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

November 20, 2025

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
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Notice Concerning Acquisition of Domestic Real Estate and Domestic Trust Beneficiary Interests (Rental Housing 2 Properties)

Daiwa Securities Living Investment Corporation (hereinafter referred to as the "Investment Corporation") hereby announces that Daiwa Real Estate Asset Management Co. Ltd. (hereinafter referred to as the "Asset Manager"), the asset manager of the Investment Corporation, has resolved to acquire the following properties (hereinafter referred to as the "Acquisition"). Details are provided below.

I. General Outline of the Acquisition

A general outline of the properties to be acquired is detailed in the table below. On November 20, 2025, the Investment Corporation has concluded the purchase agreement with the seller for acquisition of properties to be acquired of. The acquisition is scheduled to take place on December 1, 2025.

No.	Name of property	Location	Property type (Note 1)	Anticipated acquisition price (A) (JPY thousand) (Note 2)	Appraisal value (November, 2025) (B) (JPY thousand)	Difference between anticipated acquisition price and appraisal value (B) - (A) (JPY thousand) ((A)/(B))	Seller
1	Gran Casa Yokohama ishikawacho	Yokohama, Kanagawa	Residence (Studio)	4,337,000	4,440,000	103,000 (97.7%)	Daiwa Securities Realty Co. Ltd.
2	Gran Casa KAWASAKI IKUTA	Kawasaki, Kanagawa	Residence (Family)	1,080,000	1,110,000	30,000 (97.3%)	
	Total			5,417,100	5,550,000	133,000	

(Note 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.
(Note 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.
(Note 3) There is no intermediary in the Acquisition.
(Note 4) Amounts are rounded to the nearest unit and percentages are rounded to the first decimal place. Unless stated otherwise, the same applies hereinafter.

II. Reason for the Acquisition

Based on the asset management objectives and policies set forth in the Investment Corporation Agreement, the Investment Corporation conducts business to ensure the steady growth of assets under management and stable earnings over the medium to long term.

The properties to be acquired have been selected to diversify and enhance the prortfolio with the aim of ensuring stable revenue. In addition, the tenants of the assets to be acquired meets the tenant selection criteria outlined in the Investment Corporation's Management System Report dated June 19, 2025.

III. Details of the Acquisition

The details of the asset to be acquired are summarized in the following individual property tables. The description of the items mentioned in the individual property tables is as follows.

