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

September 1, 2026

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
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Representative: Hidenobu Shirota, Executive Director
(Securities Code: 8986)
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Notice Concerning the Unitholder Benefits Program for Fiscal Period Ending September 2026

Daiwa Securities Living Investment Corporation (the "Investment Corporation") hereby announces the general outline of the unitholder benefits program (the "Benefits Program") applicable for the Investment Corporation's fiscal period ending September 2026 (41st fiscal period) as follows. The Benefits Program provides the unitholders with an opportunity to experience the high quality management and services the operators of the healthcare facilities (the "Operators") offer and to get a better understanding about them. The Investment Corporation expects that, through the utilization of the Benefits Program, the unitholders would feel more familiarity with the Investment Corporation and the Operators.

1. General Outline of the Benefits Program

(1) Eligible Unitholder

Unitholders stated or recorded on the unitholders' register of the Investment Corporation as of September 30, 2026 ("Record Date") will be eligible for the Benefits Program. Please note that the last trade date of the investment units of the Investment Corporation with the unitholders' rights on the Tokyo Stock Exchange is scheduled to be September 28, 2026.

(2) Benefits

Unitholders owning at least one unit will be entitled to the benefits as described below.

■ Anabuki Medical Care Inc.

Benefits	・Furniture to be provided to the new resident (Furniture can be chosen from the catalog Anabuki Medical Care provides) (value of 50,000 yen excluding tax, when in excess of 50,000 yen the difference shall be paid by the resident, two or more pieces of furniture can be chosen if the total cost falls within 50,000 yen)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Alpha Living Okayama Nishigawa Ryokudokoen, Alpha Living Takamatsu Ekimae, Alpha Living Takamatsu Hyakkenmachi

■ **Good Time Living Co. Ltd.**

Benefits	<Good Time Living> Discount on the initial lump sum payment: 300,000 yen <Platesia> Discount on the initial lump sum payment: 500,000 yen
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Nursing homes and rental housing for the elderly operated by Good Time Living Co. Ltd.

■**Sawayaka Club Co., Ltd.**

Benefits	・10% discount from the first monthly payment ・Free trial stay (overnight with meals) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All of the healthcare facilities (nursing homes) operated by Sawayaka Club Co., Ltd.

■**Cedar Co. Ltd.**

Benefits	・Free trial stay (overnight) ・Free one-day facility tour (with lunch provided)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	La'nassica Arakogawa

■ **K.K. Super Court**

Benefits	・Free trial stay (overnight with meals) limited to one time ・Free facility tour (with lunch provided) limited to one time ・50,000 yen cash back from the monthly payment for new residents (limited to one time, need to stay more than three months after moving into the facility)
Eligible Persons	Unitholder and his/her relatives (up to third-degree relatives)
Applicable Facilities	Super Court JR Nara-Ekimae

■ **Sompo Care Inc.**

Benefits	・Prepayment plan: A discount equivalent to one month's rent will be applied to the prepaid amount. ・Monthly payment plan: A discount equivalent to one month's rent will be applied. (Note) Except for the rent for common areas. A preferential discount applies only at the time of the initial move-in. Preferential discounts cannot be applied after the tenancy contract is signed. Use in conjunction with other discount services is not permitted.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	“Sompo Care LAVIERE GRAND” “Sompo Care LAVIERE RESIDENCE” “Sompo Care LAVIERE” “Sompo Care Sompo no ie” “Sompo Care Sompo no ie S” (Some facilities are excluded from the discount offers.)

