大和証券リビング投資法人

Daiwa Securities Living Investment Corporation

Supplementary Material to the Press Release

"Notice Concerning Acquisition of Domestic Real Estate and Domestic Trust Beneficiary Interests (Rental Housing 3 Properties) and Disposition of Domestic Trust Beneficiary Interests (2 Healthcare Facilities)"

Securities Code:8986 | https://www.daiwa-securities-living.co.jp/en/

May 22, 2026



大和リアル・エステート・アセット・マネジメント

Daiwa Real Estate Asset Management

General Outline of the Transaction and Reason

General Outline of Assets to be the Transaction

1 . Acquisition

No.	Name of property	Property type	Anticipated acquisition price (JPY million)	Appraisal value (May, 2026) (JPY million)	Scheduled acquisition date
1	Gran Casa Ohanajaya (Katsushika, Tokyo)	Residence (Studio)	1,902	1,990	June 2, 2026
2	Gran Casa Mizue (Edogawa, Tokyo)	Residence (Family)	2,661	2,670	
3	Gran Casa Nishikasai (Edogawa, Tokyo)		1,886	1,940	
Total		-	6,449	6,600	-

Acquired assets
Average building age
0.6 years
Acquired at a 2.3% discount to appraisal value

Disposed assets
Healthcare
2 Facilities
Disposed at the same price as appraisal value

2. Disposition

No.	Name of property	Book value (as of the end of March 2026) (JPY million)	Anticipated disposition Price (JPY million)	Profit or Loss on Transfer (JPY million)	Scheduled disposal date
1	PLAISANT GRAND MINAMI YUKIGAYA (Ota, Tokyo)	3,403	3,510	81	June 1, 2026
2	Aira no mori Shakujiikoen (Nerima, Tokyo)	2,068	2,320	233	
Total		5,472	5,830	**314**	-

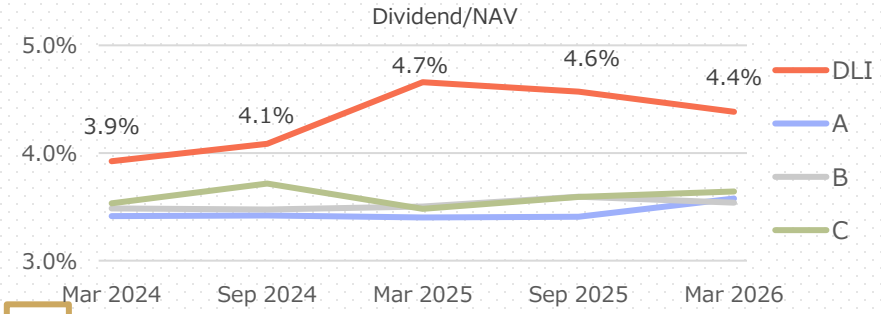
The entire capital gain from the disposition is returned as dividends

Reason of the Transaction

1 Realization of unrealized gain

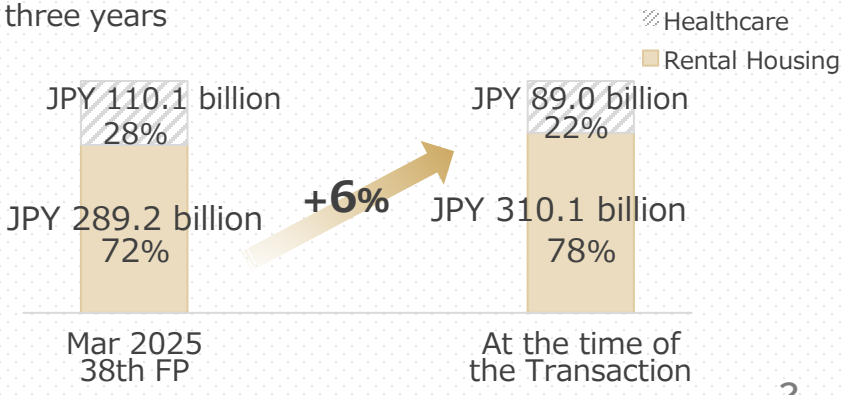
- Executed transfers at appropriate timing and prices, thereby realizing unrealized gains as capital gains. The capital gains are returned as dividends.

