



**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.

### **UPDATE ON THE ACQUISITION OF THE LOGISTICS ASSET LOCATED IN VIETNAM**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Daiwa House Logistics Trust (“DHLT”) dated 29 December 2023 (the “Acquisition Announcement”) in relation to the Acquisition of a Logistics Asset Located in Vietnam (the “Acquisition”).*

Daiwa House Asset Management Asia Pte. Ltd., as the manager of DHLT (the “**Manager**”), wishes to inform that, as of today, the Acquisition is still pending fulfilment of certain conditions precedent to Completion. Accordingly, DHLT, has through its wholly-owned subsidiaries, DH-CRUX3 Pte. Ltd. (the “**Purchaser Designated Affiliate**”)<sup>1</sup> and DH-CRUX Pte. Ltd., today entered into a supplemental agreement in respect of the Conditional Capital Contribution Purchase Agreement dated 29 December 2023 (the “**Original CCPA**”, and the supplemental agreement to the Original CCPA, the “**Supplemental Agreement**”) with the Vendor to, among other things, extend the original longstop date for Completion, 29 June 2024 (being six months from the date of the Original CCPA), to 29 August 2024.

In this connection, the Manager has obtained from the Monetary Authority of Singapore (“**MAS**” or the “**Authority**”) a waiver from compliance with the requirements under paragraph 5.4(b)(i) of Appendix 6 of the Code on Collective Investment Schemes issued by MAS (the “**Property Funds Appendix**”)<sup>2</sup> in respect of the Acquisition subject to the Acquisition being completed by 29 August 2024.

As the Acquisition is subject to Vietnamese regulatory approvals, the extension of the original longstop date is mainly due to the regulatory approval processes in Vietnam being more protracted than expected. As of the date of this announcement, the Manager does not foresee any issues that may frustrate the Completion. The Manager will make the appropriate announcements as and when there is any material development regarding the Acquisition in compliance with the Listing Manual of the Singapore Exchange Securities Trading Limited.

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<sup>1</sup> Pursuant to a novation agreement, DHLT has appointed and transferred its rights and obligations to the Purchaser Designated Affiliate to, among other things, (i) purchase the DHLT Sale Capital Contribution pursuant to the Conditional Capital Contribution Purchase Agreement and (ii) accept the assignment and transfer of the Shareholder Loans from the Vendor pursuant to the Conditional Capital Contribution Purchase Agreement.

<sup>2</sup> Paragraph 5.4(b)(i) of the Property Funds Appendix requires interested party transactions that are less than 5% of the property fund's net asset value to be completed within six months of the date of the agreement.

A copy of the Supplemental Agreement is available for inspection<sup>3</sup> during normal business hours at the registered office of the Manager located at 6 Shenton Way, #21-08 OUE Downtown 2, Singapore 068809, from the date of this announcement up to and including the date falling three months after the date of this announcement.

For and on behalf of the Board

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

(Company Registration No. 202037636H)

(as Manager of Daiwa House Logistics Trust)

Jun Yamamura

Director and Chief Executive Officer

28 June 2024

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<sup>3</sup> Prior appointment with the Manager is required. Please contact DHLT Investor Relations at email: [ir@daiwahouse-lt.com](mailto:ir@daiwahouse-lt.com).

## **Important Notice**

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any Units in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates.

An investment in 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 their Units while the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The past performance of DHLT is not necessarily indicative of the future performance of DHLT.

This announcement may contain forward-looking statements that involve risks and uncertainties. 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of DHLT. The forecast financial performance of DHLT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.