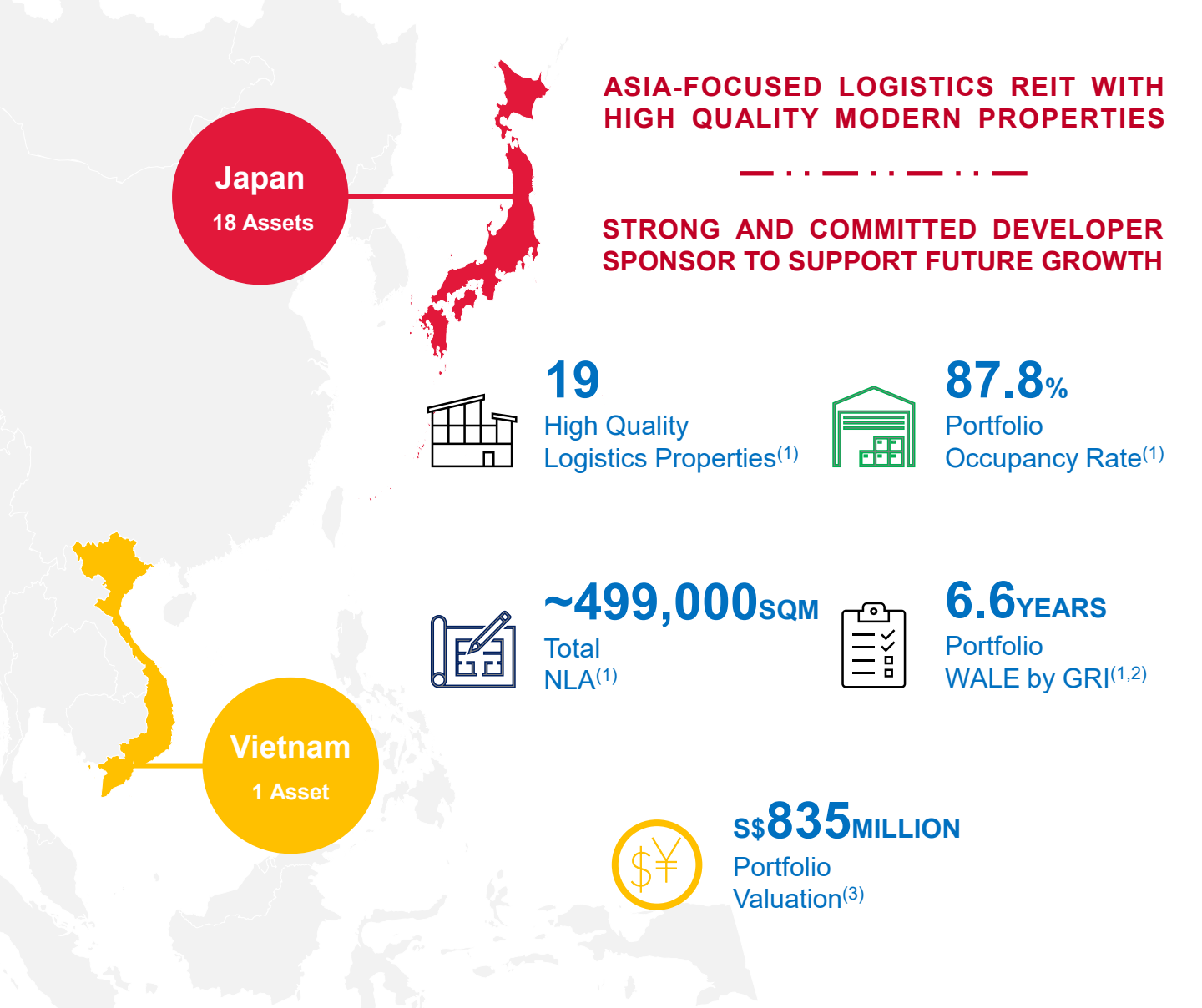


Daiwa House Logistics Trust (DHLT) is a Singapore REIT that was listed on the Singapore Exchange Securities Trading Limited on 26 November 2021. The REIT is established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing logistics and industrial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



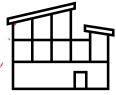
DHLT AT A GLANCE



Japan
18 Assets

ASIA-FOCUSED LOGISTICS REIT WITH HIGH QUALITY MODERN PROPERTIES

STRONG AND COMMITTED DEVELOPER SPONSOR TO SUPPORT FUTURE GROWTH



19
High Quality
Logistics Properties⁽¹⁾



87.8%
Portfolio
Occupancy Rate⁽¹⁾



~499,000 SQM
Total
NLA⁽¹⁾



6.6 YEARS
Portfolio
WALE by GRI^(1,2)

Vietnam
1 Asset



\$835 MILLION
Portfolio
Valuation⁽³⁾

(1) As at 31 December 2025. (2) GRI based on the monthly rent as at 31 December 2025. (3) Based on the independent valuation of the properties as at 31 December 2025 and converted to S\$.

