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.

ANNUAL GENERAL MEETING TO BE HELD ON 24 APRIL 2026
RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS

Daiwa House Asset Management Asia Pte. Ltd., the manager of Daiwa House Logistics Trust ("**DHLT**", and the Manager of DHLT, the "**Manager**") would like to thank the Securities Investors Association (Singapore) ("**SIAS**") for submitting questions in advance of our Annual General Meeting ("**AGM**") to be convened and held in a wholly physical format at The Auditorium (Level 3), The Japanese Association, Singapore, 120 Adam Road, Singapore 289899 on Friday, 24 April 2026 at 3.00 p.m. (Singapore time). Please refer to the attached Appendix A for the Manager's responses to the substantial and relevant questions in relation to the questions from SIAS.

Unless otherwise defined herein, all capitalised terms have the meanings ascribed to them in the Annual Report in relation to financial year ended 31 December 2025 announced on 2 April 2026 (the "**Annual Report**").

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
20 April 2026

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 DHLT ("**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 Singapore Exchange Securities Trading Limited (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.

<u>**APPENDIX**</u>

Responses to Substantial and Relevant Questions

1.	**(i) On a same-store basis, valuation growth in JPY terms has been positive but moderated over time, from 1.8% in 2023 to 0.7% in 2024 and 0.4% in 2025. In addition, D Project Kuki S was the only asset in the portfolio that has experienced a valuation decline from JPY 1,346 million at acquisition to JPY 938 million currently, despite remaining fully occupied.** **Can the manager explain what specific challenges have affected the valuation of D Project Kuki S, a built-to-suit warehouse in Saitama?** **(ii) Operationally, portfolio occupancy has declined from full occupancy in FY2023 to 97.6% in FY2024 and further to 87.8% in FY2025. DPL Sendai Port and DPL Koriyama reported occupancy rates of 31.9% and 74.6% respectively. This decline appears inconsistent with reported strength in the Tohoku logistics market. The two assets account for 20.3% of the total portfolio by value and therefore has a meaningful impact on the REIT's overall performance.** **What asset-level issues are driving this divergence, and what concrete leasing strategies and timelines has management set to restore occupancy?**
	Response: (i) The main reason for the decline in valuation of D Project Kuki from its acquisition consideration of JPY1,346 million is the reducing land tenure which expires in July 2034. As at 31 December 2025, the land tenure has approximately 9 years remaining. Accordingly, the independent valuation has declined year on year. There are no concerns with respect to the quality of this property, and the tenant has been leasing this property since it was built in 2014, which was further extended in for another 10 years in 2024. Options available to DHLT upon expiry of the land lease include: (i) negotiate for extension of land lease; or (ii) acquire the land, both options subject to the agreement of the landowner. The Manager will decide on the course of action nearer to the expiry of the land lease. (ii) <u>(a) DPL Sendai Port</u> DPL Sendai Port comprised 4 units, each unit is approximately 15,000 sqm (slightly larger than 2 football fields). Due to the size of each unit, there are challenges in replacing the tenants which vacated the three units.

	There were discussions with potential tenants, but mostly for much smaller space. The Manger considered optimising the space through asset enhancement initiative, but it was not feasible due to the costs and downtime involved. The Manager has also considered combining various requirements for smaller space into a single unit, but this will be subject to agreement of the respective potential tenants. While the larger unit size may present leasing challenges, the Manager is of the view that the location and overall quality of the property remain sound. The lease for one of the units was renewed during FY2025 while another was partially filled, both with rent uplift. (b) DPL Koriyama The Manager believe that the occupancy rate of DPL Koriyama is transitory in nature. Since IPO, the occupancy of the property has fluctuated between 66.6% to full occupancy. As with DPL Sendai Port, the Manager is of the view that the location and overall quality of DPL Koriyama remain sound. In FY2025, 4 leases were executed for this property with a weighted average rent reversion of approximately 12%. Since IPO, all the leases (whether renewals or new leases) that have been executed for this property were at higher rent[1]. The Manager will continue to work with the property manager and leverage on Sponsor's network while also work with 3rd party leasing agencies to improve the occupancy of these properties. It is challenging to ascertain the time for vacant units to be leased as these depend on various factors such as potential tenants' requirements. The Manager remains focused on improving the overall performance of the portfolio and will continue to explore options including but not limited to assets recycling.

[1] Based on the monthly rent for new or renewed lease compared against the preceding lease for the same space, weighted by NLA.

