



Daiwa House Logistics Trust (**DHLT**) is a Singapore REIT that was listed on the Singapore Exchange Securities Trading Limited on 26 November 2021. The REIT is established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing logistics and industrial real estate assets located across Asia. DHLT is sponsored by Daiwa House Industry Co., Ltd. (**DHI**), a leading real estate player in Japan.

DHLT AT A GLANCE

ASIA-FOCUSED LOGISTICS REIT WITH HIGH QUALITY MODERN PROPERTIES

STRONG AND COMMITTED DEVELOPER SPONSOR TO SUPPORT FUTURE GROWTH

14
Modern
Logistics Assets⁽ⁱ⁾

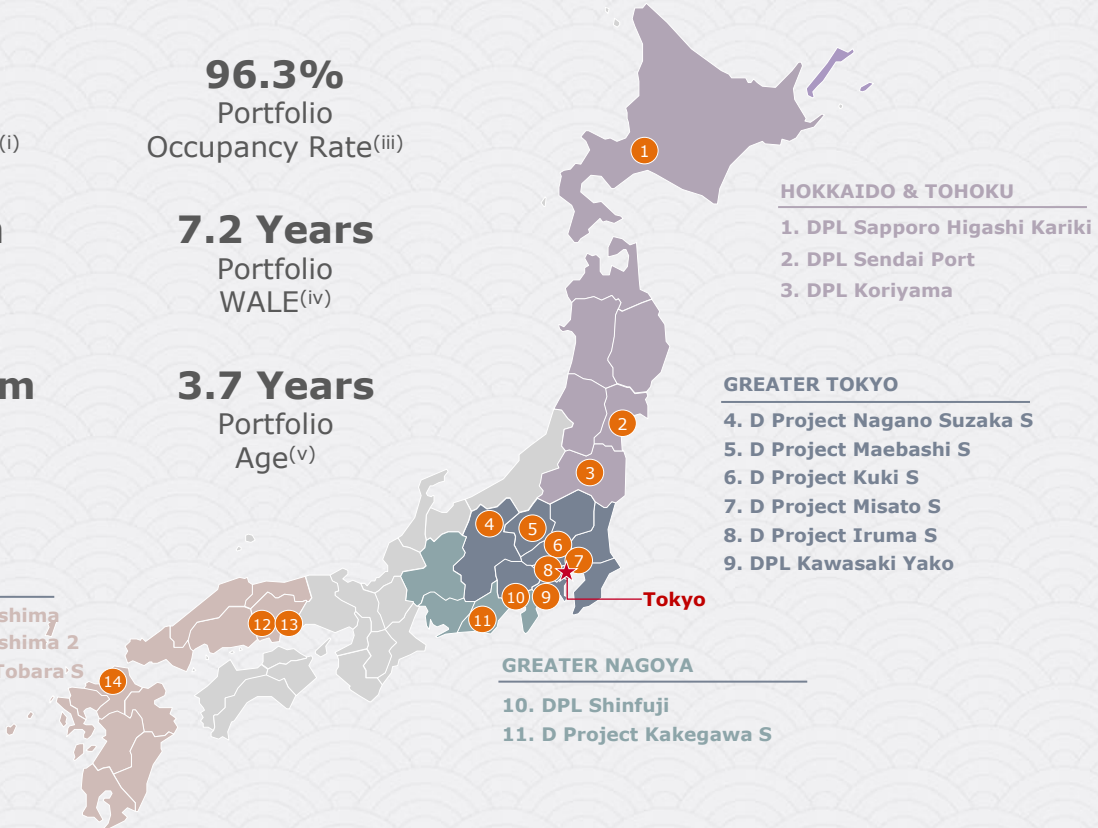
96.3%
Portfolio
Occupancy Rate⁽ⁱⁱⁱ⁾

\$952.9m
Portfolio
Valuation⁽ⁱⁱ⁾

7.2 Years
Portfolio
WALE^(iv)

423,920 sqm
Total
NLA⁽ⁱ⁾

3.7 Years
Portfolio
Age^(v)



(i) Information as at 30 June 2021; (ii) Based on the average of the two independent valuations of the IPO Properties conducted by the Independent Valuers which are as at 30 June 2021; (iii) As at 1 October 2021; (iv) By occupied NLA as of 30 June 2021; and (v) Portfolio age as at 30 June 2021 based on weighted average by NLA.