<Description of Items>

1. "Location (residential indication)" is stated based on the residential indication in principle. Where residential indication is not shown, building location (if there is more than one, the location of one of the buildings) is shown in accordance with either the housing number indication or the registry (including the Registration Record; the same applies hereinafter).
2. "Form of ownership" for both Land and Building refers the type of rights held by the Investment Corporation for real estate and by the Trustee for real estate trust beneficiary interests.
3. "Zoning" for Land refers to the types of use districts stipulated by Item 1, Paragraph 1, Article 8 of the City Planning Act (Law No. 100 of 1968, including later amendments) (hereinafter referred to as the "City Planning Act").
4. "Area" for Land is shown in accordance with the registry and may not correspond to the current reality.
5. "FAR" for Land refers to the ratio of the sum of the floor space of the building to the land area as stipulated in Article 52 of the Building Standards Act (Law No. 201 of 1950, including later amendments) (hereinafter referred to as the "Building Standards Act"), and the upper limit of floor-to-area ratio (designated floor-to-area ratio) as determined by city planning according to the use area. The designated floor-to-area ratio can be mitigated, increased, or reduced due to the width of roads connected to the site and other reasons, and may differ from the floor-to-area ratio that is actually in use.
6. "Building-to-land ratio" for Land shows the ratio of the building area to the land area as stipulated in Article 53 of the Building Standards Act, and the upper limit of building-to-land ratio (designated building-to-land ratio) as determined by city planning according to the use area. The designated building-to-land ratio can be mitigated, increased, or reduced due to fireproofed structures in a fire prevention districts and other factors, and may differ from the building-to-land ratio that is actually in use.
7. "Use" for Building refers to the building type recorded in the registry.
8. "Structure/Floors" for Building is based on records in the registry.
9. "Number of leasable units" (in the case of residence) indicates the number of units that can be leased as of October 31, 2025 for the Asset to Be Acquired.
10. "Number of leasable compartments" (in case of healthcare facilities) indicates the number of compartments of a building where a lease contract has been concluded, and includes retail stores, offices, etc., if any.
11. "Total floor area" for Building is based on records in the registry and does not include the floor area of annexed buildings.
12. "Construction completion" for Building refers to the date of completion recorded in the registry.
13. "Estimated emergency repair expenses," "Estimated short-term repair expenses," and "Estimated long-term repair expenses" are rounded down to the thousands, while ratios are rounded to the first decimal place.
14. "PML" data was acquired from Tokyo Marine dR Co., Ltd. in November 2025.
15. "Property manager" is the property management company entrusted with, or scheduled to be entrusted with the property management operations.
16. "Master lessee" is the party that has, or is scheduled to enter into a master lease agreement concerning the asset in question.
17. "Type of master lease" is either "Pass through" or "Guaranteed rent" "Pass through" is a master lease agreement where the master lessee passes on the rent equivalent to rent paid by the end tenant, and "Guaranteed rent" is a master lease agreement in which the master lessee pays a fixed rent.
18. "Real estate rent revenue" is the monthly rental income (rent, common service fee, parking lot income, etc.) rounded down to less than 1,000 yen based on the figures and information available as of October 31, 2025 of the Asset to Be Acquired.
19. "Lease and guarantee deposits, etc." are the lease or guarantee deposits (residences, retail stores, offices, parking lots, etc.) rounded down to less than 1,000 yen based on the figures and information available as of October 31, 2025 of the Asset to Be Acquired.
20. "Leasable area" shows the leasable area of each of the Asset to Be Acquired as of October 31, 2025 excluding area used by storage spaces, parking spaces, custodian areas, signboards, vending machines, antennas and other spaces leased to the lessee in addition to their main use, or other areas leased for the maintenance and supervision of the relevant property (including loan for use). Furthermore, leasable area is calculated using the center line of the wall, and includes the meter boxes and pipe spaces allotted to each unit.
21. "Number of tenants" shall be one if a master lease agreement has, or is scheduled to be concluded with a master lessee.
22. "Total leased area" is the sum of the area leased through lease agreements with end tenants (however, in cases where properties are wholly leased to realtors through guaranteed rent agreements or where a master lessee wholly leases it to another company, lease agreements where properties are wholly leased to a lessee) at the Asset to Be Acquired that are in effect as of October 31, 2025.

23. "Occupancy rate" is the figure obtained by dividing the total leased area by the leasable area for the asset to be acquired as of October 31, 2025, rounded down to the first decimal place.
24. The "Collateral" section denotes if there is collateral to be borne by the Investment Corporation for the asset to be acquired, or if there is collateral to be borne after the acquisition.
25. The "Features" sections have been prepared based on the analyses of the Asset Manager and the appraisal reports of the real estate appraiser concerning the Asset to Be Acquired.
26. The "Special Notes" section denotes important factors upon considering the rights, appraisal values, the impact on profitability and disposability, etc., concerning the Asset to Be Acquired.

