

REAL ESTATE EQUITY RESEARCH

DAIWA HOUSE LOGISTICS TRUST

SGX: DHLU

Bloomberg: DHLT:SP

ISIN code: SGXC62140063

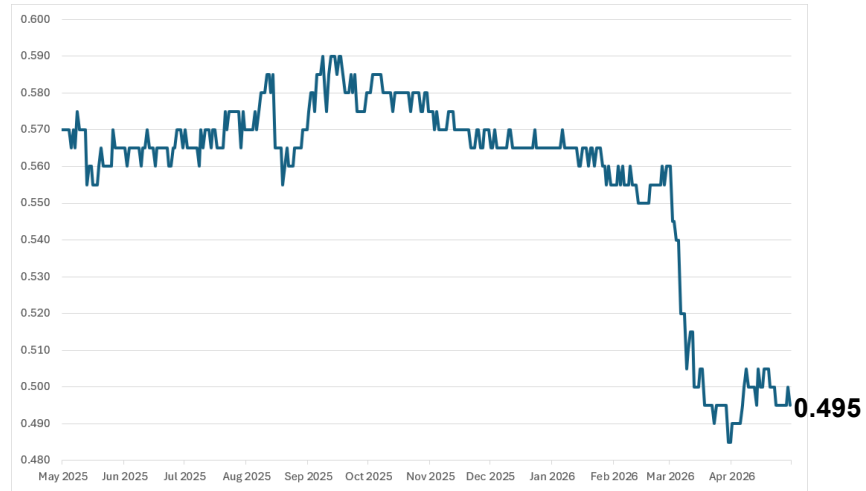
Country: Japan, Vietnam

Industry: Logistics, Real Estate

30 April 2026

RECOMMENDATION: BUYCurrent price: **S\$0.495**Target price: **S\$0.631**Issued units: **700.7 million (12 March 2026)**Market capitalisation: **S\$346.9 million**52-week range: **S\$0.485 – S\$0.590**

PRICE PERFORMANCE



COMPANY DESCRIPTION

Daiwa House Logistics Trust ("DHLT") is a Singapore Real Estate Investment Trust ("REIT") that invests in logistics and industrial real estate located across Asia. As at 31 December 2025, DHLT's portfolio comprises 18 logistics properties in Japan and one property in Vietnam, with an aggregate Net Lettable Area ("NLA") of around 499,000 square metres ("sqm"). DHLT's portfolio was valued at S\$835.2 million as at 31 December 2025.

SUMMARY

For the six months ended 31 December 2025 (2H FY2025), revenue fell by 3.0% to S\$28.6 million in 2H FY2025 from S\$29.5 million in 2H FY2024, amid vacancies at DPL Sendai Port, DPL Kawasaki Yako, and depreciation of the Japanese Yen ("JPY") against Singapore Dollar ("SGD"), though partially offset by contribution from DPL Gunma Fujioka which was acquired in March 2025. Net Property Income ("NPI") fell by 4.3% to S\$21.7 million in 2H FY2025 from S\$22.7 million in 2H FY2024, amid the fall in revenue. However, net income before tax rose by 17.8% to S\$29.5 million in 2H FY2025 from S\$25.0/25.1 million in 2H FY2024, amid: (1) other income rising by S\$2.2 million mainly due to net foreign exchange gain of S\$2.2 million; (2) fair value gain in investment properties rising by S\$2.2 million; and (3) fair value change in derivatives rising by S\$1.6 million to a gain of S\$0.2 million. Accordingly, total return for the period (attributable to unitholders) rose by 24.4% (24.9%) to S\$25.6 million (S\$25.2 million) in 2H FY2025 from S\$20.6 million (S\$20.2 million) in 2H FY2024. Earnings Per Unit (basic & diluted "EPU" in cents) rose by 23.2% to 3.66 in 2H FY2025 from 2.97 in 2H FY2024. DHLT declared Dividend Per Unit ("DPU" in cents) of 2.09 for 2H FY2025, 10.7% lower than 2.34 for 2H FY2024.

RECOMMENDATION

DHLT is trading at a P/E multiple of 9.7x, which is lower than the peer average P/E of 20.2x. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.029 if DHLT is to trade at the peer average P/E of 20.2x. DHLT is trading at a P/B multiple of 0.76x, which represents a discount of approximately 24% to NAV. In contrast, the peer average P/B of 1.01x represents a premium of approximately 1% to NAV. Adopting a relative valuation approach, we estimate a target price of S\$0.661 if DHLT is to trade at the peer average P/B of 1.01x. DHLT's dividend yield of 8.75% is more attractive than the peer average yield of 6.40%, which suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.676 if DHLT is to trade at the peer average yield of 6.40%. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of S\$0.789 which implies an upside potential of 59.4% from the current unit price of S\$0.495.

However, we note that DHLT has a smaller market capitalisation (S\$346.9 million) than its peers as at 30 April 2026. Shares or units of smaller firms may have lower trading volume and thus may be subject to an illiquidity discount, which could range between 20% and 30% for a private firm. As DHLT is a listed REIT, we apply an illiquidity discount of 20% (lower end of the 20–30% range) to reflect the risks involved in investing in DHLT's units which may be less liquid than its peers. Thus, we derive our adjusted target price of S\$0.631 which implies an upside potential of 27.5% from the current unit price of S\$0.495. The upside potential may be supported by a potential privatisation (if it occurs), for which the minimum premium may be 27.8% based on privatisation offers for SGX-listed companies over the last twelve months. Given the upside potential based on peer comparison analysis and an illiquidity discount, a buy recommendation may be warranted. However, we recognise that our target price may be subject to risks such as a continued depreciation of JPY against SGD, downtime after non-renewal of expiring leases, and rising geopolitical tensions between Japan and the People's Republic of China ("PRC").

KEY FINANCIALS

Year ended 31 Dec	Revenue (S\$ million)	Earnings ⁽¹⁾ (S\$ million)	EPU ⁽²⁾ (cents)	P/E (x)	DPU (cents)	Dividend Yield (%)	NAV per unit (in S\$)	P/B (x)
2024 Actual	57.1	33.9	4.98	9.9	4.79	9.68%	0.69	0.72
2025 Actual	57.8	34.9	5.10	9.7	4.33	8.75%	0.65	0.76
2026 Forecast	53.7	22.1	3.26	15.2	4.18	8.44%	n.a.	n.a.
2027 Forecast	56.1	23.4	3.49	14.2	4.36	8.81%	n.a.	n.a.

Note: P/E, P/B and dividend yield based on the current unit price of S\$0.495; n.a. = not available.

⁽¹⁾ Profit after tax attributable to unitholders.

⁽²⁾ Diluted Earnings Per Unit (Trailing Twelve-Month).

Source: DHLT, FPA

Contributor: Calvin Mau
(+65 6323 1788)

TABLE OF CONTENTS

ECONOMIC & INDUSTRY OUTLOOK	3
(I) JAPANESE ECONOMY	3
(II) JAPAN LOGISTICS REAL ESTATE.....	6
UNIT PRICE DEVELOPMENTS	9
UNITHOLDINGS OF SUBSTANTIAL UNITHOLDERS AND DIRECTORS	10
FINANCIAL ANALYSIS	12
(I) FINANCIAL REVIEW	12
FINANCIAL PROJECTIONS.....	28
(I) REVENUE & NPI PROJECTIONS	28
(II) EARNINGS PROJECTION	34
VALUATION ANALYSIS	41
(I) PEER COMPARISON ANALYSIS.....	41
(II) POTENTIAL PRIVATISATION	44
POTENTIAL CATALYSTS	45
(I) HIGHER-THAN-EXPECTED RENTAL REVERSION FROM LEASE RENEWAL	45
(II) DPU-ACCRETIVE ACQUISITION OF PROPERTIES	45
INVESTMENT RECOMMENDATION	46
RISKS TO TARGET PRICE	47
(I) CONTINUED DEPRECIATION OF JPY AGAINST SGD.....	47
(II) DOWNTIME AFTER NON-RENEWAL OF EXPIRING LEASES	48
(III) RISING GEOPOLITICAL TENSIONS BETWEEN JAPAN AND PEOPLE'S REPUBLIC OF CHINA ("PRC").....	48
DISCLOSURES/DISCLAIMERS	49

ECONOMIC & INDUSTRY OUTLOOK

(I) JAPANESE ECONOMY

On 28 April 2026, the Bank of Japan (“BOJ”) released its [Outlook for Economic Activity and Prices](#). BOJ noted that Japanese growth “is likely to decelerate in fiscal 2026”, as higher crude oil prices are “expected to push down corporate profits and households’ real income through factors such as a deterioration in the terms of trade.” BOJ added though that “the economy is expected to continue growing moderately, albeit at a decelerated rate, since it is likely to be underpinned by factors such as the government’s various measures and accommodative financial conditions, in addition to developments such as continued high levels of profits in the corporate sector.”

BOJ also noted that the year-on-year (“y-o-y”) growth in CPI (excluding fresh food) “is likely to be in the range of 2.5-3.0 percent in fiscal 2026, as the rise in crude oil prices is expected to push up prices, mainly of energy and goods, with moves to pass on wage increases to selling prices continuing.” BOJ noted too, “Thereafter, with the waning of the effects of high crude oil prices, the rate of increase is expected to decline to the range of 2.0-2.5 percent in fiscal 2027 and to around 2 percent in fiscal 2028.”

BOJ’s median forecast of CPI (excluding fresh food) for “Fiscal 2026” (or [the year ended March 2027](#)) rose to 2.8% in April 2026 from 1.9% in January 2026, as shown in **Exhibit 1**. Accordingly, we note that the BOJ may be considering rate hikes.

