

December 10, 2025

To All Concerned Parties

REIT Issuer: Daiwa Securities Living Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo 104-0061
Tetsuo Akuzawa, Executive Director
(Securities Code: 8986)
Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Yoshiki Nishigaki, President and Representative Director
Inquiries: Kentaro Azumi, General Manager, Acquisition and Asset Management Division
Tel: +81-3-6757-9680

Notice Concerning Acquisition of Domestic Trust Beneficiary Interests **(Rental Housing 2 Properties)**

Daiwa Securities Living Investment Corporation (hereinafter referred to as the “Investment Corporation”) hereby announces that Daiwa Real Estate Asset Management Co. Ltd. (hereinafter referred to as the “Asset Manager”), the asset manager of the Investment Corporation, has resolved to acquire the following properties (hereinafter referred to as the “Acquisition”). Details are provided below.

I. General Outline of the Acquisition

A general outline of the properties to be acquired is detailed in the table below. On December 10, 2025, the Investment Corporation has concluded the purchase agreement with the seller for acquisition of properties to be acquired of. The acquisition is scheduled to take place on December 19, 2025.

No.	Name of property	Location	Property type (Note 1)	Anticipated acquisition price (A) (JPY thousand) (Note 2)	Appraisal value (November, 2025) (B) (JPY thousand)	Difference between anticipated acquisition price and appraisal value (B) - (A) (JPY thousand) ((A)/(B))	Seller
1	ELSTANZA Hirose-dori RESIDENCE (Note 3)	Sendai, Miyagi	Residence (Studio)	1,585,000	1,800,000	215,000 (88.1%)	Undisclosed (Note 4)
2	SEASON FLATS Ichibancho (Note 3)	Sendai, Miyagi	Residence (Studio)	965,000	1,030,000	65,000 (93.7%)	
Total				2,550,000	2,830,000	280,000	

(Note 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.

(Note 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.

(Note 3) The name of the property will be changed to “Gran Casa Hirose-dori” and “Gran Casa Ichibancho” on January 31, 2026.

(Note 4) The transferee in the Acquisition is not disclosed as the consent has not been obtained. The seller, the Investment Corporation, does not fall under the category of “interested party, etc.” under the Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations, nor does it fall under the category of “interested party, etc.” as stipulated in the Rules for Prevention of Conflicts of Interest, which are the internal rules of the Asset Manager.

(Note 5) There is no intermediary in the Acquisition.

(Note 6) Amounts are rounded to the nearest unit and percentages are rounded to the first decimal place. Unless stated otherwise, the same applies hereinafter.

II. Reason for the Acquisition

Based on the asset management objectives and policies set forth in the Investment Corporation Agreement, the Investment Corporation conducts business to ensure the steady growth of assets under management and stable earnings over the medium to long term. The properties to be acquired have been selected to diversify and enhance the portfolio with the aim of ensuring stable revenue. In addition, the tenants of the assets to be acquired meets the tenant selection criteria outlined in the Investment Corporation's Management System Report dated June 19, 2025.

III. Details of the Acquisition

The details of the asset to be acquired are summarized in the following individual property tables. The description of the items mentioned in the individual property tables is as follows.