1. Gran Casa Yokohama ishikawacho

Overview of the Property				
Category of anticipated property for acquisition		Trust beneficiary interests		
Trustee		Sumitomo Mitsui Trust Bank, Limited (planned)		
Term of trust agreement		undecided		
Scheduled acquisition price		JPY 4,337 million	Scheduled acquisition date	December 1, 2025
Appraisal value (appraisal date)		JPY 4,440 million (as of November 1, 2025)	Appraisal firm	Tanizawa Sogo Appraisal CO., Ltd.
Location (Residential indication)		1-2-1, Chojamachi, Naka-ku, Yokohama-shi, Kanagawa		
Access		Approximately 550 m from "Isezaki-chojamachi" Station on the Yokohama City Subway Blue		
Land	Form of ownership	Ownership	Zoning	Commercial District
	Area	783.22m²	FAR/Building-to-land ratio	500% / 80%
Building	Form of ownership	Ownership	Use	Condominium
	Structure/Floors	RC, 10-story building with flat roof	Number of leasable units	117 units
	Total floor area	4,314.87 m²	Construction completion	February 9, 2024
Building engineer		Design Crew Co., Ltd.		
Constructor		Tokyo Head Office, Nakano Corporation		
Building inspection agency		UHEC		
Estimated emergency repair expenses		JPY 0 thousand	Estimated short-term repair expenses	JPY 0 thousand
Estimated long-term repair expenses		JPY 30,864 thousand	PML	10.4%
Property manager		Tokyu Housing Lease Corporation (planned)		
Master lessee		G.K. Japan Rental Housing	Type of master lease	Pass through
Overview of Leasing				
Real estate rent revenue		JPY 15,498 thousand		
Lease and guarantee deposits		JPY 6,327 thousand		
Total leasable area		3,909.42 m²	Number of tenants	1
Total leased area		3,783.07 m²	Occupancy rate	96.8%
Collateral		None		

Features
Site features: The property is a condominium building completed in February 2024, located a 7-minute walk from "Isezaki-chojamachi" Station on the Yokohama City Subway Blue line, and a 9-minute walk from "Ishikawacho" Station on JR Keihin-Tohoku Negishi Line. While maintaining convenient access to the city center, it offers close proximity to Yokohama's distinctive lifestyle and leisure amenities such as Motomachi Shopping Street, Chinatown, and Yamashita Park. Property features: The 10-story reinforced concrete building consists of 45 1DK units, 54 1LDK units and 18 2LDK units. Common facilities such as auto-locking door, intercom with monitor, security camera, delivery box, water boilers with a reheating function, warm water washing toilet seat, etc., are equipped as standard, it is a property that provides residents with high quality and comfortable life.
Special Notes
None

2. Gran Casa KAWASAKI IKUTA

Overview of the Property				
Category of anticipated property for acquisition		Real Estate		
Scheduled acquisition price		JPY 1,080 million	Scheduled acquisition date	December 1, 2025
Appraisal value (appraisal date)		JPY 1,110 million (as of November 1, 2025)	Appraisal firm	Tanizawa Sogo Appraisal CO., Ltd.
Location (Residential indication)		3-17-7, Nishiikuta, Tama-ku, Kawasaki-shi, Kanagawa		
Access		Approximately 750 m from “Yomiuri-Land-mae” Station on the Odakyu Odawara Line		
Land	Form of ownership	Ownership	Zoning	Category 1 Low-Rise Residential District
	Area	1,956.91m²	FAR/Building-to-land ratio	100% / 50%
Building	Form of ownership	Ownership	Use	Condominium, Parking
	Structure/Floors	RC, 1-floor basement, 3-story building with flat roof	Number of leasable units	22 units
	Total floor area	1,807.29 m²	Construction completion	February 15, 2023
Building engineer		Stylex Co., Ltd.		
Constructor		Tokyo Branch Office, JDC CORPORATION		
Building inspection agency		UHEC		
Estimated emergency repair expenses		JPY 0 thousand	Estimated short-term repair expenses	JPY 0 thousand
Estimated long-term repair expenses		JPY 13,478 thousand	PML	9.1%
Property manager		Tokyu Housing Lease Corporation (planned)		
Master lessee		G.K. Japan Rental Housing	Type of master lease	Pass through
Overview of Leasing				
Real estate rent revenue		JPY 4,091 thousand		
Lease and guarantee deposits		JPY 580 thousand		
Total leasable area		1,372.87 m²	Number of tenants	1
Total leased area		1,372.87 m²	Occupancy rate	100.0%
Collateral		None		