Exhibit 1: Forecasted Growth and CPI (All Items less Fresh Food) (Fiscal 2026 to Fiscal 2028)

(Appendix)

Forecasts of the Majority of the Policy Board Members

y/y % chg.

	Real GDP	CPI (all items less fresh food)	(Reference) CPI (all items less fresh food and energy)
Fiscal 2025	+1.0 to +1.0 [+1.0]	+2.7	+3.0
Forecasts made in January 2026	+0.8 to +0.9 [+0.9]	+2.7 to +2.8 [+2.7]	+2.9 to +3.1 [+3.0]
Fiscal 2026	+0.4 to +0.7 [+0.5]	+2.8 to +3.0 [+2.8]	+2.5 to +2.7 [+2.6]
Forecasts made in January 2026	+0.8 to +1.0 [+1.0]	+1.9 to +2.0 [+1.9]	+2.0 to +2.3 [+2.2]
Fiscal 2027	+0.6 to +0.8 [+0.7]	+2.3 to +2.4 [+2.3]	+2.6 to +2.7 [+2.6]
Forecasts made in January 2026	+0.8 to +1.0 [+0.8]	+1.9 to +2.2 [+2.0]	+2.0 to +2.3 [+2.1]
Fiscal 2028	+0.7 to +0.8 [+0.8]	+2.0 to +2.2 [+2.0]	+2.1 to +2.4 [+2.2]

Notes: 1. Figures in brackets indicate the medians of the Policy Board members’ forecasts (point estimates).

2. The forecasts of the majority of the Policy Board members are constructed as follows: each Policy Board member’s forecast takes the form of a point estimate -- namely, the figure to which they attach the highest probability of realization. These forecasts are then shown as a range, with the highest figure and the lowest figure excluded. The range does not indicate the forecast errors.

3. Each Policy Board member makes their forecasts taking into account the effects of past policy decisions and with reference to views incorporated in financial markets regarding the future conduct of policy.

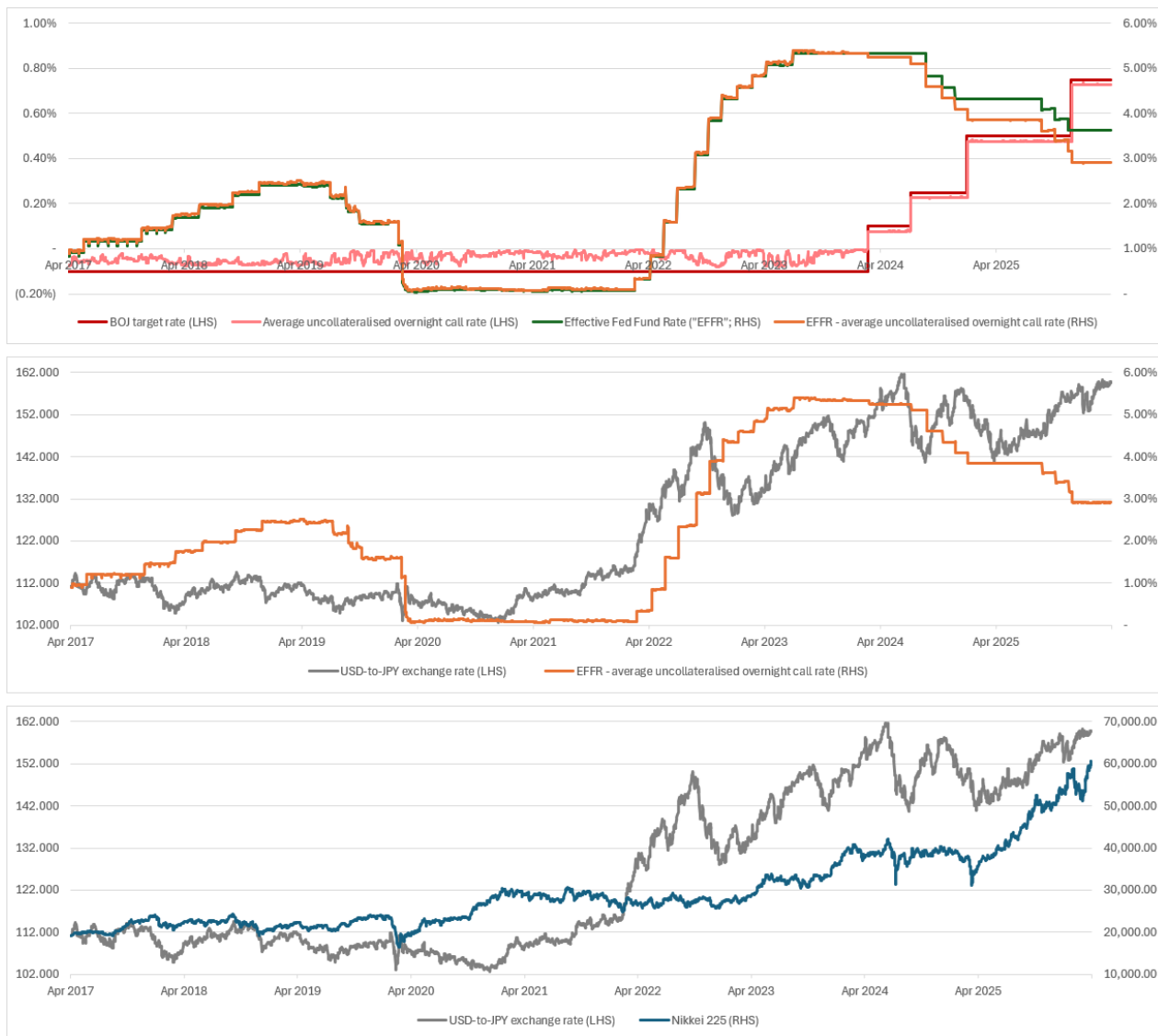
4. The CPI figures for fiscal 2025 are actual values.

Source: BOJ

On the same day, BOJ left the target rate unchanged at “around 0.75 percent.” BOJ noted in its April 2026 outlook, “given that underlying CPI inflation has been approaching 2 percent and real interest rates are at significantly low levels, the Bank will continue to raise the policy interest rate and adjust the degree of monetary accommodation, in response to developments in economic activity and prices as well as financial conditions.”

The widening of the spread between Japan’s average uncollateralised overnight call rate (“call rate”; influenced by BOJ’s target rate, as may be seen in **Exhibit 2**) and the U.S.’s Effective Federal Funds Rate (“EFFR”) from April 2022 to April 2024 may have contributed to a depreciation of the Japanese Yen (“JPY”) against the United States Dollar (“USD”), as may be seen in **Exhibit 2** (top & middle). In turn, the depreciation may have contributed to a rise in the Nikkei index from around April 2023, as may be seen in **Exhibit 2** (bottom), as Japanese firms’ export earnings may rise when converted to JPY from other currencies. Subsequent hikes in BOJ’s target rate corresponded with brief appreciations of JPY against USD and temporary falls in the Nikkei index. However, despite the narrowing spread between Japan’s call rate and the U.S.’s EFFR from April 2025, JPY depreciated against USD, and the depreciation may have contributed to a rise in the Nikkei index.

Exhibit 2: Interest Rates, USD-to-JPY Exchange Rate, and Nikkei (April 2017 to April 2026)



Source: BOJ (target rates), Federal Reserve Bank of New York (EFFR), Yahoo! Finance (exchange rates and Nikkei), FPA

Given that the Nikkei may be affected by the spread between Japan's call rate and the U.S. EFFR, we briefly review the U.S.'s interest rate outlook.

In March 2026, the U.S. Federal Open Market Committee ("FOMC") [maintained the target federal funds range at 3.50–3.75% and noted that "unemployment rate has been little changed in recent months" while inflation remained "somewhat elevated."](#) The U.S. FOMC also noted that "implications of developments in the Middle East for the U.S. economy are uncertain." Meanwhile, the U.S. FOMC indicated in its [Summary of Economic Projections](#) that the median projection for the federal funds rate was 3.4% at end-2026, 3.1% at end-2027, and 3.1% at end-2028.

However, J.P. Morgan indicated in April 2026 that it [saw "the Fed holding rates steady for the rest of 2026, with the next move likely being a hike of 25 basis points \(bp\) in the third quarter of 2027."](#) J.P. Morgan noted, "Generally, the Fed is seen as more likely to cut rates only if the labor market weakens significantly or if the economic fallout from higher energy prices becomes more severe." J.P. Morgan summarised that, "All in all, the interest rate outlook for 2026 will largely depend on how the Middle East conflict plays out."

As the U.S. FOMC may maintain the target federal funds range while the BOJ indicated that it would "continue to raise the policy interest rate", the spread between Japan's call rate and the U.S. EFFR is likely to narrow further through 2Q 2027. However, it remains to be seen whether the current trend of JPY depreciating against USD would reverse, and thereby impact Japanese firms' export earnings.

