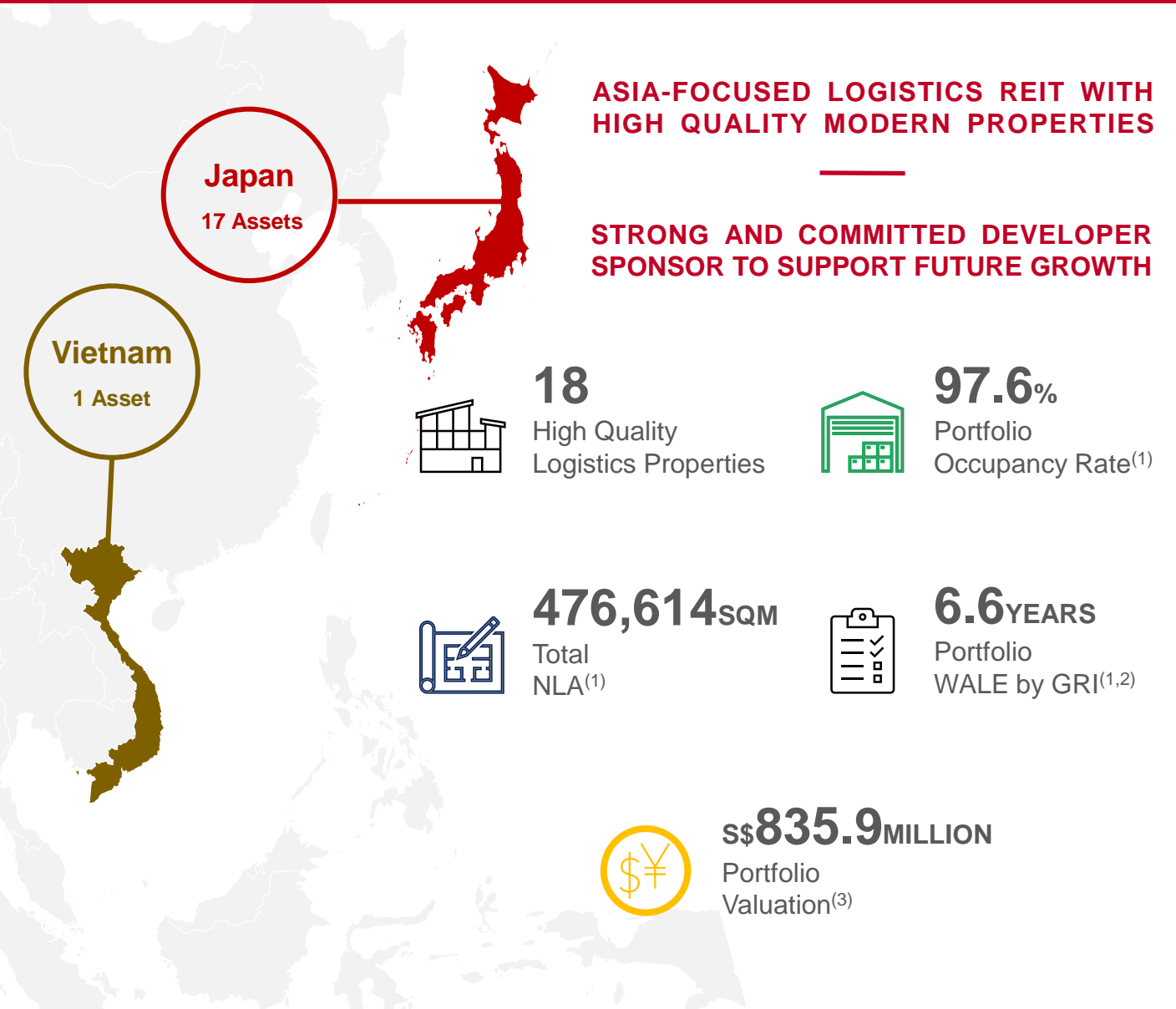


Daiwa House Logistics Trust (DHLT) is a Singapore REIT that was listed on the Singapore Exchange Securities Trading Limited on 26 November 2021. The REIT is established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing logistics and industrial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



D Project Tan Duc 2

**DHLT AT A GLANCE**



(1) As at 31 December 2024. (2) Gross rental income ("GRI") based on the monthly rent as at 31 December 2024. (3) Based on the independent valuation of the properties as at 31 December 2024, converted to SGD.