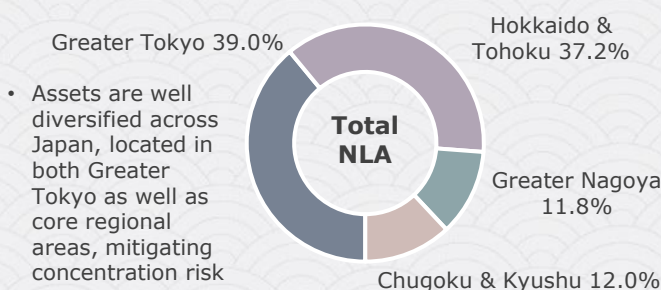
KEY INVESTMENT HIGHLIGHTS

- A Strong Developer Sponsor** – Founded in 1955, DHI is listed on the Tokyo Stock Exchange and is one of the largest construction and real estate development companies in Japan
- B Favourable Market Fundamentals** – Scarcity of high-quality, modern assets in Japan with proliferation of 3PL and e-commerce driving demand for logistics real estate, coupled with strong growth potential for logistics and industrial assets in Southeast Asia
- C High Quality Portfolio** – (1) Modern high-specifications facilities strategically located close to transportation and shipping networks; (2) Overall high occupancy rate and long WALE anchored by a diversified blue-chip tenant base; (3) Commitment to ESG with 95.7%^(vi) of portfolio green-certified
- D Visible Growth Story** - ROFR granted to DHLT over the Sponsor's pipeline of assets in Southeast Asia and Japan
- E Alignment of Interest** - Alignment of interest between Sponsor and Unitholders demonstrated by Sponsor's investment in Units and Perpetual Securities, as well as the ROFR granted to DHLT

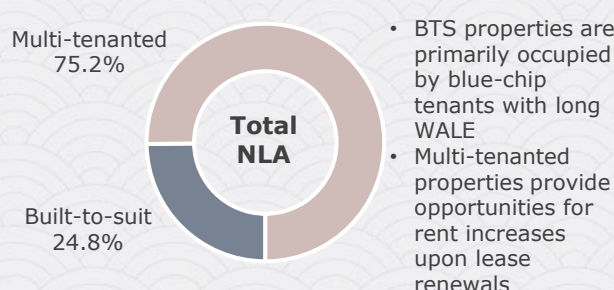
(vi) By NLA, certified by DBJ Green Building Certification Program.

WELL DIVERSIFIED PORTFOLIO

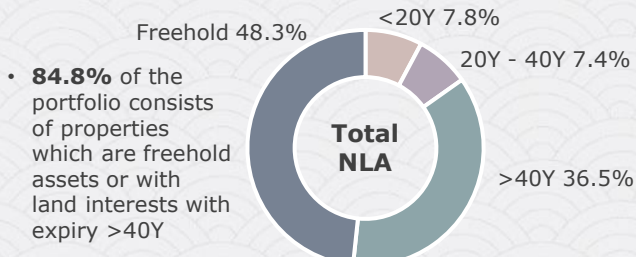
By Regions



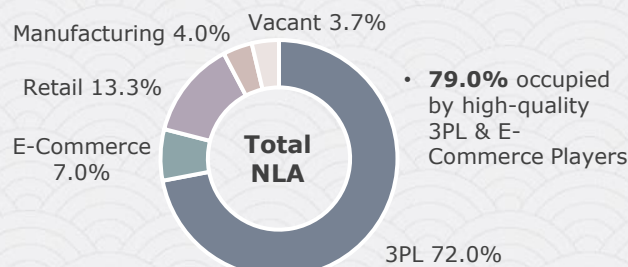
By Asset Types



By Land Expiries



By Tenant Sectors^(vii)



Note: Above information based on NLA as at 30 June 2021 unless specified; (vii) As at 1 October 2021.

KEY INFO AS AT 30 JUNE 2021^(viii)

Aggregate Leverage ^(ix)	43.8%
Illustrative Aggregate Leverage ^(ix,x)	36.9%
Weighted average debt to maturity	3.5 years
Net asset value per Unit	S\$0.76

KEY INFO AS AT LISTING DATE^(viii)

Number of Units	675,000,000
IPO Price	S\$0.80
Market Capitalisation	S\$540.0 million
Implied Yield ^(xi)	6.5%

(viii) Please refer to IPO Prospectus for further information (ix) Total borrowings (excluding lease liabilities arising from land rent) divided by total assets using the aggregate purchase price of the IPO Portfolio (excluding right of use assets, asset retirement obligation assets and security deposits); (x) Assuming repayment of Consumption Tax Loan; (xi) Based on financials for Projection Year 2022 and IPO Price.

IMPORTANT NOTICE

This fact sheet is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Daiwa House Logistics Trust ("DHLT") in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of units in DHLT ("Units") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, Trustee or the Sponsor of DHLT or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of principal amount invested. Holders of Units ("Unitholders") have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of DHLT is not necessarily indicative of the future performance of DHLT.

DBS Bank Ltd. is the Sole Financial Adviser, and DBS Bank Ltd. and Nomura Singapore Limited are the Joint Issue Managers for the initial public offering of Daiwa House Logistics Trust.