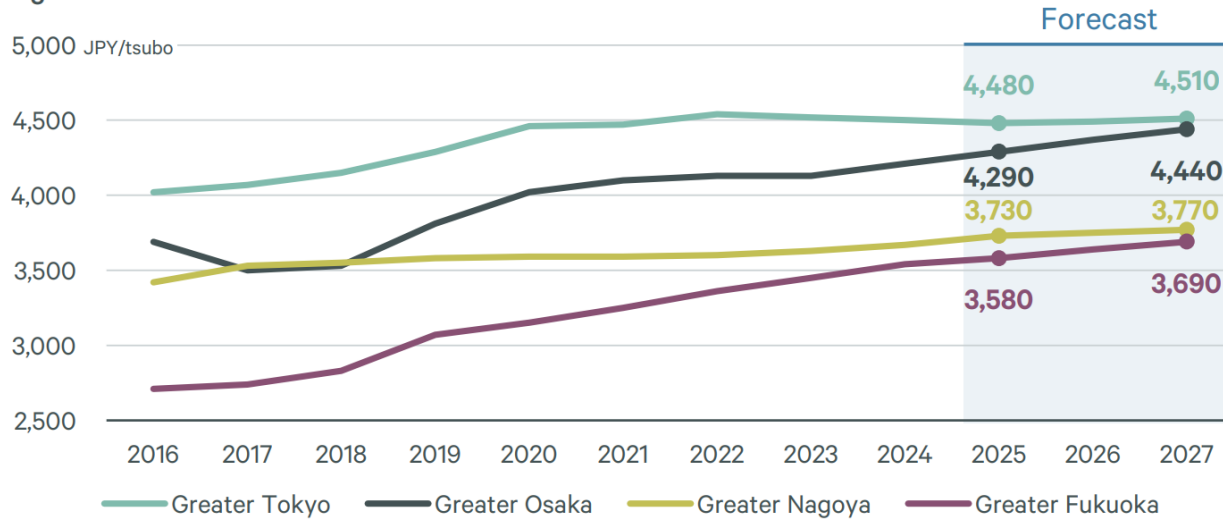
We will review the outlook for Japanese logistics properties in the next section.

(II) JAPAN LOGISTICS REAL ESTATE

Real estate firm CBRE noted in December 2025, “Effective rents for Large Multi-Tenant (LMT) logistics facilities in Q4 2027 are projected to have risen from their Q4 2025 levels for all four major metropolitan areas.” CBRE indicated its forecasts as shown in Exhibit 3.

Exhibit 3: Forecasted Net Effective Rent Indices in Japan (2025 to 2027)

Figure 4-1: Net Effective Rent Indices



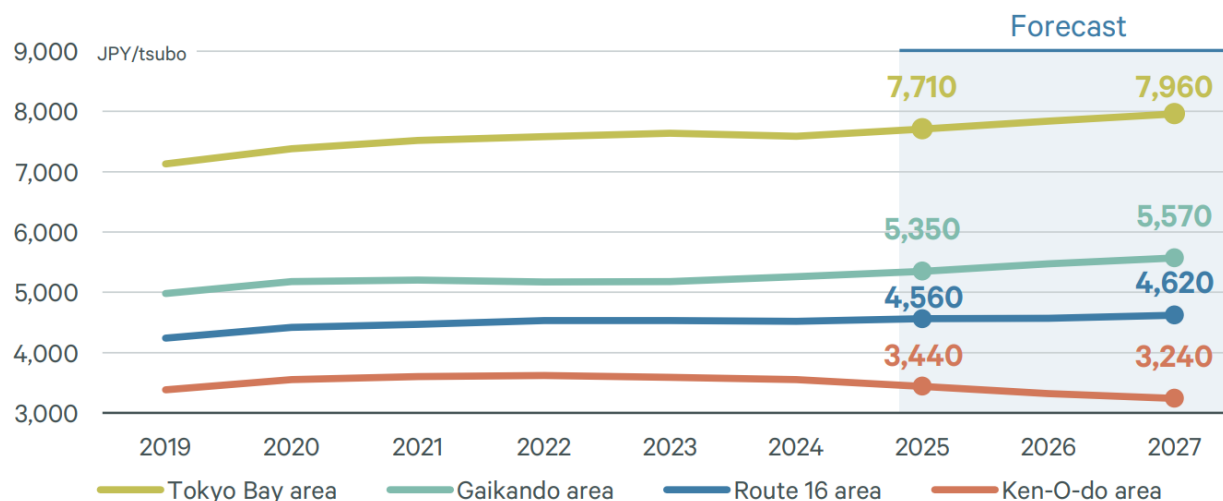
Source: CBRE Research, Q3 2025.

Source: CBRE

In particular, CBRE forecasted that rent in Ken-O-do area would fall from 2025 to 2027, while those in other indicated Greater Tokyo areas would rise, as shown in Exhibit 4.

Exhibit 4: Forecasted Effective Rent Indices in Greater Tokyo Areas (2025 to 2027)

Figure 4-7: Effective Rent Indices by Area (Greater Tokyo)



Source: CBRE Research, Q3 2025.

Source: CBRE

We briefly discuss the outlook for areas where the leases of some of the properties of Daiwa House Logistics Trust (“DHLT”) will be expiring in the next two years.

Ken-O-do area (related to DPL Ibaraki Yuki):

CBRE noted that the “Ken-o-do area has witnessed the addition of over 200,000 tsubo of new supply every year for the three years” from 2023 to 2025, “almost half of which is located in Ibaraki Prefecture on the very outer edge of Greater Tokyo.” However, CBRE added that, “In 2027, just one property is slated for completion in Ibaraki, with new supply for the entire area projected to be just 49,000 tsubo.” Amid the drop in supply, CBRE forecasted that vacancy would fall to 12.0% to 2027 from 16.1% in 2025.

Nonetheless, given that vacancy is expected to remain above 10.0%, CBRE commented, “More time is needed before Ken-o-do rents return to growth.” CBRE noted, “Around the periphery of the Ken-o-do area, where vacancies are plentiful, there is intense competition among landlords to attract and retain tenants, with some even offering long rent-free periods in an attempt to entice tenants to their properties.” CBRE also noted, “properties in Ibaraki have already significantly lowered asking rents in previous quarters”.

Greater Osaka (related to DPL Okayama Hayashima and DPL Okayama Hayashima 2):

CBRE commented that, “Despite new supply for the 2025 calendar year reaching 401,000 tsubo, some 40% above the previous annual record of 290,000 tsubo set in 2017, full-year net absorption is also anticipated to register a new record high of 369,000 tsubo.” CBRE also noted, “The pre-leasing rate for properties scheduled to come on stream in 2026 has already exceeded 60% as of Q3 2025.” CBRE forecasted rent levels “to rise 1.9% y-o-y in Q4 2025, followed by y-o-y increases of a further 1.9% in Q4 2026, and 1.6% in Q4 2027.”

Greater Fukuoka (related to DPL Iwakuni 1 & 2):

CBRE noted, “With seven of the 11 properties for completion in 2025 and 2026 located in the Tosu/Ogori area, the total stock in this sub-area will have increased by 50% in a two-year period.” CBRE also noted, “In 2027, six of the seven new developments due to be completed are in and around Fukuoka City, which should serve to stimulate demand and push up rent levels.” CBRE commented that “Effective rents are unlikely to match the significant rises seen over the past three years (an average annual rate of 2.9%) but should still achieve around 1.4% per annum between 2025 and 2027.”

For reference, DHLT previously indicated the location of each of its 17 Japan properties as at 31 March 2024, as shown in **Exhibit 5**. DHLT later acquired D Project Tan Duc 2 (located in Vietnam) in July 2024.

Exhibit 5: Location of DHLT's Properties (as at 31 March 2024)

Daiwa House Logistics Trust (DHLT) 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, in particular, within **Japan** as well as in the **Southeast Asian region**

17
High Quality
Logistics Assets

100.0%
Portfolio
Occupancy Rate⁽¹⁾

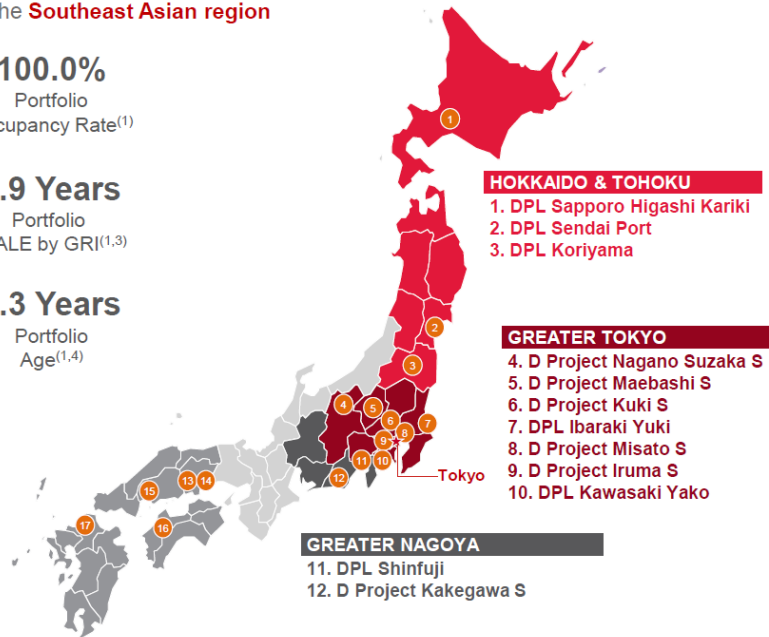
JPY92,333 mil
Portfolio
Valuation⁽²⁾

5.9 Years
Portfolio
WALE by GRI^(1,3)

458,149 sqm
Total
NLA⁽¹⁾

6.3 Years
Portfolio
Age^(1,4)

CHUGOKU / SHIKOKU / KYUSHU
13. DPL Okayama Hayashima
14. DPL Okayama Hayashima 2
15. DPL Iwakuni 1 & 2
16. D Project Matsuyama S
17. D Project Fukuoka Tobara S

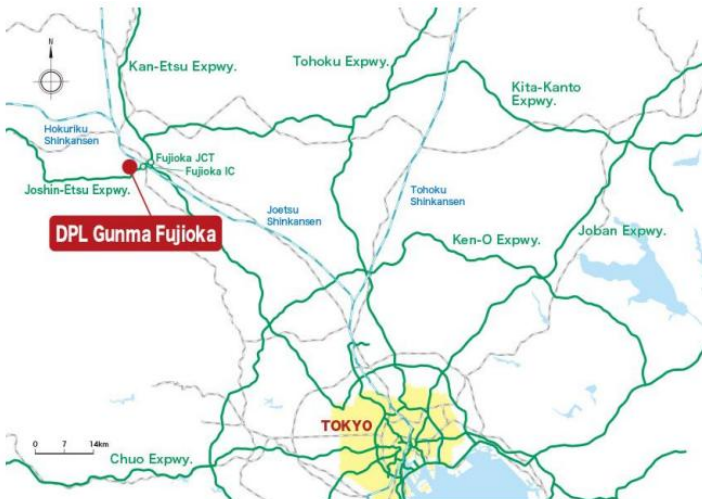


(1) As at 31 March 2024. (2) Based on the independent valuation of the properties as at 31 December 2023, save for valuation of DPL Ibaraki Yuki which was based on average valuation as at 31 August 2023. (3) GRI based on the monthly rent as at 31 March 2024. (4) Based on weighted average by NLA.