2.	**(i) The Bank of Japan (BOJ) has entered a monetary policy normalisation cycle, having exited negative interest rates in 2024 and progressively raised policy rates through 2025. Further rate increases are expected as inflation and wage growth remain stable.** **How does the manager assess the impact of rising interest rates on property valuations, capitalisation rates and the REIT's cost of capital? What scenarios has the manager and how resilient are distributions under these scenarios?** **(ii) The REIT has mitigated near-term interest rate risk as 99.3% of its borrowings are on fixed rates (Note 13 Loans and borrowings; page 186). The weighted debt maturity stood at 2.9 years as at 31 December 2025. However, the longer-term impact of refinancing and currency movements remains a key consideration for unitholders.** **To what extent is the REIT exposed to refinancing risk when these facilities mature, and how would a higher interest rate environment affect future borrowing costs and distributions?** **(iii) Since IPO, net asset value (NAV) per unit has declined from \$0.76 per unit despite stable asset performance in local currency terms. The NAV per unit amounted to \$0.65 as at 31 December 2025. The 14.5% decline has been partly attributed to the weaker JPY against SGD which has fallen by about 30% since November 2021.** **Given that loans are 100% denominated in JPY, what is the extent of the REIT's exposure to unhedged net investment currency risk?** **(iv) Can the manager provide a detailed NAV analysis (perhaps in the form of a bridge/waterfall chart) since IPO, showing the contribution of FX impact, valuation changes, capital raising, distributions and fees?**
	Response: (i) While Japan has entered interest normalisation phase, the increase in interest rates has been done at a cautious pace. The latest hike in December 2025 was only the third hike since Japan exited the negative interest rate environment in March 2024. Based on the Manager's understanding, investment interest for properties in Japan has remained healthy despite increase in interest rates, which is one of the reasons capitalisation rates have remained relatively stable. This was further evidenced based on the latest valuation of DHLT's properties in Japan ("**Japan Portfolio**"), where the capitalisation rates have remained generally stable which has also resulted in a relatively stable valuation of the Japan Portfolio as a whole[2]. The Manager has observed that lending rates have increased mainly due to the increase in base rate, which has also resulted in higher interest expense for DHLT. Currently, all of the

[2] In JPY terms and on "same-store" basis, excluding DPL Gunma Fujioka which was acquired in March 2025, the valuation of the Japan Portfolio as at 31 December 2025 was 0.4% higher compared to the previous year.

borrowings of DHLT are denominated in JPY to maintain natural hedge against its portfolio of which 96.9% (by valuation) was denominated in JPY as at 31 December 2025[3]. On a pro forma basis, an increase of 1.5% in the interest rate for the borrowings maturing in FY2026 of approximately JPY 12 billion will result in decline in FY2025 DPU of approximately 4%. Please note that this is for illustration and have not taken into account factors such as foreign exchange and portfolio performance. Following the refinancing of the borrowings in FY2026, the proportions of borrowings to be refinanced in FY2027 and FY2028 are 4.6% and 16.1%, respectively.

Given the sustained inflation in Japan, the Manager expects upward pressure on the interest rates expected to persist, albeit any increase to be at a measured pace. To mitigate against interest rate increase, the Manager will continue to maintain a high proportion of fixed-rate borrowings and seek to strike a balance between tenure and rates.

(ii) Please refer to the response for 2(i) above.

(iii) Given that substantial proportion of the portfolio is denominated in JPY, the borrowings DHLT are all denominated in JPY for natural hedge. As assets of DHLT denominated in S$ is minimal, the NAV is largely subject to foreign exchange fluctuation.

(iv) Based on the table below, weaker foreign currencies (“**Forex**”) against S$ have adversely impacted the NAV of DHLT since IPO to 31 December 2025, where JPY has depreciated approximately 31% over the same timeframe. However, the decline is partially mitigated by fair value gains, reflecting the quality of the portfolio.

	FY2022	FY2023	FY2024	FY2025
Equity(1)	-0.1%	-0.1%	0.2%	0.0%
Fair value gain(2)	24.5%	2.6%	2.2%	2.8%
Adjusted net income(3)	3.1%	0.0%	-0.9%	-0.6%
Others(4)	-4.5%	-1.4%	-1.6%	-1.6%
Forex	-18.7%	-7.9%	-7.2%	-6.0%

Notes:
1. Comprised mainly effects of Sponsor’s subscription of units in 2022 and units issued in relation to management fees.
2. Comprised mainly fair value gains on investment properties
3. Adjusted net income excluded fair value gains, deferred tax and amortisation, net of distribution.
4. Comprised deferred tax and amortisation.

[3] Based on the independent valuation of the properties as at 31 December 2025.

