Partial Amendment of Articles of Incorporation" below.

(3) Schedule of the Split

Date of public announcement of record date	:	August 15, 2025 (planned)
Record date	:	August 31, 2025 (Note)
Effective date	:	September 1, 2025

(Note) Since August 31, 2025 is a holiday for the transfer agent, the record date will be August 29, 2025 in practice.

3. Partial Amendment of the Articles of Incorporation

(1) Reason for the amendment

To increase the total number of investment units authorized to be issued in proportion to the Split, DHR will partially amend its Articles of Incorporation by a resolution of its Board of Directors, without a resolution at a General Meeting of Unitholders, in accordance with Article 184, Paragraph 2 of the Companies Act, as applied pursuant to Article 81-3, Paragraph 2 of the Act on Investment Trusts and Investment Corporations.

(2) Contents of the amendment

(The underlined parts are changed.)

Before	After
Section II Investment Units	Section II Investment Units
Article 5 Total Number of Investment Units Authorized to be Issued	Article 5 Total Number of Investment Units Authorized to be Issued
5.1 The total number of investment units authorized to be issued by the Investment Corporation is 8,000,000.	5.1 The total number of investment units authorized to be issued by the Investment Corporation is 16,000,000.

(3) Schedule of the amendment (effective date)

September 1, 2025

4. Revision of the forecast distributions per unit (DPU)

DHR has revised the forecast of operating results and distributions for the fiscal periods ending August 31, 2025 (from March 1, 2025 to August 31, 2025) and February 28, 2026 (from September 1, 2025 to February 28, 2026) to factor in the Split and disposition of D Project Machida as described in the press release "Notice Concerning Acquisition and Disposition of Trust Beneficiary Interests in Domestic Real Estate" announced today. For details, please refer to the press release "Notice Concerning Revision to Forecast of Results and Distributions for the Fiscal Periods Ending August 31, 2025 and February 28, 2026" announced today.

* DHR's website: https://www.daiwahouse-reit.co.jp/en/