<Description of Items>

1. “Location (residential indication)” is stated based on the residential indication in principle. Where residential indication is not shown, building location (if there is more than one, the location of one of the buildings) is shown in accordance with either the housing number indication or the registry (including the Registration Record; the same applies hereinafter).
2. “Form of ownership” for both Land and Building refers the type of rights held by the Investment Corporation for real estate and by the Trustee for real estate trust beneficiary interests.
3. “Zoning” for Land refers to the types of use districts stipulated by Item 1, Paragraph 1, Article 8 of the City Planning Act (Law No. 100 of 1968, including later amendments) (hereinafter referred to as the “City Planning Act”).
4. “Area” for Land is shown in accordance with the registry and may not correspond to the current reality.
5. “FAR” for Land refers to the ratio of the sum of the floor space of the building to the land area as stipulated in Article 52 of the Building Standards Act (Law No. 201 of 1950, including later amendments) (hereinafter referred to as the “Building Standards Act”), and the upper limit of floor-to-area ratio (designated floor-to-area ratio) as determined by city planning according to the use area. The designated floor-to-area ratio can be mitigated, increased, or reduced due to the width of roads connected to the site and other reasons, and may differ from the floor-to-area ratio that is actually in use.
6. “Building-to-land ratio” for Land shows the ratio of the building area to the land area as stipulated in Article 53 of the Building Standards Act, and the upper limit of building-to-land ratio (designated building-to-land ratio) as determined by city planning according to the use area. The designated building-to-land ratio can be mitigated, increased, or reduced due to fireproofed structures in a fire prevention districts and other factors, and may differ from the building-to-land ratio that is actually in use.
7. “Use” for Building refers to the building type recorded in the registry.
8. “Structure/Floors” for Building is based on records in the registry.
9. “Number of leasable units” (in the case of residence) indicates the number of units that can be leased as of October 31, 2025 for the Asset to Be Acquired.
10. “Number of leasable compartments” (in case of healthcare facilities) indicates the number of compartments of a building where a lease contract has been concluded, and includes retail stores, offices, etc., if any.
11. “Total floor area” for Building is based on records in the registry and does not include the floor area of annexed buildings.
12. “Construction completion” for Building refers to the date of completion recorded in the registry.
13. “Estimated emergency repair expenses,” “Estimated short-term repair expenses,” and “Estimated long-term repair expenses” are rounded down to the thousands, while ratios are rounded to the first decimal place.
14. “PML” data was acquired from Tokyo Marine dR Co., Ltd. in November 2025.
15. “Property manager” is the property management company entrusted with, or scheduled to be entrusted with the property management operations.
16. “Master lessee” is the party that has, or is scheduled to enter into a master lease agreement concerning the asset in question.
17. “Type of master lease” is either “Pass through” or “Guaranteed rent” “Pass through” is a master lease agreement where the master lessee passes on the rent equivalent to rent paid by the end tenant, and “Guaranteed rent” is a master lease agreement in which the master lessee pays a fixed rent.
18. “Real estate rent revenue” is the monthly rental income (rent, common service fee, parking lot income, etc.) rounded down to less than 1,000 yen based on the figures and information available as of October 31, 2025 of the Asset to Be Acquired.
19. “Lease and guarantee deposits, etc.” are the lease or guarantee deposits (residences, retail stores, offices, parking lots, etc.) rounded down to less than 1,000 yen based on the figures and information available as of October 31, 2025 of the Asset to Be Acquired.
20. “Leasable area” shows the leasable area of each of the Asset to Be Acquired as of October 31, 2025 excluding area used by storage spaces, parking spaces, custodian areas, signboards, vending machines, antennas and other spaces leased to the lessee in addition to their main use, or other areas leased for the maintenance and supervision of the relevant property (including loan for use). Furthermore, leasable area is calculated using the center line of the wall, and includes the meter boxes and pipe spaces allotted to each unit.
21. “Number of tenants” shall be one if a master lease agreement has, or is scheduled to be concluded with a master lessee.
22. “Total leased area” is the sum of the area leased through lease agreements with end tenants (however, in cases where properties are wholly leased to realtors through guaranteed rent agreements or where a master lessee wholly leases it to another company, lease agreements where properties are wholly leased to a lessee) at the Asset to Be Acquired that are in effect as of October 31, 2025.

23. “Occupancy rate” is the figure obtained by dividing the total leased area by the leasable area for the asset to be acquired as of October 31, 2025, rounded down to the first decimal place.
24. The “Collateral” section denotes if there is collateral to be borne by the Investment Corporation for the asset to be acquired, or if there is collateral to be borne after the acquisition.
25. The “Features” sections have been prepared based on the analyses of the Asset Manager and the appraisal reports of the real estate appraiser concerning the Asset to Be Acquired.
26. The “Special Notes” section denotes important factors upon considering the rights, appraisal values, the impact on profitability and disposability, etc., concerning the Asset to Be Acquired.

