



**Daiwa House**  
Logistics Trust

(a real estate investment trust constituted on 2 November 2021 under the laws of the Republic of Singapore)

managed by

**Daiwa House Asset Management Asia Pte. Ltd.**

**DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED**

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, Daiwa House Asset Management Asia Pte. Ltd. (“**DHAMA**”), in its capacity as the Manager (the “**Manager**”) for Daiwa House Logistics Trust (“**DHLT**”), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, as trustee of DHLT (“**Trustee**”) has entered into a loan agreement (“**Loan Agreement**”) in relation to an unsecured loan of JPY3,030.0 million (“**Loan**”) on 26 June 2024. The Loan Agreement contains certain conditions (“**Conditions**”) as set out below:

- (a) the Manager (or any Affiliate (as defined in the Loan Agreement) of the Manager) ceases to be the manager of DHLT without the prior written consent of the lenders; or
- (b) Daiwa House Industry Co., Ltd. (or such other person as may be acceptable to the lenders) ceases to directly or indirectly own at least 51% of the issued share capital of the Manager (or, as the case may be, such other manager of DHLT for the time being) without the prior written consent from the lenders.

If any of the Conditions are not met, the lenders have the right to cancel the available commitment and/or require prepayment. As at the date of this announcement, there has not been any breach of the Conditions. The aggregate level of facilities (including the Loan, existing borrowings of DHLT and its subsidiaries and S\$50.0 million of undrawn facilities) that may be affected by a breach of the Conditions is approximately S\$75.7 million<sup>1</sup> (excluding interest and fees), as at the date of this announcement.

For and on behalf of the Board

**Daiwa House Asset Management Asia Pte. Ltd.**

(Company Registration Number: 202037636H)

(as manager of Daiwa House Logistics Trust)

Jun Yamamura

Director and Chief Executive Officer

26 June 2024

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<sup>1</sup> Borrowings denominated in JPY are translated at the prevailing exchange rate.

## IMPORTANT NOTICE

This announcement 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.

This announcement may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.