# STEADY GROWTH SINCE IPO

Acquired for  
JPY71.1 billion

26 November 2021

- Listed in November 2021 with an initial portfolio of 14 logistics properties in Japan



DPL Kawasaki Yako

Acquired for  
JPY4.7 billion

8 December 2022

- Completed DHLT's maiden acquisition, acquiring 2 freehold properties and a freehold land in Japan



DPL Iwakuni 1&2



D Project Matsuyama S

Acquired for  
JPY2.6 billion

15 March 2024

- Added DPL Ibaraki Yuki, a recently completed freehold in Japan



DPL Ibaraki Yuki

Acquired for  
VND 483 billion<sup>(1)</sup>

5 July 2024

- D Project Tan Duc 2 in Long An province, Vietnam is DHLT's first property outside of Japan



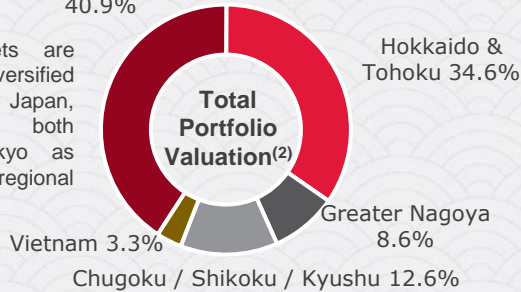
D Project Tan Duc 2

(1) Agreed property value.

## WELL DIVERSIFIED PORTFOLIO

### By Regions

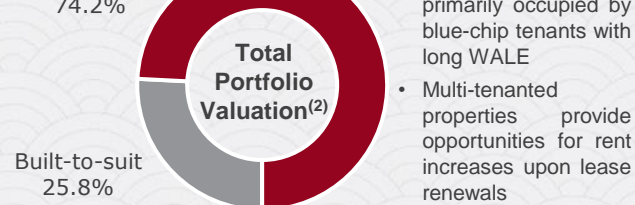
Greater Tokyo  
40.9%



- Japan assets are well diversified across Japan, located in both Greater Tokyo as well as core regional areas

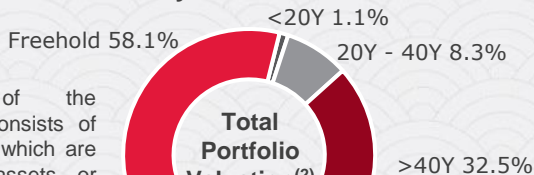
### By Asset Types

Multi-tenanted  
74.2%



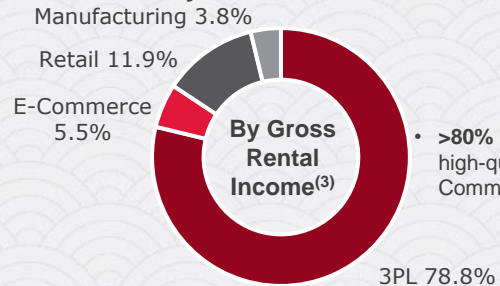
- BTS properties are primarily occupied by blue-chip tenants with long WALE
- Multi-tenanted properties provide opportunities for rent increases upon lease renewals

### By Land Tenor



- c.90% of the portfolio consists of properties which are freehold assets or have land with tenor of >40Y

### By Tenant Sectors



- >80% occupied by high-quality 3PL & E-Commerce Players

(2) Based on the independent valuation of the properties as at 31 December 2024. (3) GRI based on the monthly rent as at 31 December 2024.

## KEY INFO AS AT 31 DECEMBER 2024

|  |           |
|--|-----------|
| Aggregate Leverage                     | 38.5%     |
| Weighted average debt to maturity      | 2.7 years |
| Interest coverage ratio <sup>(4)</sup> | 10.1x     |

(4) Based on last 12 months up to 31 December 2024.

## KEY INFO AS AT 28 FEBRUARY 2025

|                       |                  |
|-----------------------|------------------|
| Number of Units       | 698,430,425      |
| Closing Price         | S\$0.585         |
| Market Capitalisation | S\$408.6 million |

## IMPORTANT NOTICE

This fact sheet is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Daiwa House Logistics Trust ("DHLT", and the units in DHLT, the "Units").

The past performance of DHLT is not necessarily indicative of the future performance of DHLT. The value of the Units and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Daiwa House Asset Management Asia Pte. Ltd., as manager of DHLT (the "Manager") or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited ("SGX-ST"). It is intended that unitholders of DHLT may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.