

March 1, 2021

To All Concerned Parties

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## Notice Concerning Determination of the General Outline of the Unitholder Benefits Program

Daiwa Securities Living Investment Corporation (the “Investment Corporation”) hereby announces that the Investment Corporation determined the general outline of the unitholder benefits program (the “Benefits Program”) applicable for the Investment Corporation’s fiscal period ending March 2021 (30th 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 March 31, 2021 (“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 March 29, 2021.

#### (2) Benefits

Unitholders owning more than 1 (one) unit will be entitled to the benefits as described below.

#### ■ K.K. Charm Care Corporation



Benefits	<ul style="list-style-type: none"><li>• 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)</li><li>• Free voucher for a trial stay (overnight)</li></ul> <p>Note: The application will be accepted on conditions that the applicant meets the criteria for occupancy of the healthcare facility as established by K.K. 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.</p>
Eligible Persons	Unitholder who has a letter of the Benefits Program which entitles him/her to the benefit above.
Applicable Facilities	All of the healthcare facilities operated by K.K. Charm Care Corporation



## ■ Sompo Care Inc.

Benefits	<p>&lt;Sompo Care LAVIERE&gt;</p> <ul style="list-style-type: none"> <li>• Lump sum payment plan: 3% discount from the initial lump sum payment</li> <li>• Monthly payment plan: 3% discount of the amount equivalent to the rent from the monthly payments (until the end of the contract term)</li> </ul> <p>&lt;Sompo Care Sompo no ie, Sompo Care Sompo no ie S, Sompo Care Sompo no ie GH&gt;</p> <ul style="list-style-type: none"> <li>• Monthly payment plan: 3% discount of the amount equivalent to the rent from the monthly payments or of the rent (until the contract ends)</li> </ul> <p>Note: “Sompo Care Sompo no ie GH” is a collective name for group homes operated by Sompo Care Group. Use in conjunction with other discount services is not permitted.</p>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	“Sompo Care LAVIERE” and “Sompo Care Sompo no ie” (nursing homes); “Sompo Care Sompo no ie GH” (group homes); and “Sompo Care Sompo no ie S” (elderly housing with supportive services) operated by Sompo Care Inc. (Facilities operated by its franchisees and operating partners are excluded.)



## ■ K.K. Sawayaka Club

Benefits	<ul style="list-style-type: none"> <li>• 10% discount from the first monthly payment</li> <li>• Free trial stay (overnight with meals)</li> <li>• Free one-day facility tour (with lunch provided)</li> </ul>
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 K.K. Sawayaka Club



## ■ Nichiigakkan Co., Ltd.

Benefits	<p>&lt;Nichii Life&gt; Fee discount for housekeeping, childcare and long-term care service</p> <p>&lt;Sunny Maid Service&gt; 5% discount for housekeeping service</p>
Eligible Persons	Unitholder and his/her relatives (up to first-degree relatives)
Applicable Facilities	<p>Nichii Life : Each branch throughout the nation</p> <p>Sunny Maid Service: All branches in Tokyo, Kanagawa, Osaka (Osaka, Ikeda, Toyonaka, and Minoh), and Hyogo Prefectures (excluding remote islands and some mountainous areas)</p>



## ■ K.K. Cedar

Benefits	<ul style="list-style-type: none"> <li>• Free trial stay (overnight)</li> <li>• Free one-day facility tour (with lunch provided)</li> </ul>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	La'nassica Arakogawa



## ■ K.K. Nihon Kaigo Iryo Center

Benefits	• Free trial stay (overnight with meals)
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	<p>The facilities which K.K. Nihon Kaigo Iryo Center operates as described below &lt;Residential-type fee-based homes for the elderly&gt;</p> <ul style="list-style-type: none"> <li>① Verger Hirakata</li> <li>② Sakuranbo Kitatanabe</li> <li>③ Sakuranbo Ohasu</li> <li>④ Soleil Anryu</li> <li>⑤ Heart Life Mikunigaokahigashi</li> </ul> <p>&lt;Elderly housing with supportive service&gt;</p> <ul style="list-style-type: none"> <li>① Cherry One Yamatotakada</li> <li>② Sakuranbo Kumata</li> <li>③ Kitatanabe Kagayaki-no-sato</li> <li>④ Torikai Kagayaki-no-sato</li> </ul>