Source: DHLT

DHLT also acquired DPL Gunma Fujioka in March 2025. The location of DPL Gunma Fujioka is illustrated in **Exhibit 6**.

Exhibit 6: Location of DPL Gunma Fujioka

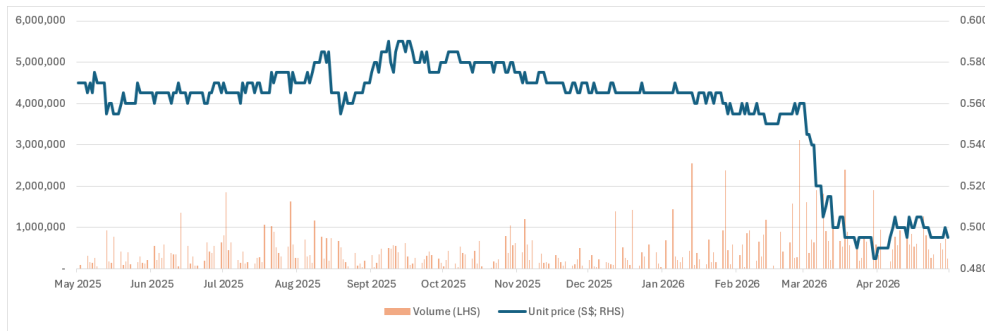


Source: DHLT

UNIT PRICE DEVELOPMENTS

Over the last twelve months, DHLT's unit price fell by 13.2% to S\$0.495 on 30 April 2026 from S\$0.570 on 1 May 2025, as shown in **Exhibit 7**.

Exhibit 7: Unit Price Performance (Last Twelve Months)



Note: Excluded unit buy-backs, change in corporate information, capital distribution, and cash dividend/distribution announcement categories from Exhibit markers.

Source: SGX (announcement dates), Yahoo! Finance (unit prices and volumes), FPA

On 9 May 2025, DHLT released its update for 1Q FY2025. Unit price fell by 2.6% to S\$0.555 on 16 May from S\$0.570 on 9 May 2025.

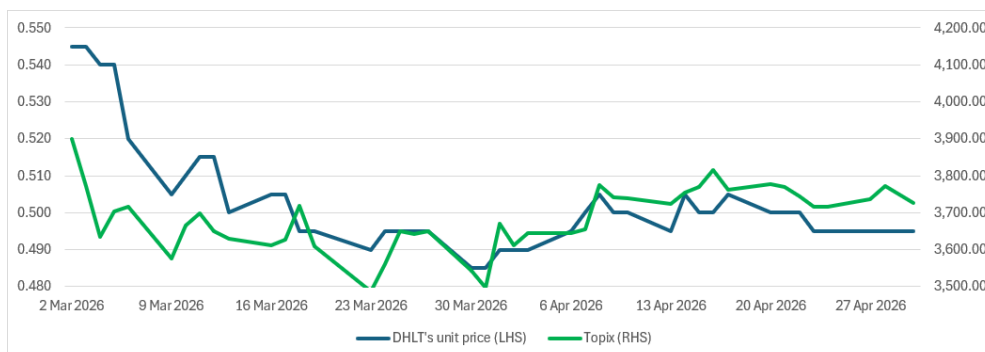
On 8 August 2025, DHLT released its results for 1H FY2025. Net Property Income (“NPI”) rose by 6.1% y-o-y to S\$22.5 million in 1H FY2025, but Distribution Per Unit (“DPU” in cents) fell by 8.6% to 2.24 for 1H FY2025 from 2.45 for 1H FY2024. Unit price rose from S\$0.580 on 8 August to S\$0.585 on 14 August, before falling to S\$0.565 on 15 August 2025 (dividend ex-date).

On 12 November 2025, DHLT released its update for 3Q FY2025. Unit price fell by 0.9% to S\$0.570 on 19 November from S\$0.575 on 12 November 2025.

On 27 February 2026, DHLT released its results for 2H FY2025. NPI fell by 4.3% y-o-y to S\$21.7 million in 2H FY2025 and DPU fell by 10.7% to 2.09 for 2H FY2025 from 2.34 for 2H FY2024. Unit price fell from S\$0.560 on 27 February to S\$0.540 on 5 March, before falling further to S\$0.520 on 6 March 2026 (dividend ex-date).

Thereafter, unit price fell to a low of S\$0.485 on 30 March, and rebounded to S\$0.505 on 8 April, before falling to S\$0.495 on 30 April 2026, [potentially amid changes in TOPIX in the same period](#) as shown in **Exhibit 8**.

Exhibit 8: Unit Price vs Topix (2 March to 30 April 2026)



Note: Unlike most of our graphs, the LHS and RHS axes in this Exhibit are not proportional.

Source: Investing.com (TOPIX), Yahoo! Finance (unit prices), FPA

UNITHOLDINGS OF SUBSTANTIAL UNITHOLDERS AND DIRECTORS

We note the changes in unitholdings of the Manager, Daiwa House Asset Management Asia Pte. Ltd. (“DHAMA”), and of the Chief Executive Officer (“CEO”), over the last twelve months, as shown in **Exhibit 9**.

Exhibit 9: Changes in Unitholdings of the Trustee-Manager and CEO (Last Twelve Months)

S/N	Transaction date	Unitholder	Transaction			Total interest (before)		Total interest (after)		Remark(s)
			(A) No. of units	(B) Unit price (in S\$)	(A × B) Value (in S\$)	No. of units	%	No. of units	%	
1	27 May 2025	Daiwa House Asset Management Asia Pte. Ltd. (“DHAMA”)	521,651	0.5685	296,558.59	66,111,956	9.46%	66,633,607	9.53%	Payment of base fees for 1Q FY2025
2	26 Jun 2025	Yamamura Jun (CEO of DHLT)	30,000	0.5650	16,950.00	110,000	0.02%	140,000	0.02%	Acquisition via market transaction
3	13 Aug 2025	DHAMA	439,571	0.5646	248,181.79	66,633,607	9.53%	67,073,178	9.58%	Payment of base fees for 2Q FY2025
4	27 Nov 2025	DHAMA	452,540	0.5807	262,789.98	67,073,178	9.58%	67,525,718	9.64%	Payment of base fees for 3Q FY2025
5	3 Mar 2026	DHAMA	405,291	0.5669	229,759.47	67,525,718	9.64%	67,931,009	9.69%	Payment of base fees for 4Q FY2025
6	13 Mar 2026	DHAMA	284,473	n.a.	n.a.	67,931,009	9.69%	67,646,536	9.65%	Transfer of units to eligible employees under performance unit plan

n.a. = not applicable.

Source: DHLT, FPA

DHAMA is wholly-owned by the Sponsor, Daiwa House Industry Co. Ltd. (“DHI”), as at 12 March 2026. After the transaction on 13 March 2026 (as shown in **Exhibit 9**), we estimate that DHI has 13.44% total interest (3.79% direct + 9.65% indirect) in DHLT as at 13 March 2026. The unitholder with the second-largest unitholding in DHLT as at 12 March 2026 is Metro Holdings Ltd (“Metro”; SGX:M01). Metro’s unitholdings in DHLT have remained unchanged since DHLT’s Initial Public Offering (“IPO”).

The unitholdings of substantial unitholders as at 12 March 2026, and those of directors as at 21 January 2026, are shown in **Exhibit 10**.

Exhibit 10: Unitholdings of Substantial Unitholders and Directors

SUBSTANTIAL UNITHOLDERS' UNITHOLDINGS AS AT 12 MARCH 2026

(As recorded in the Register of Substantial Unitholders' Unitholdings)

Name of Substantial Unitholder	Direct Interest		Deemed Interest	
	Units	%	Units	%
Daiwa House Asset Management Asia Pte. Ltd.	67,931,009	9.69	-	-
Daiwa House Industry Co., Ltd. ⁽¹⁾	26,556,860	3.79	67,931,009	9.69
Metro ARC Investments Pte. Ltd.	51,625,000	7.37	-	-
Metro Holdings Ltd ⁽²⁾	-	-	51,625,000	7.37
Eng Kuan Company Private Limited ⁽³⁾	-	-	51,625,000	7.37
Ong Ching Ping ⁽⁴⁾	-	-	51,625,000	7.37
Ong Jenn ⁽⁴⁾	-	-	51,625,000	7.37
Ong Ling Ling ⁽⁴⁾	-	-	51,625,000	7.37
Ong Sek Hian ⁽⁴⁾	-	-	51,625,000	7.37

Notes:

- (1) Daiwa House Asset Management Asia Pte. Ltd. (the “**Manager**”) is wholly-owned by Daiwa House Industry Co., Ltd. (“**DHI**”). As such, DHI has a deemed interest in the 67,931,009 Units held by the Manager pursuant to Section 4 of the Securities and Futures Act 2001 (“**SFA**”).
- (2) Metro Holdings Ltd (“**Metro Holdings**”) holds 100.0% of the equity interest in Metro ARC Investments Pte. Ltd. (“**Metro ARC**”). Metro ARC holds approximately 7.37% of the Units. As such, Metro Holdings is deemed to be interested in the 51,625,000 Units held by Metro ARC pursuant to Section 4 of the SFA.
- (3) Eng Kuan Company Private Limited (“**Eng Kuan**”) holds 22.8% of the equity interest in Metro Holdings, which holds 100.0% of the equity interest in Metro ARC. As such, Eng Kuan is deemed to have an interest in the 51,625,000 Units held by Metro ARC in which Metro Holdings is deemed to have an interest pursuant to Section 4 of the SFA.
- (4) Ms Ong Ling Ling, Ms Ong Ching Ping, Mr Ong Jenn and Mr Ong Sek Hian, being substantial shareholders of Eng Kuan, are deemed to be interested in the 51,625,000 Units held by Metro ARC. They are associates of one another under Section 4(5)(b) of the SFA.