1. ELSTANZA Hirose-dori RESIDENCE

Overview of the Property				
Category of anticipated property for acquisition		Trust beneficiary interests		
Trustee		Sumitomo Mitsui Trust Bank, Limited (planned)		
Term of trust agreement		undecided		
Scheduled acquisition price		JPY 1,585 million	Scheduled acquisition date	December 19, 2025
Appraisal value (appraisal date)		JPY 1,800 million (as of November 30, 2025)	Appraisal firm	Tanizawa Sogo Appraisal CO., Ltd.
Location (Residential indication)		2-13-12, Omachi, Aoba-ku, Sendai-shi, Miyagi		
Access		Approximately 450 m from “Omachi Nishi-koen” Station on the Sendai Subway Tozai Line		
Land	Form of ownership	Ownership	Zoning	Commercial District
	Area	484.92m²	FAR/Building-to-land ratio	500% / 80%
Building	Form of ownership	Ownership	Use	Condominium, shop
	Structure/Floors	RC, 10-story building with flat roof	Number of leasable units	73 units
	Total floor area	2,375.55 m²	Construction completion	August 23, 2019
Building engineer		Higashinihon Branch, Institute of New Architecture Inc.		
Constructor		Tohoku Branch Office, FUKUDA CORPORATION		
Building inspection agency		Bureau Veritas Japan Co., Ltd.		
Estimated emergency repair expenses		JPY 0 thousand	Estimated short-term repair expenses	JPY 0 thousand
Estimated long-term repair expenses		JPY 33,515 thousand	PML	5.3%
Property manager		Haseko Livenet, Inc. (planned)		
Master lessee		G.K. Japan Rental Housing	Type of master lease	Pass through
Overview of Leasing				
Real estate rent revenue		JPY 5,533 thousand		
Lease and guarantee deposits		JPY 6,258 thousand		
Total leasable area		2,195.57 m²	Number of tenants	1
Total leased area		1,740.63 m²	Occupancy rate	79.3%
Collateral		None		
Features				
Site features: The property is a condominium building completed in August 2019, located a 6-minute walk from “Omachi Nishi-koen” Station on the Sendai Subway Tozai Line. The property offers good access to Sendai Station and the surrounding area has convenient daily facilities such as supermarkets and coin laundries, making it a suitable property for single occupants and DINKS.				
Property features: The 10-story reinforced concrete building consists of 54 1K units, 18 1LDK units and one shop. Common facilities such as auto-locking door, intercom with monitor, security camera, delivery box, water boilers with a reheating function, warm water washing toilet seat, etc., are equipped as standard, it is a property that provides residents with high quality and comfortable life.				
Special Notes				
None				

2. SEASON FLATS Ichibancho

Overview of the Property				
Category of anticipated property for acquisition		Trust beneficiary interests		
Trustee		Sumitomo Mitsui Trust Bank, Limited (planned)		
Term of trust agreement		undecided		
Scheduled acquisition price		JPY 965 million	Scheduled acquisition date	December 19, 2025
Appraisal value (appraisal date)		JPY 1,030 million (as of November 30, 2025)	Appraisal firm	Tanizawa Sogo Appraisal CO., Ltd.
Location (Residential indication)		1-16-8, Ichibancho, Aoba-ku, Sendai-shi, Miyagi		
Access		Approximately 650 m from “Aoba-dori Ichibancho” Station on the Sendai Subway Tozai Line		
Land	Form of ownership	Ownership	Zoning	Commercial District
	Area	329.27m²	FAR/Building-to-land ratio	400% / 80%
Building	Form of ownership	Ownership	Use	Condominium
	Structure/Floors	RC, 12-story building with flat roof	Number of leasable units	33 units
	Total floor area	1,705.01 m²	Construction completion	May 22, 2023
Building engineer		Emuzukikaku Co., Ltd.		
Constructor		Tohoku Branch Office, FUKUDA CORPORATION		
Building inspection agency		JAPAN ERI CO.,LTD.		
Estimated emergency repair expenses		JPY 0 thousand	Estimated short-term repair expenses	JPY 0 thousand
Estimated long-term repair expenses		JPY 11,386 thousand	PML	5.6%
Property manager		Haseko Livenet, Inc. (planned)		
Master lessee		G.K. Japan Rental Housing	Type of master lease	Pass through
Overview of Leasing				
Real estate rent revenue		JPY 3,593 thousand		
Lease and guarantee deposits		JPY 3,160 thousand		
Total leasable area		1,286.12 m²	Number of tenants	1
Total leased area		1,122.73 m²	Occupancy rate	87.3%
Collateral		None		
Features				
Site features: The property is a condominium building completed in May 2023, located a 9-minute walk from “Aoba-dori Ichibancho” Station on the Sendai Subway Tozai Line. The property offers good access to Sendai Station, and the area around the station is equipped with convenient daily facilities, making it a property that is expected to have stable demand from single occupants and DINKS.				
Property features: The 12-story reinforced concrete building consists of 33 1LDK units. Common facilities such as auto-locking door, intercom with monitor, security camera, delivery box, water boilers with a reheating function, warm water washing toilet seat, etc., are equipped as standard, it is a property that provides residents with high quality and comfortable life.				
Special Notes				
None				

IV. Profile of the Counterparty

The information regarding the planned transferee for the Acquisition, a domestic business entity, is not disclosed since the consent for the disclosure has not been obtained. The undisclosed company has no capital, personnel, or business relationships with the Investment Corporation/the Asset Manager and is not related parties of either the Investment Corporation or the Asset Manager.