Features
Site features: The property is a condominium building completed in February 2023, located a 10-minute walk from “Yomiuri-Land-mae” Station on the Odakyu Odawara Line. There is a direct train to the Shinjuku business and commercial area, providing good access, and the area around the station offers convenient daily-life facilities such as supermarkets. The property is located in a quiet residential neighborhood and is expected to attract stable demand from DINKS and families. Property features: The 3-story and 1-floor basement reinforced concrete building consists of 4 1LDK units, 14 2LDK units and 4 3LDK units. Common facilities such as auto-locking door, intercom with monitor, security camera, delivery box, water boilers with a reheating function, warm water washing toilet seat, etc., are equipped as standard, it is a property that provides residents with high quality and comfortable life.
Special Notes
None

IV. Profile of the Counterparty

(1)	Company name	Daiwa Securities Realty Co. Ltd.
(2)	Location	6-2-1, Ginza, Chuo-ku, Tokyo
(3)	Title and name of representative	Toshio Fukushima, President and Representative Director
(4)	Description of business	1. Trading, investment, leasing, and brokerage of real estate 2. Management of real estate 3. Owing, trading, and brokerage of real estate trust beneficiary interest 4. Type II financial instruments business 5. Real estate business 6. Trust business 7. Trading, owing, management, and investment of securities 8. Brokerage and intermediation regarding corporate business transfer, sale of assets, capital participation, business alliance, merger, etc. 9. Supervision of construction work and consulting services 10. Investments in specified purpose companies and special purpose companies (companies stipulated in the Regulation on Terminology, Forms, and Preparation Methods of Financial Statements), real estate investment trusts and real estate

		investment corporations, and trading, brokerage and management of equity interests 11. Planning and research concerning effective use of real estate 12. Management consulting services 13. Asset management 14. Money lending business stipulated in the Money Lending Business Act 15. Trading of monetary claims, or businesses relating to intermediation, commission, or agency thereof 16. Business relating to conclusion of contracts to participate in lending, or businesses relating to intermediation, commission, or agency thereof 17. Business relating to conclusion of partnership contracts, limited partnership contracts for investment business, or silent partnership contracts, or businesses relating to intermediation, commission, or agency thereof 18. Businesses relating to Article 17-3, Paragraph 2, Item 12 of the Regulation for Enforcement of the Banking Act 19. All operations incidental to or relating to the preceding items
(5)	Amount of capital	JPY 500 million
(6)	Sales amount	JPY 42,763 million
(7)	Date of incorporation	April 1, 2021
(8)	Net assets	JPY 1,834 million
(9)	Total assets	JPY 68,381 million
(10)	Major shareholders	Daiwa Securities Group Inc. (100%)
(11)	Relationship between the seller and the Investment Corporation/Asset Manager	
	Capital relationship	There is no capital relationship required to be disclosed between the Investment Corporation/Asset Manager and the seller. Daiwa Securities Group Inc., the parent company of the Asset Manager, is the wholly-owning parent company of the seller. In addition, the seller falls under the category of interested persons or other close affiliate of the Asset Manager as stipulated in the Act on Investment Trusts and Investment Corporations.
	Personnel relationship	As of today, the seller falls under the company to which some employees of the Asset Manager are seconded.
	Business relationship	The seller has entered into a basic warehousing, etc. agreement with the Asset Manager and the seller provides warehousing functions and other cooperation in the bridge scheme.
	Status of classification as related party	The seller is a subsidiary of Daiwa Securities Group Inc., the parent company of the Asset Manager and falls under the classification of related party.

V. Profile of the Property Seller

Profile of the Counterparty is Daiwa Securities Realty Co. Ltd., a sister company of the Asset Manager and a subsidiary of Daiwa Securities Group Inc. The seller falls under the category of interested persons or other close affiliate as stipulated in the Investment Trusts Act and under Interested Parties pursuant to the "Rules on Prevention of Conflicts of Interest," an internal rule of the Asset Manager. Thus, the Asset Manager followed the decision-making procedures stipulated in the Rules on Prevention of Conflicts of Interest in making transactions for each planned asset with the seller, in addition to ensuring that the scheduled acquisition price was equal to or lower than the appraisal value.

