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.

November 19, 2026

To All Concerned Parties

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Notice Concerning Revision to Forecasts (Upward Revision) of Operating Results and Distribution for the Fiscal Period Ending March 2027 (42nd 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 March 2027 (42nd Fiscal Period: October 1, 2026 to March 31, 2027) announced in "Financial Report for the Fiscal Period Ended March 2026 (REIT)" dated May 21, 2026, as follows.

I. Revision to Forecasts of Operating Results and Distribution for the Fiscal Period Ending March 2027 (42nd Fiscal Period)

	Operating revenue	Operating income	Ordinary income	Net income	Net income per unit	Distribution per unit
Previously announced forecast (A)	JPY12,884 million	JPY6,255 million	JPY4,565 million	JPY4,564 million	JPY1,913	JPY2,410
Revised forecast (B)	JPY14,778 million	JPY7,966 million	JPY6,041 million	JPY6,041 million	JPY2,531	JPY2,560
Difference (B-A)	JPY1,893 million	JPY1,710 million	JPY1,476 million	JPY1,476 million	JPY618	JPY150
Percentage difference	14.7%	27.3%	32.3%	32.3%	32.3%	6.2%

(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.
(Note 3) The above figures are current forecasts, and actual operating revenue, operating income, ordinary income, net income, net income per unit and distribution per unit may vary. In addition, these forecasts do not guarantee the amount of distributions.
(Note 4) The distribution for the fiscal period ending March 31, 2027 is expected to be funded in part by the reversal of the reserve for temporary difference adjustments in the amount of JPY79 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 announcement is being made because, following the finalization of the financial results for the fiscal period ended September 30, 2026, the forecasts for the fiscal period ending March 31, 2027 have been revised, resulting in changes of 10% or more in forecast operating revenue, 30% or more in forecast ordinary income and net income, and 5% or more in forecast distribution per unit compared with the previously announced forecasts.

End

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