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

December 5, 2025

To All Concerned Parties

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

Notice Concerning Disposition of Domestic Trust Beneficiary Interests (Gran Casa Sendai Itsutsubashi)

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 dispose the following property (hereinafter referred to as the "Disposition"). Details are provided below.

I. General Outline of the Disposition

A general outline of the property to be disposed of is detailed in the table below. On December 5, 2025, the Investment Corporation has concluded a sale agreement with the transferee for the Disposition, and the Disposition is scheduled to take place on December 10, 2025.

Name of property (Location)	Book value (as of the end of September 2025) (A) (JPY thousand)	Appraisal value (as of the end of September 2025) (B) (JPY thousand)	Difference between book value and appraisal value (B) - (A) (JPY thousand)	Anticipated disposition Price (JPY thousand) (Note1)	Profit or Loss on Transfer (JPY thousand) (Note2)	Transferee
Gran Casa Sendai Itsutsubashi (Sendai, Miyagi)	1,876,813	2,250,000	373,186	2,750,000	849,012	Undisclosed (Note 3)

(Note 1) 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.
(Note 2) The profit or loss on transfer is a reference figure calculated as the difference between the anticipated disposition price, book value and disposition-related expenses at the time, and may differ from the actual profit or loss on transfer.
(Note 3) The transferee in the Disposition is not disclosed as the consent has not been obtained. The seller, the Investment Corporation, does not fall under the category of "interested party, etc." under the Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations, nor does it fall under the category of "interested party, etc." as stipulated in the Rules for Prevention of Conflicts of Interest, which are the internal rules of the Asset Manager.
(Note 4) There is no intermediary involved in the Disposition.
(Note 5) 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 Disposition

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 property to be disposed have been selected after comprehensively considering the prospects for the future profitability, size and location of the property and current trends in the real estate sales market, among other factors. The decision has been made to proceed with the Disposition since the total price offered by the transferee for the property to be disposed exceeded the most recent book values and real estate appraisal values; hence the Disposition would enhance investors' value.

III. Details of the Disposition

Unless otherwise noted, the information on the date of appraisal regarding the appraisal value, lease and guarantee deposits and total leased area is as of September 30, 2025, and the information on the total rental revenue indicates that for the fiscal period ended September 2025.

Name of Property (Property No.)		Gran Casa Sendai Itsutsubashi (O-2-140)				
Type of Asset		Trust beneficiary interests				
Type of Ownership		Proprietary ownership				
Location		8-1, Shimizu Koji, Wakabayashi-ku, Sendai-shi, Miyagi				
Use		Condominium				
Constructed		November 15, 2007				
Appraisal Value		2,250,000 thousand yen				
Appraiser		DAIWA REAL ESTATE APPRAISAL CO., LTD.				
Details of Lease						
	Number of Tenants	1				
	Total Rental Revenue	72,078 thousand yen				
	Lease Deposits and Guarantee Deposits	10,970 thousand yen				
	Total Leasable Area	4,726.20 m^2				
	Total Leased Area	4,674.72 m^2				
Changes in Occupancy Rate		May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025
		95.0%	96.1%	98.5%	97.9%	98.9%

IV. Profile of the Counterparty

The information regarding the planned transferee for the Disposition, a domestic business entity, is not disclosed since the consent for the disclosure has not been obtained. The undisclosed company has no capital, personnel, or business relationships with the Investment Corporation/the Asset Manager and is not related parties of either the Investment Corporation or the Asset Manager.

In addition, the undisclosed company does not fall under the category of “interested party, etc.” under the Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations, and the category of “interested party, etc.” as stipulated in the Rules for Prevention of Conflicts of Interest, which are the internal rules of the Asset Manager.

V. Schedule of the Disposition

- Decision of disposition and conclusion of disposition agreement: December 5, 2025
- Receipt and delivery: December 10, 2025

VI. Settlement Method

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

VII. Forecasts

The impact on the operating and distributions forecast for the fiscal period ending March 2026 (40th fiscal period) from the Disposition is currently under review and will be announced once the conditions including the above-mentioned events, have been determined. Furthermore, The Disposition will have only a slight impact on the asset management condition for the fiscal period ending September 2026 (41st fiscal period), and there is no change in the asset management forecast.