3.	**The REIT was listed in November 2021 at an IPO price of $0.80 per unit. It currently trades below $0.50, compared with a reported net asset value per unit of $0.65, implying a price-to-book ratio of approximately 0.77 times.** **(i) What has been the total unitholder return since the IPO and how does this compare with relevant REIT benchmarks?** **(ii) What analysis has the manager undertaken to understand the REIT's persistent discount to net asset value? What are the key factors identified, and how does the manager intend to address them to improve investor confidence and market perception?** **(iii) Given the current trading discount, how does the manager assess its ability to execute accretive acquisitions? What specific capital management or strategic actions are being considered to narrow the discount and enhance unitholder value?**

Response:

(i) Please refer to the table below for comparison against Lion-Phillip S-REIT ETF and real estate investment trusts listed on the Singapore Stock Exchange ("**S-REITs**") that are in logistics / industrial sectors ("**S-REIT Peers**") for the period from listing date of DHLT (26 November 2021) to 10 April 2026 ("**Relevant Period**"):

	Total Returns for the Relevant Period[1,2]
DHLT	-12.5%
Lion-Phillip S-REIT ETF[3]	-4.4%
Median for S-REIT Peers[4]	-4.8% (range of -29% to +39%)

Notes:

1. Information based on Bloomberg and publicly available information of the S-REIT Peers.
2. Assuming dividends received were not reinvested, and no further subscription or purchase of units of the relevant comparable since 26 November 2021.
3. Lion-Philip S-REIT ETF as a proxy for the wider S-REITs market.
4. Based on 7 S-REIT Peers that were listed on the Singapore Stock Exchange during the Relevant Period.

While the total returns of DHLT for the Relevant Period was lower than that of the S-REIT Peers, it was observed that the range of total returns for the S-REIT Peers was -29% to +39%. DHLT posted a better return compared to 3 of the 7 S-REIT Peers.

(ii) In recent years, uncertainties in macro environment brought about by geopolitical tensions and trade policies and central banks strategies have affected the trading performance of S-REITs in general, including DHLT. The Manager believes that the factors that may be more specific to DHLT are continued depreciation of JPY against S$, the elevated interest rate environment in Japan, and more recently, the heightened vacancy in the portfolio.

The Manager is focused on addressing key investor concerns through proactive execution of strategies and disciplined capital management:

	(a) To mitigate against foreign exchange volatility, the Manager applies systematic hedging mechanism to smooth out volatility in income due to foreign exchange movements, apart from natural hedge discussed in 2(i). In 2024, DHLT has also diversified into Vietnam with the acquisition of D Project Tan Duc 2, which reduced exposure to JPY. (b) To manage interest rate increase, the Manager maintained a high proportion of 99.3% of borrowings in fixed-rate and will seek to strike a balance between tenure and rates. (c) Please refer to 1(ii) for the discussions on the vacancy in DPL Sendai Port and DPL Koriyama. Notwithstanding the higher vacancy at portfolio level, 16 of the 19 properties remained at full occupancy as at 31 December 2025. DHLT was also able to achieve an encouraging weighted average rent reversion of approximately 11%[4] for the leases executed in FY2025. Priority is placed on improving occupancy at DPL Sendai Port and DPL Koriyama, and the Manager remained focused on improving the overall performance of the portfolio. (d) Since IPO, the Manager has also leveraged on Sponsor's strong support and network to acquire five high quality properties, at attractive discounts to valuation, to augment the performance of the portfolio. These five properties have contributed positively to the portfolio and helped to mitigate impact from foreign exchanges volatility and interest rate increase. In addition to their performance, the acquisitions have also diversified income stream and markets, and strengthened DHLT's tenant base, improving the quality of income. The Manager is committed to clear and transparent disclosures to keep Unitholders updated on DHLT's strategy, risks and long-term value proposition. (iii) The Manager will continue to monitor the market to seek an opportunity for equity fund raising subject to the unit price and economic aspects of the potential acquisition. With the restructuring of the borrowings in Japan in 2024, none of the properties was encumbered as at 31 December 2025, and this offered DHLT other financial options such as hybrid securities and bonds, which will be evaluated where appropriate. Subject to factors such as pricing, DHLT can also evaluate recycling of assets where certain property can be divested with the proceeds to be utilised for accretive acquisition. The Manager will also remain highly selective on acquisitions, ensuring any deployment of capital is value-enhancing. Alternative funding options, including assets recycling, debt capital markets and hybrid instruments, will be evaluated where appropriate.

[4] Based on the monthly rent for new or renewed lease compared against the preceding lease for the same space, weighted by NLA.