The following table indicates (1) Company name, (2) Relationship with party having special relationship of interest, (3) History/reason, etc. for acquisition, (4) Acquisition price, (5) Date of acquisition and (6) Estimated warehousing fees to be paid by the Investment Corporation to the previous owner.

Property name	Previous owner		Earlier previous owner
Gran Casa Yokohama ishikawacho	(1)	Daiwa Securities Realty Co. Ltd.	Not a party having special elationship of interest
	(2)	Sister company of Asset Manager	
	(3)	Acquired for the purpose of investment management	
	(4)	Description omitted as the previous owner has owned the property for over one year	

	(5)	March 2024	
	(6)	Description omitted as the previous owner has owned the property for over one year	
Gran Casa KAWASAKI IKUTA	(1)	Daiwa Securities Realty Co. Ltd.	Not a party having special elationship of interest
	(2)	Sister company of Asset Manager	
	(3)	Acquired for the purpose of investment management	
	(4)	Description omitted as the previous owner has owned the property for over one year	
	(5)	September 2023	
	(6)	Description omitted as the previous owner has owned the property for over one year	

(Note) The assets will be acquired from a bridge fund, which temporarily holds the assets for the purpose of transferring them to the Investment Corporation, utilizing the bridge scheme of the sponsor. Therefore, depending on the timing of the acquision by the previous owner, which is a bridge fund, the holding period of the previous owner may be short.

VI. Funds for Acquisition

Use cash on hand.

VII. Schedule of the Acquisition

- Decision of acquisition and conclusion of purchase agreement: November 20, 2025
- Payment and acquisition: December 1, 2025

VIII. Settlement Method

A lump-sum settlement shall be made at the time of the Acquisition

IX. Forecasts

For forecasts of the management status for the fiscal period ending March 2026 (40th fiscal period) and the fiscal period ending September 2026 (41st fiscal period) assuming the Acquisition, please refer to “REIT Financial Report for the 39th Fiscal Period” announced today.

IX. Summary of Appraisal Report

Property Name	Gran Casa Yokohama ishikawacho
Appraisal Value	JPY 4,440,000,000
Appraiser	Tanizawa Sogo Appraisal CO., Ltd.
Date of Appraisal	November 1, 2025