DIRECTORS' UNITHOLDINGS AS AT 21 JANUARY 2026

(As recorded in the Register of Directors' Unitholdings)

Save as disclosed in the table below, none of the Directors holds any interest in Units issued by Daiwa House Logistics Trust:

Name of Director	Direct Interest		Deemed Interest	
	Units	%	Units	%
Tan Jeh Wuan	300,000	0.043	-	-
Tan Juay Hiang	170,000	0.024	-	-
Jun Yamamura	140,000	0.020	-	-

Source: DHLT

Based on the [share price of JPY 4,788 as at 30 April 2026](#), and [619,347,953 shares \(excluding 40,288,229 treasury shares\) as at 31 December 2025](#), we estimate that the market capitalisation of the Sponsor, DHI, is JPY 3.0 trillion (S\$23.7 billion based on [SGD-to-JPY exchange rate of 125.114 from Yahoo! Finance](#)) as at 30 April 2026.

The “Principal Shareholders” of DHI as at 31 March 2026 are shown in **Exhibit 11**.

Exhibit 11: “Principal Shareholders” of DHI (as at 31 March 2026)

Principal Shareholders (As of Mar. 31, 2026)

Shareholder name	Number of shares held (1,000 shares)	Equity stake(%)
The Master Trust Bank of Japan, Ltd (Trust Account)	99,643	16.09
Custody Bank of Japan, Ltd (Trust Account)	34,834	5.62
STATE STREET BANK AND TRUST COMPANY 505001	15,982	2.58
Daiwa House Industry Employees Shareholders Association	15,383	2.48
J.P. Morgan Securities Co., Ltd	13,711	2.21
Sumitomo Mitsui Banking Corporation	11,282	1.82
JP MORGAN CHASE BANK 385781	8,521	1.38
Nippon Life Insurance Company	8,361	1.35
National Mutual Insurance Federation of Agricultural Cooperatives	7,389	1.19
CEP LUX-ORBIS SICAV	7,297	1.18

Notes:

1. Number of shares held is rounded down to the nearest thousand.
2. The Company holds 40,289 thousand shares as treasury stock, but it is not included in the above list.
3. Equity stake is calculated excluding treasury stock.
4. Equity stake is rounded to three decimal places.

Source: DHI

FINANCIAL ANALYSIS

(I) FINANCIAL REVIEW

In this section, we review DHLT's results for 2H FY2025. While DHLT reports its results in Singapore Dollar ("SGD"), we include in brackets our estimates of the respective financial figures in JPY and of the corresponding percentage changes.

Revenue:

Revenue fell by 3.0% (0.4%) to S\$28.6 million (JPY 3.3 billion) in 2H FY2025 from S\$29.5 million (JPY 3.4 billion) in 2H FY2024, as shown in **Exhibit 12**. DHLT noted that the decrease "was mainly attributable to DPL Sendai Port (Japan) and DPL Kawasaki Yako (Japan), coupled with the weaker JPY partially offset by the contribution from DPL Gunma Fujioka (Japan) which was acquired in 1H 2025."

Exhibit 12: Revenue (2H FY2025 vs 2H FY2024)

(in S\$ '000 unless otherwise stated)	Actual*		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Rental income	25,064	26,023	(959)	(3.7%)
Recoverable and other income	3,556	3,496	60	1.7%
Gross revenue	28,620	29,519	(899)	(3.0%)
SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	116.808	113.698	(3.110)	(2.7%)

Estimates in JPY million:

Rental income	2,928	2,959	(31)	(1.1%)
Recoverable and other income	415	397	18	4.5%
Gross revenue	3,343	3,356	(13)	(0.4%)

* unless indicated as estimate. Note: Absolute change in SGD-to-JPY exchange rate is based on [previous period - current period], such that negative (positive) change reflects depreciation (appreciation) of JPY against SGD. Absolute changes for other figures are based on [current period - previous period].

Source: DHLT, Yahoo! Finance (exchange rates), FPA

Revenue from 1H FP2022 (26 November 2021 or "Listing Date" to 30 June 2022) to 2H FY2025 is shown in **Exhibit 13**.

Exhibit 13: Revenue (1H FP2022 to 2H FY2025)

(in S\$ '000 unless otherwise stated)	Actual*							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Rental income	34,941	26,231	27,043	25,454	24,512	26,023	26,188	25,064
Recoverable and other income	3,962	3,585	3,857	3,497	3,069	3,496	2,986	3,556
Gross revenue	38,903	29,816	30,900	28,951	27,581	29,519	29,174	28,620
SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	88.975	100.379	100.870	108.262	112.844	113.698	112.145	116.808

Estimates in JPY million:

Rental income	3,109	2,633	2,728	2,756	2,766	2,959	2,937	2,928
Recoverable and other income	353	360	389	379	346	397	335	415
Gross revenue	3,461	2,993	3,117	3,134	3,112	3,356	3,272	3,343

* unless indicated as estimate.

Source: DHLT, Yahoo! Finance (exchange rates), FPA

Occupancy for DPL Sendai Port fell to 50.1% in 1Q FY2025 and 31.9% in 4Q FY2025 from 100.0% in 4Q FY2024 and prior. Meanwhile, occupancy for DPL Kawasaki Yako fell to 90.0% in 4Q FY2025 from 100.0% in 3Q FY2025. Accordingly, DHLT noted that overall portfolio occupancy fell to 87.8% as at end-4Q FY2025 from 92.0% (97.6%) as at end-3Q FY2025 (end-4Q FY2024). The Weighted Average Lease Expiry (“WALE”) and occupancy of each of DHLT’s properties, from 4Q FP2021 to 4Q FY2025, are shown in **Exhibit 14**. We discuss further the changes in WALE and occupancy for relevant properties when reviewing NPI.

Exhibit 14: Weighted Average Lease Expiry and Occupancy Rate of DHLT’s Properties (4Q FP2021 to 4Q FY2025)

(WALE in years)	Actual																		
	4Q FP2021	1Q FY2022	2Q FY2022	3Q FY2022	4Q FY2022	1Q FY2023	2Q FY2023	3Q FY2023	4Q FY2023	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025		
Hokkaido / Tohoku:																			
DPL Sapporo Higashi Kariki	2.2	3.3	3.8	3.6	3.3	3.0	2.7	2.5	2.8	2.5	2.3	2.0	2.8	2.5	2.3	2.5	2.3		
DPL Sendai Port	1.3	1.0	1.5	1.2	1.8	1.5	1.3	1.0	1.4	1.2	0.9	0.7	0.4	0.5	0.2	2.4	3.5		
DPL Koriyama	1.2	1.6	1.3	1.1	0.8	1.2	1.0	0.7	0.4	0.2	0.5	0.3	0.9	0.8	1.7	2.5	2.2		
Greater Tokyo:																			
D Project Nagano Suzaka S	6.8	6.6	6.3	6.1	5.8	5.6	5.3	5.1	4.8	4.6	4.3	4.1	3.8	3.6	3.3	3.1	2.8		
D Project Maebashi S	11.8	11.6	11.3	11.1	10.8	10.6	10.3	10.1	9.8	9.6	9.3	9.1	8.8	8.6	8.3	8.1	7.8		
D Project Kuki S	2.6	2.3	2.1	1.8	1.6	1.3	1.1	0.8	0.6	0.3	10.1	9.8	9.6	9.3	9.1	8.8	8.6		
DPL Ibaraki Yuki										2.8	2.6	2.3	2.1	1.8	1.6	1.3	1.1		
DPL Gunma Fujioka														6.0	5.8	5.5	5.3		
D Project Misato S	13.1	12.9	12.6	12.4	12.1	11.9	11.6	11.4	11.1	10.9	10.6	10.4	10.1	9.9	9.6	9.4	9.1		
D Project Iruma S	16.0	15.8	15.5	15.3	15.0	14.8	14.5	14.3	14.0	13.8	13.5	13.3	13.0	12.8	12.5	12.3	12.0		
DPL Kawasaki Yako	11.3	11.1	11.3	11.3	11.1	11.0	10.8	10.5	10.4	10.1	11.0	10.2	9.9	9.7	9.4	9.2	9.9		
Greater Nagoya:																			
DPL Shinfuji	9.2	8.9	8.7	8.4	8.2	7.8	7.5	7.3	7.0	6.8	6.5	6.3	6.0	5.8	5.5	5.3	5.0		
D Project Kakegawa S	12.3	12.1	11.8	11.6	11.3	11.1	10.8	10.6	10.3	10.2	9.8	9.6	9.3	9.1	8.8	8.6	8.3		
Chugoku / Shikoku / Kyushu:																			
DPL Okayama Hayashima	5.4	5.2	4.9	4.7	4.4	4.2	3.9	3.7	3.4	3.2	2.9	3.1	2.8	2.6	2.3	2.1	1.8		
DPL Okayama Hayashima 2	3.0	2.8	2.5	2.3	2.0	1.8	1.5	1.3	1.0	0.8	0.5	0.3	2.0	1.8	1.5	1.3	1.0		
DPL Iwakuni 1 & 2					2.4	2.3	2.0	1.7	1.5	1.2	1.6	1.3	1.4	1.1	2.0	1.7	1.5		
D Project Matsuyama S					6.6	6.4	6.1	5.9	5.6	5.4	5.1	4.9	4.6	4.4	4.1	3.9	3.6		
D Project Fukuoka Tobara S	12.6	12.3	12.1	11.8	11.6	11.3	11.1	10.8	10.6	10.3	10.1	9.8	9.6	9.3	9.1	8.8	8.6		
Vietnam:																			
D Project Tan Duc 2													19.3	19.1	18.8	18.6	18.3	18.1	17.8