In addition, the undisclosed company does not fall under the category of “interested party, etc.” under the Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations, and the category of “interested party, etc.” as stipulated in the Rules for Prevention of Conflicts of Interest, which are the internal rules of the Asset Manager.

V. Funds for Acquisition

Use cash on hand.

VI. Schedule of the Acquisition

- Decision of acquisition and conclusion of purchase agreement: December 10, 2025
- Payment and acquisition: December 19, 2025

VII. Settlement Method

A lump-sum settlement shall be made at the time of the Acquisition.

VIII. Forecasts

The impact on the operating and distributions forecast for the fiscal period ending March 2026 (40th fiscal period) from the Acquisition is currently under review and will be announced once the conditions including the above-mentioned events, have been determined. Furthermore, The Acquisition will have only a slight impact on the asset management condition for the fiscal period ending September 2026 (41st fiscal period), and there is no change in the asset management forecast.

IX. Summary of Appraisal Report

Property Name				ELSTANZA Hirose-dori RESIDENCE	
Appraisal Value				JPY 1,800,000,000	
Appraiser				Tanizawa Sogo Appraisal CO., Ltd.	
Date of Appraisal				November 30, 2025	
Item				Details	Overview, etc.
Value indicated by income approach			JPY thousand	1,800,000	-
	Value indicated by the Direct Capitalization Method		JPY thousand	1,850,000	-
	(1) Total Operating Income: (a)-(b)		JPY thousand	93,117	-
	(a)	Rental revenues including common service fees	JPY thousand	91,919	Rental revenue: Revenue that can be earned on an ordinary basis by leasing or contracting the operation of all or part of the subject property. (assuming full occupancy) Common service fee revenue: Among the expenses required on a recurring basis for the maintenance, management, and operation of the subject property, revenue collected through contracts with lessees related to common areas. (assuming full occupancy)
		Parking fees	JPY thousand	2,832	Income generated by leasing the parking lot attached to the subject property to tenants, etc. and income generated by renting the parking lot by the hour. (assuming the lot is full)
		Other revenues	JPY thousand	1,762	Income from other revenues such as fees for installing signs, antennas, vending machines, etc., and one-time payments that do not require refunds of key money, renewal fees, or similar charges.
		(b)	Losses from vacancies	JPY thousand	3,395
	Bad debt losses		JPY thousand	-	Not recorded as it is secured by deposit, etc.
	(2) Total Operating Expenses		JPY thousand	20,726	-
		Operation costs	JPY thousand	2,397	Expenses required on a recurring basis for the maintenance and management of the subject property, including building and facility management, security, cleaning, etc.
		Utilities	JPY thousand	1,053	Expenses required for electricity, water, gas, district heating and cooling heat source, etc. in the operation of the subject property.
		Repairs and maintenance expense	JPY thousand	2,701	Of the amount paid for repair or improvement of buildings, facilities, etc. related to the subject property, the cost required for ordinary maintenance and management of the said buildings, facilities, etc. or to restore the partially damaged buildings, facilities, etc. to their original state.
		Property management fees	JPY thousand	1,827	Expenses for the management of the subject property.
		Tenant promotion fees, etc.	JPY thousand	3,874	Expenses required for intermediary services and advertising, etc. when recruiting new tenants, as well as expenses required for the renewal of tenant lease contracts and re-signing of lease contracts.
		Taxes and public dues	JPY thousand	6,182	(Land) Property tax, city planning tax. (Buildings, etc.) Property tax, city planning tax.
		Nonlife insurance	JPY thousand	362	Charges for fire insurance for the subject property and attached facilities, liability insurance to cover damage to third parties, etc. due to defects or accidents in the management of the subject property, etc.
		Other expenses	JPY thousand	2,327	Internet usage fees, etc. are recorded as Other expenses.
	(3) Net Operating Income (NOI): (1)-(2)		JPY thousand	72,391	-
	(4) Lump-sum Investment Return		JPY thousand	83	Investment income is appraised assuming an investment yield of 1.0%.
	(5) Capital Expenditure		JPY thousand	2,172	Expenses for repair or improvement of buildings, facilities, etc. related to the subject property that are recognized to increase the value of the said buildings, facilities, etc. or increase their durability.
	(6) Net Cash Flow (NCF): (3) + (4) - (5)		JPY thousand	70,302	-
	(7) Capitalization Rate		(%)	3.8	Assessed through comparison to transactions of similar properties.
	Value Indicated by DCF Method		JPY thousand	1,780,000	-
		Discount Rate	(%)	3.9	Assessed by adding the individual risks of the subject property to the base yield.
		Terminal Capitalization Rate	(%)	4.0	Assessed by taking into account future uncertainties and other factors to the Capitalization rate.
Value indicated by cost approach			JPY thousand	1,710,000	-
	Land Ratio	(%)	64.1	-	
	Property Ratio	(%)	35.9	-	