Item				Details	Overview, etc.
Value indicated by income approach			JPY thousand	4,440,000	-
Value indicated by the Direct Capitalization Method			JPY thousand	4,560,000	-
(1) Total Operating Income: (a)-(b)			JPY thousand	207,282	-
	(a)	Rental revenues including common service fees	JPY thousand	202,654	Rental revenue: Revenue that can be earned on an ordinary basis by leasing or contracting the operation of all or part of the subject property (assuming full occupancy) Common service fee revenue: Among the expenses required on a recurring basis for the maintenance, management, and operation of the subject property, revenue collected through contracts with lessees related to common areas (assuming full occupancy)
		Parking fees	JPY thousand	6,552	Income generated by leasing the parking lot attached to the subject property to tenants, etc. and income generated by renting the parking lot by the hour (assuming the lot is full)
		Other revenues	JPY thousand	6,443	Income from other revenues such as fees for installing signs, antennas, vending machines, etc., and one-time payments that do not require refunds of key money, renewal fees, or similar charges.
	(b)	Losses from vacancies	JPY thousand	8,368	Decrease in each income based on the projected occurrence of vacancy and replacement period, etc.
		Bad debt losses	JPY thousand	-	Not recorded as it is secured by deposit, etc.
(2) Total Operating Expenses			JPY thousand	35,927	-
	Operation costs		JPY thousand	4,524	Expenses required on a recurring basis for the maintenance and management of the subject property, including building and facility management, security, cleaning, etc.
	Utilities		JPY thousand	1,407	Expenses required for electricity, water, gas, district heating and cooling heat source, etc. in the operation of the subject property
	Repairs and maintenance expense		JPY thousand	4,096	Of the amount paid for repair or improvement of buildings, facilities, etc. related to the subject property, the cost required for ordinary maintenance and management of the said buildings, facilities, etc. or to restore the partially damaged buildings, facilities, etc. to their original state.
	Property management fees		JPY thousand	3,013	Expenses for the management of the subject property
	Tenant promotion fees, etc.		JPY thousand	6,273	Expenses required for intermediary services and advertising, etc. when recruiting new tenants, as well as expenses required for the renewal of tenant lease contracts and re-signing of lease contracts.
	Taxes and public dues		JPY thousand	10,081	(Land) Property tax, city planning tax. (Buildings, etc.) Property tax, city planning tax.
	Nonlife insurance		JPY thousand	518	Charges for fire insurance for the subject property and attached facilities, liability insurance to cover damage to third parties, etc. due to defects or accidents in the management of the subject property, etc.
	Other expenses		JPY thousand	6,011	Internet usage fees, etc. are recorded as Other expenses
(3) Net Operating Income (NOI): (1)-(2)			JPY thousand	171,354	-
(4) Lump-sum Investment Return			JPY thousand	81	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure			JPY thousand	2,540	Expenses for repair or improvement of buildings, facilities, etc. related to the subject property that are recognized to increase the value of the said buildings, facilities, etc. or increase their durability
(6) Net Cash Flow (NCF): (3) + (4) - (5)			JPY thousand	168,895	-
(7) Capitalization Rate			(%)	3.7	Assessed through comparison to transactions of similar properties.
Value Indicated by DCF Method			JPY thousand	4,390,000	-
Discount Rate			(%)	3.8	Assessed by adding the individual risks of the subject property to the base yield.
Terminal Capitalization Rate			(%)	3.9	Assesed by taking into account future uncertainties and other factors to the Capitalization rate.
Value indicated by cost approach			JPY thousand	4,270,000	-
Land Ratio			(%)	70.7	-
Property Ratio			(%)	29.3	-

Other items of note by appraiser	None

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Daiwa Securities Living Investment Corporation

Property Name	Gran Casa KAWASAKI IKUTA
Appraisal Value	JPY 1,110,000,000
Appraiser	Tanizawa Sogo Appraisal CO., Ltd.
Date of Appraisal	November 1, 2025