(Occupancy in %)	Actual																	
	4Q FP2021	1Q FY2022	2Q FY2022	3Q FY2022	4Q FY2022	1Q FY2023	2Q FY2023	3Q FY2023	4Q FY2023	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025	
Hokkaido / Tohoku:																		
DPL Sapporo Higashi Kariki	83.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Sendai Port	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	50.1%	50.1%	50.1%	31.9%
DPL Koriyama	82.3%	82.3%	82.3%	82.3%	82.3%	82.3%	82.3%	100.0%	100.0%	100.0%	82.1%	66.6%	66.6%	76.8%	92.3%	74.6%	74.8%	
Greater Tokyo:																		
D Project Nagano Suzaka S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Maebashi S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Kuki S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Ibaraki Yuki										100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Gunma Fujioka														100.0%	100.0%	100.0%	100.0%	
D Project Misato S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Iruma S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Kawasaki Yako	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	90.1%	100.0%	100.0%	100.0%	100.0%	100.0%	90.0%	
Greater Nagoya:																		
DPL Shinfuji	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Kakegawa S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Chugoku / Shikoku / Kyushu:																		
DPL Okayama Hayashima	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Okayama Hayashima 2	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
DPL Iwakuni 1 & 2					100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Matsuyama S					100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
D Project Fukuoka Tobara S	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Vietnam:																		
D Project Tan Duc 2													100.0%	100.0%	100.0%	100.0%	100.0%	

Source: DHLT, FPA

Net Property Income (“NPI”):

NPI fell by 4.3% (1.7%) to S\$21.7 million (JPY 2.5 billion) in 2H FY2025 from S\$22.7 million (JPY 2.6 billion) in 2H FY2024, as shown in **Exhibit 15**, amid the fall in revenue. DHLT noted that property expenses rose by 1.1% y-o-y “largely due to the acquisition in 1H 2025, mitigated by the weaker JPY exchange rate.” DHLT also noted, “NPI of the Japan Portfolio in JPY terms was JPY 2,401 million for 2H 2025, a decrease of JPY 40 million or 1.6% from JPY 2,441 million in 2H 2024.”

Exhibit 15: Net Property Income (2H FY2025 vs 2H FY2024)

(in S\$ '000 unless otherwise stated)	Actual*		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Gross revenue	28,620	29,519	(899)	(3.0%)
Property expenses	(6,940)	(6,862)	(78)	1.1%
Net property income	21,680	22,657	(977)	(4.3%)

SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	116.808	113.698	(3.110)	(2.7%)
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Estimates in JPY million:

Gross revenue	3,343	3,356	(13)	(0.4%)
Property expenses	(811)	(780)	(30)	3.9%
Net property income	2,532	2,576	(44)	(1.7%)

* unless indicated as estimate.

Source: DHLT, Yahoo! Finance (exchange rates), FPA

NPI from 1H FP2022 to 2H FY2025 is shown in **Exhibit 16**.

Exhibit 16: Net Property Income (1H FP2022 to 2H FY2025)

(in S\$ '000 unless otherwise stated)	Actual*							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Gross revenue	38,903	29,816	30,900	28,951	27,581	29,519	29,174	28,620
Property expenses	(8,868)	(6,866)	(7,768)	(6,759)	(6,348)	(6,862)	(6,655)	(6,940)
Net property income	30,035	22,950	23,132	22,192	21,233	22,657	22,519	21,680

SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	88.975	100.379	100.870	108.262	112.844	113.698	112.145	116.808
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Estimates in JPY million:

Gross revenue	3,461	2,993	3,117	3,134	3,112	3,356	3,272	3,343
Property expenses	(789)	(689)	(784)	(732)	(716)	(780)	(746)	(811)
Net property income	2,672	2,304	2,333	2,403	2,396	2,576	2,525	2,532

* unless indicated as estimate.

Source: DHLT, Yahoo! Finance (exchange rates), FPA

We briefly review the changes in NPI from each property from FY2022 to FY2025, as shown in **Exhibit 17**.

Exhibit 17: Net Property Income from, and Occupancy of DHLT's Properties (FP2022 & FY2022 to FY2025)

(in JPY million unless otherwise indicated)	Actual	Estimate		Actual			Occupancy (Estimate)			
	FP2022	Days (FP22)	FY2022	FY2023	FY2024	FY2025	FP2022	FY2023	FY2024	FY2025
DPL Sapporo Higashi Kariki	586.4	400	535.1	526.9	534	568	98.6%	100.0%	100.0%	100.0%
DPL Sendai Port	547.7	400	499.8	531.3	554	246	100.0%	100.0%	100.0%	45.5%
DPL Koriyama	260.0	400	237.3	271.8	258	236	82.3%	91.2%	78.8%	79.6%
D Project Maebashi S	180.0	400	164.3	164.5	164	165	100.0%	100.0%	100.0%	100.0%
D Project Kuki S	201.5	400	183.9	184.2	186	178	100.0%	100.0%	100.0%	100.0%
D Project Misato S	263.0	400	240.0	239.9	240	241	100.0%	100.0%	100.0%	100.0%
D Project Iruma S	211.8	400	193.3	186.1	184	185	100.0%	100.0%	100.0%	100.0%
DPL Kawasaki Yako	1,389.8	400	1,268.2	1,269.5	1,231	1,248	100.0%	100.0%	97.5%	97.5%
D Project Nagano Suzaka S	140.2	400	127.9	127.9	128	128	100.0%	100.0%	100.0%	100.0%
DPL Shinfuji	326.3	400	297.7	289.0	291	290	100.0%	100.0%	100.0%	100.0%
D Project Kakegawa S	228.2	400	208.2	208.7	205	209	100.0%	100.0%	100.0%	100.0%
DPL Okayama Hayashima	332.4	400	303.3	301.7	303	305	100.0%	100.0%	100.0%	100.0%
DPL Okayama Hayashima 2	180.5	400	164.7	165.0	165	170	100.0%	100.0%	100.0%	100.0%
D Project Fukuoka Tobaras S	108.3	400	98.8	98.9	103	110	100.0%	100.0%	100.0%	100.0%
DPL Iwakuni 1 & 2	7.7	24	117.1	117.2	121	123	100.0%	100.0%	100.0%	100.0%
D Project Matsuyama S	3.5	24	53.2	53.7	53	54	100.0%	100.0%	100.0%	100.0%
DPL Ibaraki Yuki	-	-	-	-	118	146	-	-	100.0%	100.0%
DPL Gunma Fujioka	-	-	-	-	-	187	-	-	-	100.0%
NPI of properties in Japan	4,967.3	-	4,692.8	4,736.3	4,838	4,789				
D Project Tan Duc 2 (in VND million)	-	-	-	-	22,239	46,886	-	-	100.0%	100.0%
NPI of property in Vietnam	-	-	-	-	22,239	46,886				

Source: DHLT, FPA

Japan – Hokkaido / Tohoku:

DPL Sapporo Higashi Kariki (multi-tenant; WALE: 2.3 years as at 4Q FY2025): NPI rose to JPY 568 million in FY2025 from JPY 534 million in FY2024, amid WALE rising on a quarter-on-quarter (“q-o-q”) basis in 3Q FY2025 which may suggest lease renewal and thus rent reversion.

DPL Sendai Port (multi-tenant; WALE: 3.5 years as at 4Q FY2025): NPI fell to JPY 246 million in FY2025 from JPY 554 million in FY2024, amid occupancy falling to 50.1% in 1Q to 3Q FY2025 and 31.9% in 4Q FY2025 from 100.0% in 3Q & 4Q FY2024.

DPL Koriyama (multi-tenant; WALE: 2.2 years as at 4Q FY2025): NPI fell to JPY 236 million in FY2025 from JPY 258 million in FY2024, despite a rise in our estimate for its full-year occupancy to 79.6% in FY2025 from 78.8% in FY2024 and WALE rising on a q-o-q basis in 2Q & 3Q FY2025.

Japan – Greater Tokyo:

D Project Nagano Suzaka S (Built-to-Suit or “BTS”; WALE: 2.8 years as at 4Q FY2025): NPI was JPY 128 million in FY2025, relatively unchanged from JPY 128 million in FY2024.

D Project Maebashi S (BTS; WALE: 7.8 years as at 4Q FY2025): NPI was JPY 165 million in FY2025, relatively unchanged from JPY 164 million in FY2024.

D Project Kuki S (BTS; WALE: 8.6 years as at 4Q FY2025): NPI fell to JPY 178 million in FY2025 from JPY 186 million in FY2024.

DPL Ibaraki Yuki (sole-tenant but non-BTS; WALE: 1.1 years as at 4Q FY2025): NPI rose to JPY 146 million in FY2025 from JPY 118 million in FY2024. DHLT announced the acquisition of the property on 15 March 2024 (1Q FY2024).