Other items of note by appraiser	None
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Property Name				SEASON FLATS Ichibancho		
Appraisal Value				JPY 1,030,000,000		
Appraiser				Tanizawa Sogo Appraisal CO., Ltd.		
Date of Appraisal				November 30, 2025		
Item				Details	Overview, etc.	
Value indicated by income approach			JPY thousand	1,030,000	-	
	Value indicated by the Direct Capitalization Method			JPY thousand	1,060,000	-
	(1) Total Operating Income: (a)-(b)			JPY thousand	54,336	-
	(a)	Rental revenues including common service fees		JPY thousand	53,692	Rental revenue: Revenue that can be earned on an ordinary basis by leasing or contracting the operation of all or part of the subject property. (assuming full occupancy) Common service fee revenue: Among the expenses required on a recurring basis for the maintenance, management, and operation of the subject property, revenue collected through contracts with lessees related to common areas. (assuming full occupancy)
		Parking fees		JPY thousand	1,320	Income generated by leasing the parking lot attached to the subject property to tenants, etc. and income generated by renting the parking lot by the hour. (assuming the lot is full)
		Other revenues		JPY thousand	1,066	Income from other revenue such as fees for installing signs, antennas, vending machines, etc., and one-time payments that do not require refunds of key money, renewal fees, or similar charges.
	(b)	Losses from vacancies		JPY thousand	1,742	Decrease in each income based on the projected occurrence of vacancy and replacement period, etc.
		Bad debt losses		JPY thousand	-	Not recorded as it is secured by deposit, etc.
	(2) Total Operating Expenses			JPY thousand	13,135	-
		Operation costs		JPY thousand	2,098	Expenses required on a recurring basis for the maintenance and management of the subject property, including building and facility management, security, cleaning, etc.
		Utilities		JPY thousand	771	Expenses required for electricity, water, gas, district heating and cooling heat source, etc. in the operation of the subject property.
		Repairs and maintenance expense		JPY thousand	1,453	Of the amount paid for repair or improvement of buildings, facilities, etc. related to the subject property, the cost required for ordinary maintenance and management of the said buildings, facilities, etc. or to restore the partially damaged buildings, facilities, etc. to their original state.
		Property management fees		JPY thousand	1,065	Expenses for the management of the subject property.
		Tenant promotion fees, etc.		JPY thousand	2,343	Expenses required for intermediary services and advertising, etc. when recruiting new tenants, as well as expenses required for the renewal of tenant lease contracts and re-signing of lease contracts.
		Taxes and public dues		JPY thousand	4,074	(Land) Property tax, city planning tax. (Buildings, etc.) Property tax, city planning tax.
		Nonlife insurance		JPY thousand	240	Charges for fire insurance for the subject property and attached facilities, liability insurance to cover damage to third parties, etc. due to defects or accidents in the management of the subject property, etc.
		Other expenses		JPY thousand	1,086	Internet usage fees, etc. are recorded as Other expenses.
		(3) Net Operating Income (NOI): (1)-(2)			JPY thousand	41,201
	(4) Lump-sum Investment Return			JPY thousand	40	Investment income is appraised assuming an investment yield of 1.0%.
	(5) Capital Expenditure			JPY thousand	962	Expenses for repair or improvement of buildings, facilities, etc. related to the subject property that are recognized to increase the value of the said buildings, facilities, etc. or increase their durability.
	(6) Net Cash Flow (NCF): (3) + (4) - (5)			JPY thousand	40,280	-
	(7) Capitalization Rate			(%)	3.8	Assessed through comparison to transactions of similar properties.
	Value Indicated by DCF Method			JPY thousand	1,020,000	-
		Discount Rate		(%)	3.9	Assessed by adding the individual risks of the subject property to the base yield.
		Terminal Capitalization Rate		(%)	4.0	Assessed by taking into account future uncertainties and other factors to the Capitalization rate.
Value indicated by cost approach			JPY thousand	1,180,000	-	
	Land Ratio		(%)	60.9	-	
	Property Ratio		(%)	39.1	-	
Other items of note by appraiser				None		

