(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.

NOTICE OF VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Daiwa House Asset Management Asia Pte. Ltd. (the "**Manager**"), in its capacity as the Manager for Daiwa House Logistics Trust ("**DHLT**"), wishes to announce that it had obtained independent valuations, as of 31 December 2025, for all the 19 properties in DHLT's portfolio. The valuations were conducted by CBRE K. K. ("**CBRE**"), Savills Japan Valuation G.K. ("**Savills**") or JLL Morii Valuation & Advisory K.K. ("**JLL Morii**") for the properties in Japan and Jones Lang Lasalle (Vietnam) Company Limited ("**JLL VN**") for the property in Vietnam.

The valuations of the properties are listed in the table below:

Property	Location	Valuation as at 31 December 2025	Valuer
DPL Sapporo Higashi Kariki	Japan	JPY 13,700 million	CBRE
DPL Sendai Port	Japan	JPY 13,500 million	CBRE
DPL Koriyama	Japan	JPY 7,200 million	CBRE
D Project Maebashi S	Japan	JPY 3,700 million	CBRE
D Project Kuki S	Japan	JPY 938 million	CBRE
D Project Misato S	Japan	JPY 2,130 million	CBRE
D Project Nagano Suzaka S	Japan	JPY 2,720 million	Savills
DPL Kawasaki Yako	Japan	JPY 21,000 million	Savills
DPL Shinfuji	Japan	JPY 3,700 million	Savills
D Project Kakegawa S	Japan	JPY 4,550 million	Savills
DPL Okayama Hayashima	Japan	JPY 4,550 million	Savills
DPL Okayama Hayashima 2	Japan	JPY 2,620 million	Savills
D Project Fukuoka Tobara S	Japan	JPY 1,400 million	JLL Morii
DPL Gunma Fujioka	Japan	JPY 5,230 million	JLL Morii
DPL Ibaraki Yuki	Japan	JPY 3,350 million	JLL Morii
D Project Iruma S	Japan	JPY 4,960 million	JLL Morii
DPL Iwakuni 1 & 2	Japan	JPY 2,540 million	JLL Morii
D Project Matsuyama S	Japan	JPY 971 million	JLL Morii
D Project Tan Duc 2	Vietnam	VND 524,200 million	JLL VN

Copies of the valuation reports are available for inspection by prior appointment[1] at the Manager's registered office at 6 Shenton Way, #21-08 OUE Downtown 2, Singapore 068809 during normal business hours for a period of three months from 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
27 February 2026

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.

1 Prior appointment with the Manager is required. Please contact DHLT Investor Relations at email: ir@daiwahouse-lt.com or telephone: +65 6202 0486.