DPL Gunma Fujioka (multi-tenant; WALE: 5.3 years as at 4Q FY2025): NPI was JPY 187 million in FY2025. DHLT announced the acquisition of the property on 24 March 2025 (1Q FY2025).

D Project Misato S (BTS; WALE: 9.1 years as at 4Q FY2025): NPI was JPY 241 million in FY2025, relatively unchanged from JPY 240 million in FY2024.

D Project Iruma S (BTS; WALE: 12.0 years as at 4Q FY2025): NPI was JPY 185 million in FY2025, relatively unchanged from JPY 184 million in FY2024.

DPL Kawasaki Yako (multi-tenant; WALE: 9.9 years as at 4Q FY2025): NPI rose to JPY 1,248 million in FY2025 from JPY 1,231 million in FY2024, amid WALE rising on a q-o-q basis in 4Q FY2025 (although occupancy fell to 90.0% as at end 4Q FY2025).

Japan – Greater Nagoya:

DPL Shinfuji (multi-tenant; WALE: 5.0 years as at 4Q FY2025): NPI was JPY 290 million in FY2025, relatively unchanged from JPY 291 million in FY2024.

D Project Kakegawa S (BTS; WALE: 8.3 years as at 4Q FY2025): NPI rose to JPY 209 million in FY2025 from JPY 205 million in FY2024.

Japan – Chugoku / Shikoku / Kyushu:

DPL Okayama Hayashima (multi-tenant; WALE: 1.8 years as at 4Q FY2025): NPI was JPY 305 million in FY2025, relatively unchanged from JPY 303 million in FY2024.

DPL Okayama Hayashima 2 (sole-tenant but non-BTS; WALE: 1.0 years as at 4Q FY2025): NPI rose to JPY 170 million in FY2025 from JPY 165 million in FY2024, amid WALE rising on a q-o-q basis in 4Q FY2024 (suggesting potentially higher rent in FY2025).

DPL Iwakuni 1 & 2 (multi-tenant; WALE: 1.5 years as at 4Q FY2025): NPI was JPY 123 million in FY2025, relatively unchanged from JPY 121 million in FY2024.

D Project Matsuyama S (BTS; WALE: 3.6 years as at 4Q FY2025): NPI was JPY 54 million in FY2025, relatively unchanged from JPY 53 million in FY2024.

D Project Fukuoka Tobar S (BTS; WALE: 8.6 years as at 4Q FY2025): NPI rose to JPY 110 million in FY2025 from JPY 103 million in FY2024.

Vietnam – Long An (near Ho Chi Minh):

D Project Tan Duc 2 (BTS; WALE: 17.8 years as at 4Q FY2025): NPI rose to Vietnamese Dong (“VND”) 46.9 billion in FY2025 from VND 22.2 billion in FY2024. DHLT announced the acquisition of the property on 5 July 2024 (3Q FY2024).

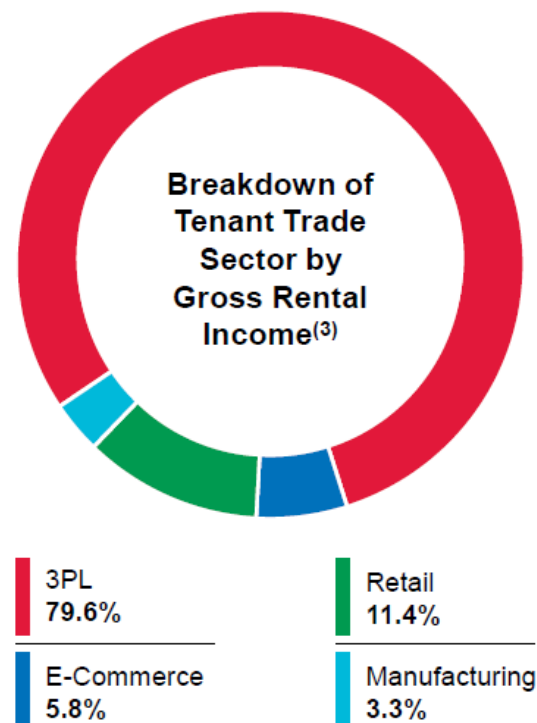
For reference, DHLT's top 10 tenants as at 31 December 2025 are shown in **Exhibit 18**. DHLT noted in its Annual Report ("AR") for FY2025 that D Project Maebashi S (NPI of JPY 165 million in FY2025) was built for Mitsubishi Shokuhin as a distribution centre. DHLT also noted that Mitsubishi Shokuhin was the sole tenant of DPL Ibaraki Yuki (NPI of JPY 146 million in FY2025), the anchor tenant of DPL Kawasaki Yako (NPI of JPY 1,248 million in FY2025), and that its WALE across the three properties was "approximately 8.7 years as at 31 December 2025."

DHLT noted too:

- Suntory Logistics: D Project Misato S (NPI of JPY 241 million in FY2025) was designed and built for the tenant.
- Meito Vietnam: occupied D Project Tan Duc 2 (NPI of VND 46.9 billion in FY2025).
- Nippon Express: sole tenant of DPL Okayama Hayashima 2 (NPI of JPY 170 million in FY2025).

Exhibit 18: Top 10 Tenants

	Top 10 Tenant	Sector	% of NPI ⁽¹⁾
1	Mitsubishi Shokuhin	3PL	24.5
2	Suntory Logistics	3PL	8.4
3	Meito Vietnam	3PL	5.5
4	Nippon Express	3PL	5.3
5	Tenant A ⁽²⁾	3PL	4.1
6	Create SD	Retail	3.9
7	Tenant B ⁽²⁾	E-commerce	3.8
8	K.R.S Corporation	3PL	3.7
9	Tenant C ⁽²⁾	Retail	3.7
10	Tokyo Logistics Factory	3PL	3.6
			66.6



- High quality tenants from the properties acquired over the past 2 years have diversified and strengthened DHLT's tenant base

(1) Based on net property income ("NPI") for FY2025 and % of NPI was calculated and adjusted based on the NPI of each property and allocated to the respective tenants by the proportion of NLA the tenants occupy in the property.

(2) These tenants have not given consent to the disclosure of any terms of the tenancy agreement at all (including their names).

(3) GRI based on the monthly rent as at 31 December 2025.

Source: DHLT, FPA

Manager's management fees and Japan asset management fees:

Management fees (Manager's base fee + Japan asset management fees) fell by 10.8% to S\$1.5 million in 2H FY2025 from S\$1.7 million in 2H FY2024, as shown in **Exhibit 19**, amid the fall in distributable income (excluding adjustment for base fees). There was no performance fee in 2H FY2025, amid DPU (in cents) falling to 4.33 in FY2025 from 4.79 in FY2024.

Exhibit 19: Management Fees (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Change	%
Base fee	985	1,179	(194)	(16.5%)
Manager's management fees	985	1,179	(194)	(16.5%)
Japan asset management fees	532	522	10	1.9%
Management fees	1,517	1,701	(184)	(10.8%)

vs distributable income:

Distributable income to be paid to Unitholders	14,682	16,412	(1,730)	(10.5%)
Deduct: Manager's fee paid/payable in units	(492)	(589)	97	(16.5%)
Add: Manager's base fee (units + cash)	985	1,179	(194)	(16.5%)
Distributable income to be paid to Unitholders (excl. Mgr's mgmt fees)	15,175	17,002	(1,827)	(10.7%)
(A) Management fees	1,517	1,701	(184)	(10.8%)
Divide by: (B) Distrib. income to be paid to Unitholders (excl. Mgr's mgmt fees)	15,175	17,002	(1,827)	(10.7%)
A as a % of B	10.0%	10.0%	-	-

Source: DHLT, FPA

Management fees from 1H FP2022 to 2H FY2025 are shown in **Exhibit 20**.

Exhibit 20: Management Fees (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Base fee	1,448	1,297	1,320	1,378	1,214	1,179	1,089	985
Performance fee	-	-	-	35	-	-	-	-
Manager's management fees	1,448	1,297	1,320	1,413	1,214	1,179	1,089	985
Japan asset management fees	715	540	559	518	523	522	535	532
Management fees (including performance fee)	2,163	1,837	1,879	1,931	1,737	1,701	1,624	1,517
Deduct: Performance fee	-	-	-	(35)	-	-	-	-
Management fees	2,163	1,837	1,879	1,896	1,737	1,701	1,624	1,517

vs distributable income:

Distributable income to be paid to Unitholders	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682
Deduct: Manager's fee paid/payable in units	(725)	(648)	(660)	(689)	(607)	(589)	(545)	(492)
Add: Manager's base fee (units + cash)	1,448	1,297	1,320	1,378	1,214	1,179	1,089	985
Distributable income to be paid to Unitholders (excl. Mgr's mgmt fees)	21,624	18,369	18,790	18,933	17,711	17,002	16,240	15,175
(A) Management fees	2,163	1,837	1,879	1,896	1,737	1,701	1,624	1,517
Divide by: (B) Distrib. income to be paid to Unitholders (excl. Mgr's mgmt fees)	21,624	18,369	18,790	18,933	17,711	17,002	16,240	15,175
A as a % of B	10.0%	10.0%	10.0%	10.0%	9.8%	10.0%	10.0%	10.0%

Source: DHLT, FPA

Trustee's fee and trust expenses:

Trustee's fee rose by 5.7% to S\$130,000 (nearest '000) in 2H FY2025 from S\$123,000 (nearest '000) in 2H FY2024, while trust expenses fell by 42.9% to S\$0.4 million in 2H FY2025 from S\$0.8 million in 2H FY2024, as shown in **Exhibit 21**.

Exhibit 21: Trustee's Fee and Trust Expenses (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Trustee's fee	130	123	7	5.7%
Trust expenses	443	776	(333)	(42.9%)

Source: DHLT, FPA

Trustee's fee and trust expenses from 1H FP2022 to 2H FY2025 are shown in **Exhibit 22**.

