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

English Translation
The following is an English translation of the Japanese original press release and is being provided for information purposes only.

May 21, 2026

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo 104-0061
Hidenobu Shirota, 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 Revision to Forecasts of Operating Results and Distribution for the Fiscal Period Ending September 2026 (41st Fiscal Period)

Daiwa Securities Living Investment Corporation (hereinafter referred to as the "Investment Corporation") hereby announces that it has revised the forecasts of operating results and distribution for the fiscal period ending September 2026 (41st Fiscal Period: April 1, 2026 to September 30, 2026) announced in "39th Fiscal Period Financial Report (REIT)" dated November 20, 2025, as follows.

I. Revision to Forecasts of Operating Results and Distribution for the Fiscal Period Ending September 2026 (41st Fiscal Period)

	Operating revenue	Operating income	Ordinary income	Net income	Net income per unit	Distribution per unit
Previously announced forecast (A)	JPY12,509 million	JPY5,967 million	JPY4,583 million	JPY4,583 million	JPY1,920	JPY2,400
Actual results（B）	JPY14,208 million	JPY7,426 million	JPY5,904 million	JPY5,904 million	JPY2,474	JPY2,510
Difference (B-A)	JPY1,698 million	JPY1,459 million	JPY1,320 million	JPY1,320 million	JPY554	JPY110
Percentage difference	13.6%	24.4%	28.8%	28.8%	28.9%	4.6%

(Note 1) Previously announced forecast number of investment units issued and outstanding at the end of the period: 2,386,042 units.
(Note 2) The fiscal period of the Investment Corporation is from April 1 to September 30 every year and from October 1 to March 31 of the following year. The same applies hereinafter.
(Note 3) The above figures are current forecasts based on the conditions set forth in the assumptions in the exhibit and actual operating revenue, operating income, ordinary income, net income, net income per unit and distributions per unit may change. In addition, these forecasts do not guarantee the distribution amounts.
(Note 4) The distribution for the fiscal period ending September 30, 2026 is expected to be funded in part by the reversal of the reserve for temporary difference adjustments in the amount of JPY84 million; therefore, the distribution amount differs from net income. In addition, there is no plan to make distributions in excess of earnings at present.
(Note 5) When a certain degree of discrepancy from the above forecasts is expected, the forecasts may be revised.
(Note 6) Amounts are rounded down to the nearest unit and percentages are rounded to one decimal place. The same applies hereinafter.

II. Reasons for the Revision to Forecasts and Disclosure

This disclosure is being made because, during the settlement process for the fiscal period ended March 31, 2026, the summary of operating results for the fiscal period ending September 30, 2026 became clear, resulting in a difference of 10% or more in the forecast operating revenue.

End

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