GROWING PORTFOLIO

Acquired for
JPY71.1 billion

26 Nov 2021

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

Acquired for
JPY4.7 billion

8 Dec 2022

DHLT's maiden acquisition of 2 freehold properties + a freehold land in Japan

Acquired for
JPY2.6 billion

15 Mar 2024

Added DPL Ibaraki Yuki, a freehold property in Greater Tokyo, Japan

Acquired for
VND 483 billion⁽¹⁾

5 Jul 2024

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

Acquired for
JPY4.0 billion

24 Mar 2025

Acquired DPL Gunma Fujioka, a freehold property in Japan in Greater Tokyo, Japan



DPL Kawasaki Yako



DPL Iwakuni 1&2



DPL Ibaraki Yuki



D Project Tan Duc 2



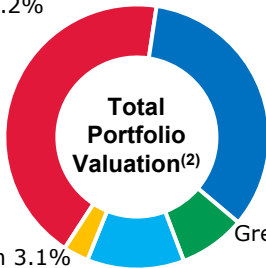
DPL Gunma Fujioka

(1) Agreed property value.

HIGH QUALITY AND WELL DIVERSIFIED PORTFOLIO

By Region

Greater Tokyo
43.2%



- Japan properties are well-diversified across Japan
- Vietnam property strategically located near to Ho Chi Minh City

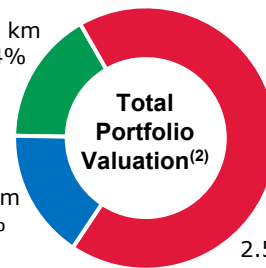
Hokkaido &
Tohoku 33.8%

Greater Nagoya
8.1%

Chugoku / Shikoku / Kyushu 11.9%

By Distance to Nearest Highway Interchange

< 2.5 km
16.4%



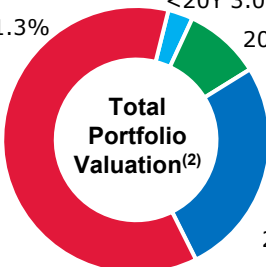
- 15 properties or >80% of portfolio⁽²⁾ located at 5km or less from nearest highway interchange

> 5.0 km
15.9%

2.5 - 5.0 km 67.7%

By Land Tenor

Freehold 61.3%



- >85% of the portfolio⁽²⁾ consists of properties which are freehold assets or have land with tenor of >40Y

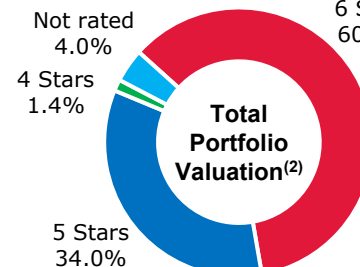
<20Y 3.0%

20Y - 40Y 9.3%

>40Y 26.5%

By Green Certification⁽³⁾

Not rated
4.0%



- 9 properties, were awarded the highest star-rating of 6-Stars
- >95% of the properties⁽²⁾ certified green

4 Stars 1.4%

5 Stars 34.0%

6 Stars 60.6%

(2) Based on the independent valuation of the properties as at 31 December 2025 and converted to S\$. (3) Certification by Building Energy-efficiency Labelling System (BELS).

KEY INFO AS AT 31 DECEMBER 2025

Aggregate Leverage	40.2%
Weighted average debt to maturity	2.9 years
Interest coverage ratio ⁽⁴⁾	5.5x

KEY INFO AS AT 27 FEBRUARY 2026

Number of Units	700,333,978
Closing Price	S\$0.560
Market Capitalisation	S\$392.2 million

(4) Based on last 12 months up to 31 December 2025, Including coupon for perpetual securities. Excluding coupon for perpetual securities, interest coverage ratio is 6.2x.

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.