VIII. Summary of Appraisal Report

Property Name	Gran Casa Sendai Itsutsubashi
Appraisal Value	JPY 2,250,000,000
Appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Date of Appraisal	September 30, 2025

Item			Details	Overview, etc.
Value indicated by income approach		JPY thousand	2,250,000	-
Value indicated by the Direct Capitalization Method		JPY thousand	2,270,000	-
(1) Total Operating Income: (a)-(b)		JPY thousand	139,128	-
(a)	Rental revenues including common service fees	JPY thousand	134,276	Recorded based on the rent level of the current contract, the level of new rents of similar properties in the same demand/supply zone and their trends, and taking into account the subject property's competitiveness over the medium to long term.
(a)	Parking fees	JPY thousand	6,480	Recorded based on the rent level of the current contract, surrounding lease cases and their trends, and taking into account the subject property's competitiveness over the medium to long term.
(a)	Other revenues	JPY thousand	2,789	Recorded key money, utility poles, B-FLET'S fees, etc.
(b)	Losses from vacancies	JPY thousand	4,417	Amounts reduced from each type of income based on the forecasts for vacancies, replacement periods, etc
(b)	Bad debt losses	JPY thousand	-	Bad debt loss is not posted due to acknowledgment that protection is provided by security deposits, etc.
(2) Total Operating Expenses		JPY thousand	32,258	-
Operation costs		JPY thousand	4,464	Recorded the contract amount deemed appropriate.
Utilities		JPY thousand	2,400	Recorded based on actual amounts.
Repairs and maintenance expense		JPY thousand	4,602	Recorded the 15-year average repair costs for ER as appropriate and recognized them.
Property management fees		JPY thousand	2,726	Recorded the amount equivalent to 2.0% of rental income, etc., based on the current contract.
Tenant promotion fees, etc.		JPY thousand	5,442	Recorded based on tenant solicitation and related expenses for comparable properties.
Taxes and public dues		JPY thousand	9,933	(Land) Recorded after assessment based on the actual tax amount, considering land price trends and burdened standard. (Buildings, etc.) Assessed and recorded based on the actual tax amount.
Nonlife insurance		JPY thousand	600	Recorded the actual amount deemed appropriate.
Other expenses		JPY thousand	2,086	Internet usage fees, etc. are recorded as other expenses.
(3) Net Operating Income (NOI): (1)-(2)		JPY thousand	106,870	-
(4) Lump-sum Investment Return		JPY thousand	106	Investment income is appraised assuming an investment yield of 1.0%.
(5) Capital Expenditure		JPY thousand	7,281	Deemed the 15-year average renewal costs per the ER estimate to be appropriate, and recognised them.
(6) Net Cash Flow (NCF): (3) + (4) - (5)		JPY thousand	99,695	-
(7) Capitalization Rate		(%)	4.4	Assessed by considering various factors related to the location, building conditions, contract terms, and other conditions of the subject property, as well as referencing hearings from investors.
Value Indicated by DCF Method		JPY thousand	2,240,000	-
Discount Rate		(%)	4.2	Assessed based on the discount rates associated with transactions of similar properties and comparisons with yields of other financial products.
Terminal Capitalization Rate		(%)	4.6	Assessed by considering the marketability of the subject property at the end of the holding period in relation to the capitalization.
Value indicated by cost approach		JPY thousand	1,960,000	-
Land Ratio		(%)	62.5	-
Property Ratio		(%)	37.5	-

Other items of note by appraiser	None

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

End

(Additional Material) Overview of the Portfolio accompanying the Disposition

<Number of properties, etc.>

	Properties owned as of today (a)	Assets to be disposed (b)	Other assets to be disposed (c) (Note)	(a) - (b) - (c)
Total number of properties	235 properties	1 property	1 property	233 properties
Total number of leasable units	17,684 units	120 units	252 units	17,312 units
Total leasable area	721,137.91 m^2	4,726.20m^2	6,497.06m^2	709,914.65 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 disposed (b)	Other assets to be disposed (c)	(a) - (b) - (c)
Total (anticipated) acquisition price	JPY 391.2 billion	JPY 2.1 billion	JPY 2.7 billion	JPY 386.3 billion
Appraisal value	JPY 483.5 billion	JPY 2.2 billion	JPY 2.8 billion	JPY 478.4 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 disposed (b)	Other assets to be disposed (c)	(a) - (b) - (c)
Studio	JPY 215.6 billion (55.1%)	JPY 2.1 billion	JPY 2.7 billion	JPY 210.7 billion (54.5%)
Family	JPY 81.1 billion (20.7%)	-	-	JPY 81.1 billion (21.0%)
Healthcare	JPY 94.4 billion (24.2%)	-	-	JPY 94.4 billion (24.5%)

End