Item				Details	Overview, etc.
Value indicated by income approach			JPY thousand	1,110,000	-
Value indicated by the Direct Capitalization Method			JPY thousand	1,140,000	-
(1) Total Operating Income: (a)-(b)			JPY thousand	55,845	-
	(a)	Rental revenues including common service fees	JPY thousand	54,051	Rental revenue: Revenue that can be earned on an ordinary basis by leasing or contracting the operation of all or part of the subject property (assuming full occupancy) Common service fee revenue: Among the expenses required on a recurring basis for the maintenance, management, and operation of the subject property, revenue collected through contracts with lessees related to common areas (assuming full occupancy)
		Parking fees	JPY thousand	2,040	Income generated by leasing the parking lot attached to the subject property to tenants, etc. and income generated by renting the parking lot by the hour (assuming the lot is full)
		Other revenues	JPY thousand	2,108	Income from other revenue such as fees for installing signs, antennas, vending machines, etc., and one-time payments that do not require refunds of key money, renewal fees, or similar charges.
	(b)	Losses from vacancies	JPY thousand	2,354	Decrease in each income based on the projected occurrence of vacancy and replacement period, etc.
		Bad debt losses	JPY thousand	-	Not recorded as it is secured by deposit, etc.
(2) Total Operating Expenses			JPY thousand	12,602	-
	Operation costs		JPY thousand	2,143	Expenses required on a recurring basis for the maintenance and management of the subject property, including building and facility management, security, cleaning, etc.
	Utilities		JPY thousand	658	Expenses required for electricity, water, gas, district heating and cooling heat source, etc. in the operation of the subject property
	Repairs and maintenance expense		JPY thousand	1,387	Of the amount paid for repair or improvement of buildings, facilities, etc. related to the subject property, the cost required for ordinary maintenance and management of the said buildings, facilities, etc. or to restore the partially damaged buildings, facilities, etc. to their original state.
	Property management fees		JPY thousand	806	Expenses for the management of the subject property
	Tenant promotion fees, etc.		JPY thousand	1,280	Expenses required for intermediary services and advertising, etc. when recruiting new tenants, as well as expenses required for the renewal of tenant lease contracts and re-signing of lease contracts.
	Taxes and public dues		JPY thousand	3,824	(Land) Property tax, city planning tax. (Buildings, etc.) Property tax, city planning tax.
	Nonlife insurance		JPY thousand	210	Charges for fire insurance for the subject property and attached facilities, liability insurance to cover damage to third parties, etc. due to defects or accidents in the management of the subject property, etc.
	Other expenses		JPY thousand	2,289	Internet usage fees, etc. are recorded as Other expenses
(3) Net Operating Income (NOI): (1)-(2)			JPY thousand	43,243	-
(4) Lump-sum Investment Return			JPY thousand	21	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure			JPY thousand	1,060	Expenses for repair or improvement of buildings, facilities, etc. related to the subject property that are recognized to increase the value of the said buildings, facilities, etc. or increase their durability
(6) Net Cash Flow (NCF): (3) + (4) - (5)			JPY thousand	42,205	-
(7) Capitalization Rate			(%)	3.7	Assessed through comparison to transactions of similar properties.
Value Indicated by DCF Method			JPY thousand	1,100,000	-
Discount Rate			(%)	3.8	Assessed by adding the individual risks of the subject property to the base yield.
Terminal Capitalization Rate			(%)	3.9	Assesed by taking into account future uncertainties and other factors to the Capitalization rate.
Value indicated by cost approach			JPY thousand	1,150,000	-
Land Ratio			(%)	62.2	-
Property Ratio			(%)	37.8	-

Other items of note by appraiser	None

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

End

(Reference Material) Exterior and Map of the Asset to Be Acquired

1. Gran Casa Yokohama ishikawacho

Exterior


MAP


2. Gran Casa KAWASAKI IKUTA

Exterior


MAP


(Additional Material) Overview of the Portfolio accompanying the Acquisition

<Number of properties, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c) (Note)	(a) + (b) - (c)
Total number of properties	233 properties	2 properties	1 property	234 properties
Total number of leasable units	17,545 units	139 units	252 units	17,432 units
Total leasable area	715,855.62 m^2	5,282.29 m^2	6,497.06 m^2	714,640.85 m^2

(Note) This means the assets to be transferred in the "Notice Concerning Disposition of Trust Beneficiary Interests (Forest Hill SendaiAoba)" released on August 8, 2025. (The same applies hereinafter.)

<Asset size, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c)	(a) + (b) - (c)
Total (anticipated) acquisition price	JPY 385.8 billion	JPY 5.4 billion	JPY 2.7 billion	JPY 388.4 billion
Appraisal value	JPY 477.9 billion	JPY 5.5 billion	JPY 2.8 billion	JPY 480.6 billion

(Note 1) "Total (anticipated) acquisition price is calculated based on the (anticipated) acquisition price.
(Note 2) The appraised value includes the appraised value as of October 1, 2025, for Gran Casa Kamata West, as of November 1, 2025, Gran Casa Yokohama ishikawacho and Gran Casa KAWASAKI IKUTA, and as of September 30, 2025, for other properties.

<Amount and rate of investment by type (based on anticipated acquisition price) >

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c)	(a) + (b) - (c)
Studio	JPY 211.2 billion (54.8%)	JPY 4.3 billion	JPY 2.7 billion	JPY 212.8 billion (54.8%)
Family	JPY 80.0 billion (20.7%)	JPY 1.0 billion	-	JPY 81.1 billion (20.9%)
Healthcare	JPY 94.4 billion (24.5%)	-	-	JPY 94.4 billion (24.3%)

End