■**Charm Care Corporation**

Benefits	・Discount coupon for the initial lump sum payment (200,000 yen discount from the initial lump sum payment, or in the case of the plan of 0 yen initial lump sum payment, discount an amount equivalent to one month rent) ・Free voucher for a trial stay (overnight) (Note) The application will be accepted on conditions that the applicant meets the criteria for occupancy of the healthcare facility as established by Charm Care Corporation and that a room is available for that purpose at the requested healthcare facility. Use of multiple discount services is not permitted.
Eligible Persons	Unitholder and any user introduced by the Unitholder by presenting the letter of the Benefits Program.
Applicable Facilities	All of the healthcare facilities operated by Charm Care Corporation

■ **Nichii Carepalace Company**

Benefits	<Nichii Home> Discount on the initial lump sum payment: 100,000 yen (tax included) <Iris Garden> Discount on the initial lump sum payment: 50,000 yen (tax included)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All of Nichii Home and Iris Garden operated by Nichii Carepalace Company

■ **HITOWA Co., Ltd. Healthcare Company**

Benefits	・Discount from the first or second monthly payment Persons certificated as requiring support：50,000 yen discount Persons certificated as requiring long-term care：100,000 yen discount (Note) It is necessary to request use of the preferential benefit by the day before the facility tour. Use in conjunction with other discount services is not permitted.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All nursing homes operated by HITOWA Care Service Co., Ltd. (Note） All group homes, all short stay facilities and the "Hospice Floor" on the 2nd floor of "Irise Saginuma, Shinkan" are excluded.

■ **Living Platform Care, Ltd.**

Benefits	・Free one-day facility tour (with lunch provided) (Note) The application will be accepted on conditions that the applicant meets the criteria for occupancy of the applicable healthcare facility and that a room is available at the requested healthcare facility.
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Library ShinShibamata, Library Nerima Yahara, Library Shimura-sakaue

(3) Scheduled date for the dispatch of the business report for the fiscal period ending September 2026 (41st fiscal period) necessary to utilize the Benefits Program and scheduled validity period (benefit application period)
Scheduled date of delivery: Middle of December, 2026
Scheduled validity period: From the receipt date of the report to June 30, 2027

(4) Eligibility Requirements for the Benefits

<Persons Not Eligible>
・Users who have previously used these benefits
・Persons who already reside in a facility
・Persons who apply through a referral agency

<Persons Eligible>
・Persons who have been certified as requiring long-term care, or who are expected to be so certified
(However, for the facilities operated by Good Time Living Co., Ltd., persons who are certified as independent or as requiring support are also eligible.)

(5) Method for the use of benefits
Please present the business report for the fiscal period ending September 2026 (41st fiscal period) and the paper setting forth the name, address, etc. of the unitholder, which is enclosed with the letter, to the healthcare facility to which you would apply for a benefit.

2. Burden of Expenses

The Investment Corporation agreed with each of the Operators that the Eligible Person as defined above will receive a benefit of a certain amount of payment discount by the use of the Benefits Program.

Regarding the expenses attributable to the implementation of the Benefits Program, the Investment Corporation bears the related operating expenses (those for the printing and dispatching, etc.) and each Operator bears those accruing from the use of the Benefits Program by Eligible Persons.

3. Handling of Personal Information

The Investment Corporation, Anabuki Medical Care Inc., Good Time Living Co. Ltd., Sawayaka Club Co., Ltd., Cedar Co. Ltd., K.K. Super Court, Sompo Care Inc., Charm Care Corporation, Nichii Carepalace Company, HITOWA Co., Ltd. Healthcare Company, Living Platform Care, Ltd., and each of the applicable facilities shall use the personal information obtained in the course of the operation of the Benefits Program only for the purpose of the Benefits Program and shall not use it for the objectives other than the purpose of the Benefits Program.

4. Outlook

The implementation of the Benefits Program has no impact on the forecasted performance of the Investment Corporation for the fiscal period ending September 2026 (41st fiscal period).

5. Others

The implementation and the contents of the Benefits Program are subject to the future changes as determined by the Investment Corporation.

6. Contact information for inquiries

Asset Manager:	Daiwa Real Estate Asset Management Co. Ltd.
Phone:	+81-3-6757-9680
Business Hours:	09:00 – 17:00 (except Saturdays, Sundays, national holidays, year-end and new-year holidays, etc.)

End

* Website URL of the Investment Corporation: https://www.daiwa-securities-living.co.jp/en/