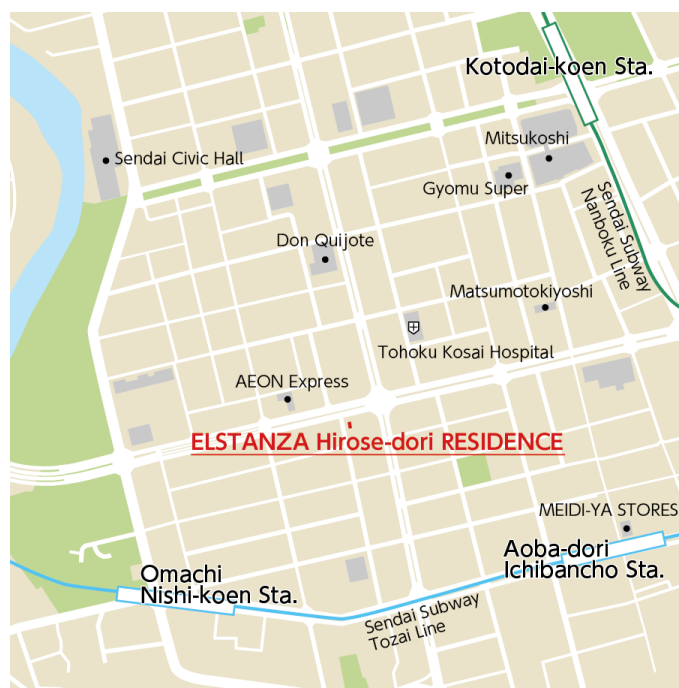
(Reference Material) Exterior and Map of the Asset to Be Acquired

1. ELSTANZA Hirose-dori RESIDENCE

Exterior



MAP



2. SEASON FLATS Ichibancho

Exterior



MAP



(Additional Material) Overview of the Portfolio accompanying the Acquisition

<Number of properties, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c) (Note)	(a) + (b) - (c)
Total number of properties	234 properties	2 properties	1 property	235 properties
Total number of leasable units	17,554 units	106 units	252 units	17,408 units
Total leasable area	716,411.71 m ²	3,481.69 m ²	6,497.06 m ²	713,396.34 m ²

(Note) This means the assets to be transferred in the “Notice Concerning Disposition of Trust Beneficiary Interests (Forest Hill SendaiAoba)” released on August 8, 2025. (The same applies hereinafter.)

<Asset size, etc.>

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c)	(a) + (b) - (c)
Total (anticipated) acquisition price	JPY 389.1 billion	JPY 2.5 billion	JPY 2.7 billion	JPY 388.9 billion
Appraisal value	JPY 481.2 billion	JPY 2.8 billion	JPY 2.8 billion	JPY 481.2 billion

(Note 1) “Total (anticipated) acquisition price is calculated based on the (anticipated) acquisition price.

(Note 2) The appraised value includes the appraised value as of October 1, 2025, for Gran Casa Kamata West, as of November 1, 2025, Gran Casa Yokohama Ishikawacho and Gran Casa Kawasaki Ikuta, as of November 30, 2025, ELSTANZA Hirose-dori RESIDENCE and SEASON FLATS Ichibancho, and as of September 30, 2025, for other properties.

<Amount and rate of investment by type (based on anticipated acquisition price) >

	Properties owned as of today (a)	Assets to be acquired (b)	Other assets to be disposed (c)	(a) + (b) - (c)
Studio	JPY 213.5 billion (54.9%)	JPY 2.5 billion	JPY 2.7 billion	JPY 213.3 billion (54.8%)
Family	JPY 81.1 billion (20.8%)	-	-	JPY 81.1 billion (20.9%)
Healthcare	JPY 94.4 billion (24.3%)	-	-	JPY 94.4 billion (24.3%)

End