Continue to deliver higher-than-industry-average returns compared with peers
*Residential REITs with asset size of JPY 300 billion or more



2 Strengthening growth potential

- Increase the proportion of rental housing expected to achieve internal growth
- Raise the rental housing ratio to around **90**% over the next three years



Overview of the assets to be acquired

Gran Casa Ohanajaya





- This property is an apartment building completed in Oct. 2025, located a 10-minute walk from “Ohanajaya” Station on the Keisei Main Line.
- This property is a 5-story reinforced concrete building, and consists of 58 1K units and 8 1LDK units.

Location	Katsushika, Tokyo
Acquisition date	June 2, 2026
Acquisition price	JPY 1,902 million
Appraisal Value	JPY 1,990 million
Construction	Oct. 21, 2025
# of leasable units	66
Occupancy rate (as end of Mar 2026)	98.5%
Appraisal NOI yield	4.0%

Gran Casa Mizue





- This property is an apartment building completed in Sep. 2025, located an 8-minute walk from “Mizue” Station on the Toei Subway Shinjuku Line.
- This property is a 6-story reinforced concrete building, and consists of 15 1DK units, 23 2LDK units, 11 3LDK units and day service center.

Location	Edogawa, Tokyo
Acquisition date	June 2, 2026
Acquisition price	JPY 2,661 million
Appraisal Value	JPY 2,670 million
Construction	Sep. 11, 2025
# of leasable units	50
Occupancy rate (as end of Mar 2026)	97.6%
Appraisal NOI yield	3.7%

Gran Casa Nishikasai

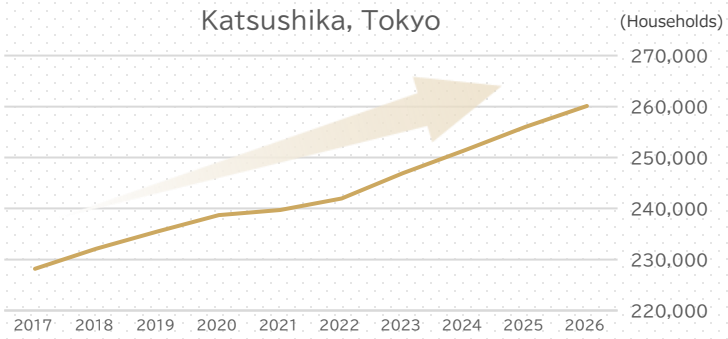




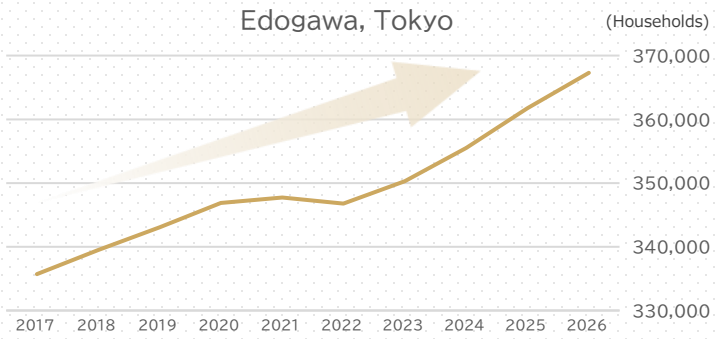
- This property is an apartment building completed in Nov. 2025, located a 12-minute walk from “Nishi-kasai” Station on the Tokyo Metro Tozai Line.
- This property is a 7-story reinforced concrete building, and consists of 16 1DK units, 2 1LDK units, 9 2LDK units and 13 2LDK+S units.

Location	Edogawa, Tokyo
Acquisition date	June 2, 2026
Acquisition price	JPY 1,886 million
Appraisal Value	JPY 1,940 million
Construction	Nov. 21, 2025
# of leasable units	40
Occupancy rate (as end of Mar 2026)	44.0%
Appraisal NOI yield	3.9%

Changes in the number of households



The number of households continues to increase.



Notes

Unless otherwise indicated, all figures in this document are rounded down to the nearest whole number, and percentages are rounded to the nearest whole number.

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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.
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
3. There is no intermediary in the Acquisition.
4. 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.
5. 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.
6. There is no intermediary in the Disposition.
7. "Average age of acquired properties“ is calculated as the weighted average of the age of each property as of May 22, 2026, weighted by the acquisition price.
8. Dividend/NAV=(DPU for the relevant period) × 2 ÷ NAV per unit for the relevant period (after deduction of DPU)

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1. "Changes in the number of households and excess household in-migrants" was prepared by the Asset Management Company based on data released by Katsushika-ku and Edogawa-ku.