## ■ ALSOK Care Co., Ltd. ALSOKの介護

Benefits	<ul style="list-style-type: none"> <li>• Discount on the initial lump sum payment (equivalent to 2 months' rent of the facility moving into)</li> </ul> <p>Note: Excluding maintenance fees and meals.</p>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All the fee-based facilities for the elderly (Sukoyaka and Minna-no-ie) and group homes (Minna-no-ie) operated by ALSOK Care and its subsidiaries



## ■ K.K. Silver Heights Sapporo

Benefits	<ul style="list-style-type: none"> <li>• Free trial stay (overnight with meals)</li> <li>• Free facility tour (with lunch provided)</li> </ul> <p>Note: The application will be accepted on conditions that the applicant meets the criteria of the healthcare facility as established by K.K. Silver Heights Sapporo and that a room is available for that purpose at the requested healthcare facility.</p>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Silver Heights Hitsujigaoka No. 3



## ■ K.K. Anabuki Medical Care

Benefits	<ul style="list-style-type: none"> <li>Furniture to be provided to the new resident for the below “Applicable Facilities” (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)</li> </ul>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	Alpha Living Okayama Nishigawa Ryokudokoen, Alpha Living Okayama Korakuen, Alpha Living Takamatsu Ekimae, Alpha Living Takamatsu Hyakkenmachi



## ■ K.K. Super Court

Benefits	<ul style="list-style-type: none"> <li>Free trial stay (overnight with meals) one-time-only</li> <li>Free facility tour (with lunch provided) one-time-only</li> <li>50,000 yen cash back from the monthly payment for new residents (one-time-only, need to stay more than three months after moving into the facility)</li> </ul>
Eligible Persons	Unitholder and his/her relatives (up to third-degree relatives)
Applicable Facilities	Super Court JR Nara-Ekimae



## ■ HITOWA Care Service Co., Ltd. HITOWA ケアサービス株式会社

Benefits	<ul style="list-style-type: none"> <li>Free one-day facility tour (with lunch provided)</li> <li>Monthly usage fee discount (first two months)</li> </ul>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to second-degree relatives)
Applicable Facilities	All of the nursing homes operated by HITOWA Care Service Co., Ltd.



大和証券グループ

## ■ Good Time Living Co., Ltd.

Benefits	<p>&lt;Good Time Living&gt; Discount on the initial lump sum payment: 300,000 yen</p> <p>&lt;Platesia&gt; Discount on the initial lump sum payment: 500,000 yen</p>
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.



## ■ K.K. Medical Care System

Benefits	<ul style="list-style-type: none"> <li>• Free trial stay (overnight)</li> <li>• Free one-day facility tour (with lunch provided)</li> </ul>
Eligible Persons	Unitholder, his/her spouse and his/her relatives (up to third-degree relatives)
Applicable Facilities	All of the nursing homes operated by K. K. Medical Care System



## ■ Nichii Carepalace Company

Benefits	<p>&lt;Nichii Home&gt; Discount on the initial lump sum payment: 100,000 yen (tax included)</p> <p>&lt;Iris Garden&gt; Discount on the initial lump sum payment: 50,000 yen (tax included)</p>
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

- (3) Scheduled date for the dispatch of the business report for the fiscal period ending March 2021 (30th fiscal period) necessary to utilize the Benefits Program and validity period (benefit application period (TBD))  
Date of delivery (TBD): Middle of June, 2021  
Validity period (TBD): From the receipt date of the report to December 31, 2021
- (4) Benefits requirements  
Users who have used this benefit in the past, a resident of the requested healthcare facility and an applicant through agencies are ineligible.  
Only those certificated or will be certificated of needed long-term care (excluding facilities operated by Good Time Living Co., Ltd.) are eligible.
- (5) Method for the use of benefits  
Please present the business report for the fiscal period ending March 31, 2021 (30th 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 private information

The Investment Corporation, K.K. Charm Care Corporation, SOMPO Care Inc., K.K. Sawayaka Club, Nichiigakkan Co., Ltd., K.K. Cedar, K.K. Nihon Kaigo Iryo Center, K.K. ALSOK Care Co., Ltd. Silver Heights Sapporo, Anabuki Medical Care K.K., K.K. Super Court, HITOWA Care Service Co., Ltd., Good Time Living Co., Ltd., K.K. Medical Care System, Nichii Carepalace Company and each of the applicable facilities shall use the private 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 March 2021 (30th 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.

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Business Hours: 09:00 – 17:00 (except Saturdays, Sundays and year-end and new-year holidays)

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