Exhibit 22: Trustee's Fee and Trust Expenses (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Trustee's fee	155	139	130	127	160	123	152	130
Trust expenses	1,216	443	980	796	897	776	331	443

Source: DHLT, FPA

Finance expenses:

Finance expense rose by 30.3% to S\$4.7 million in 2H FY2025 from S\$3.6 million in 2H FY2024, as shown in **Exhibit 23**, amid interest expense rising by 85.1% y-o-y. DHLT noted that the increase “was mainly due to the additional borrowings taken to fund the acquisition which was completed in March 2025 as well as higher interest rates due to security removal and base rate increase for the refinancings in November 2024 and 2025.”

Exhibit 23: Finance Expenses (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Interest expense	2,331	1,259	1,072	85.1%
Amortisation of debt related expenses	972	885	87	9.8%
Commitment and financing fees	31	40	(9)	(22.5%)
Finance cost on lease liabilities and other liabilities	1,340	1,403	(63)	(4.5%)
Finance expenses	4,674	3,587	1,087	30.3%

Effective interest on interest expense:

Interest expense	2,331	1,259	1,072	85.1%
Divide by: Total loans & borrowings (w/o accounting for unamortised costs)	356,730	343,254	13,476	3.9%
Effective interest on interest expense (annualised)	1.3%	0.7%	-	-

Disclosed:

Weighted average borrowing cost (all-in, including upfront fees)	2.04%	1.66%	-	-
Fixed rate as % of total debt	99.3%	99.2%	-	-

Source: DHLT, FPA

Finance expenses from 1H FP2022 to 2H FY2025 are shown in **Exhibit 24**.

Exhibit 24: Finance Expenses (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Interest expense	1,044	796	854	805	833	1,259	2,140	2,331
Amortisation of debt related expenses	1,459	689	824	757	765	885	952	972
Commitment and financing fees	-	14	40	40	40	40	39	31
Finance cost on lease liabilities and other liabilities	2,340	1,688	1,598	1,476	1,405	1,403	1,410	1,340
Finance expenses	4,843	3,187	3,316	3,078	3,043	3,587	4,541	4,674

Effective interest on interest expense:

(Current) Secured bank loans	-	-	-	93,359	84,285	-	-	-
(Current) Unsecured bank loans	-	-	-	-	-	86,834	88,282	90,166
(Current) Unsecured fixed rate bonds	-	-	-	-	-	-	-	8,197
(Non-current) Secured bank loans	295,893	333,261	309,168	214,726	214,928	-	-	-
(Non-current) Secured fixed rate bonds	10,204	10,099	9,369	9,336	8,429	-	-	-
(Non-current) Unsecured bank loans	-	-	-	-	-	247,737	287,094	258,367
(Non-current) Unsecured fixed rate bonds	-	-	-	-	-	8,683	8,828	-
Total loans & borrowings (w/o accounting for unamortised costs)	306,097	343,360	318,537	317,421	307,642	343,254	384,204	356,730
Interest expense	1,044	796	854	805	833	1,259	2,140	2,331
Divide by: Total loans & borrowings (w/o accounting for unamortised costs)	306,097	343,360	318,537	317,421	307,642	343,254	384,204	356,730
Effective interest on interest expense (annualised)	0.6%	0.5%	0.5%	0.5%	0.5%	0.7%	1.1%	1.3%

Disclosed:

Weighted average borrowing cost (all-in, including upfront fees)	0.9%	0.99%	0.99%	0.99%	1.03%	1.66%	1.69%	2.04%
Fixed rate as % of total debt	100.0%	100.0%	100.0%	100.0%	100.0%	99.2%	99.3%	99.3%

Source: DHLT, FPA

Other income/expenses:

Other income rose to S\$2.4 million in 2H FY2025 from S\$0.2 million in 2H FY2024, as shown in **Exhibit 25**. DHLT noted, “Other income comprises mainly net foreign exchange gain of S\$2.2 million (2H 2024: S\$94k) and interest income of S\$168k (2H 2024: S\$96k).” (Interest income of S\$169,000 for 2H FY2025, as shown in **Exhibit 25**, is based on cash flows statement.)

Exhibit 25: Other Income/Expenses (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual*		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Interest income (CF statement)	169	96	73	76.0%
Others (including realised forex gain/loss; estimate)	2,230	102	2,128	2,086.3%
Other income/(expenses)	2,399	198	2,201	1,111.6%

* unless indicated as estimate.

Source: DHLT, FPA

Other income/expenses from 1H FP2022 to 2H FY2025 are shown in **Exhibit 26**.

Exhibit 26: Other Income/Expenses (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual*							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Interest income (CF statement)	-	75	127	145	88	96	147	169
Others (including realised forex gain/loss; estimate)	-	1,066	1,491	2,417	1,726	102	(1,664)	2,230
Other income/(expenses)	-	1,141	1,618	2,562	1,814	198	(1,517)	2,399

* unless indicated as estimate.

Source: DHLT, FPA

Fair value change in investment properties:

Fair value gain in investment properties rose by 22.2% to S\$12.0 million in 2H FY2025 from S\$9.8 million in 2H FY2024. Fair value changes in investment properties from 1H FP2022 to 2H FY2025 are shown in **Exhibit 27**.

Exhibit 27: Fair Value Change in Investment Properties (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Fair value change in investment properties	108,034	13,451	(1,496)	13,072	(1,304)	9,787	(1,730)	11,962
Carrying value of investment properties:								
DPL Sapporo Higashi Kariki	126,433	129,265	119,920	119,499	107,934	112,015	113,884	112,298
DPL Sendai Port	131,534	133,305	123,667	125,101	112,951	116,357	118,374	110,658
DPL Koriyama	68,627	69,379	64,363	67,872	61,276	60,697	61,709	59,018
D Project Maebashi S	34,979	35,548	32,978	34,449	31,101	32,042	32,576	30,329
D Project Kuki S	13,554	17,684	11,711	11,203	10,114	9,465	9,623	7,689
DPL Ibaraki Yuki	-	-	-	-	22,740	29,089	29,575	27,460
DPL Gunma Fujioka	-	-	-	-	-	-	35,807	42,870
D Project Misato S	23,657	39,298	21,548	21,473	19,386	19,277	19,599	17,459
D Project Iruma S	23,856	46,253	42,909	45,466	41,047	42,722	43,431	40,657
DPL Kawasaki Yako	214,099	319,671	196,743	196,055	177,065	185,824	188,944	172,135
D Project Nagano Suzaka S	26,821	27,165	25,202	25,300	22,841	23,619	24,013	22,296
DPL Shinfuji	38,634	61,093	35,507	35,196	31,776	32,649	33,194	30,329
D Project Kakegawa S	42,719	43,324	40,192	41,451	37,423	39,509	40,169	37,296
DPL Okayama Hayashima	46,098	62,529	42,347	42,385	38,269	39,509	40,168	37,296
DPL Okayama Hayashima 2	22,026	35,019	20,705	23,620	21,324	22,837	23,218	21,476
DPL Iwakuni 1 & 2	-	22,621	20,986	21,286	19,217	21,275	21,625	20,820
D Project Matsuyama S	-	9,301	8,629	8,850	7,990	8,301	8,438	7,959
D Project Fukuoka Tobaras S	13,559	24,196	12,648	12,697	11,463	13,373	13,595	11,476
D Project Tan Duc 2	-	-	-	-	-	27,342	25,058	25,636

Source: DHLT, FPA

Fair value change in derivatives:

Fair value change in derivatives rose by S\$1.6 million to a gain of S\$0.2 million in 2H FY2025 from a loss of S\$1.4 million in 2H FY2024. Fair value changes in derivatives from 1H FP2022 to 2H FY2025 are shown in **Exhibit 28**.

DHLT noted, "Fair value on financial derivatives arose mainly from the revaluation of foreign exchange forward contracts entered to hedge against the foreign exchange exposures of the Group." DHLT also noted, "This is a non-cash item and therefore does not affect income available for distribution to Unitholders."

Exhibit 28: Fair Value Change in Derivatives (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Fair value change in derivatives	590	870	1,311	(445)	381	(1,405)	(416)	242

Source: DHLT, FPA

Net income before tax:

Accordingly, net income before tax rose by 17.8% to S\$29.5 million in 2H FY2025 from S\$25.0/25.1 million in 2H FY2024, as shown in **Exhibit 29**, amid: (1) other income rising by S\$2.2 million mainly due to net foreign exchange gain of S\$2.2 million; (2) fair value gain in investment properties rising by S\$2.2 million; and (3) fair value change in derivatives rising by S\$1.6 million to a gain of S\$0.2 million.

Exhibit 29: Net Income Before Tax (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Net property income	21,680	22,657	(977)	(4.3%)
Manager's management fees	(985)	(1,179)	194	(16.5%)
Japan asset management fees	(532)	(522)	(10)	1.9%
Trustee's fee	(130)	(123)	(7)	5.7%
Trust expenses	(443)	(776)	333	(42.9%)
Finance expenses	(4,674)	(3,587)	(1,087)	30.3%
Other income	2,399	198	2,201	1,111.6%
Net income before tax and fair value changes	17,315	16,668	647	3.9%
Fair value change in investment properties	11,962	9,787	2,175	22.2%
Fair value change in derivatives	242	(1,405)	1,647	(117.2%)
Net income before tax	29,519	25,050	4,469	17.8%

Source: DHLT, FPA

Net income before tax from 1H FP2022 to 2H FY2025 is shown in **Exhibit 30**.

Exhibit 30: Net Income Before Tax (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Net property income	30,035	22,950	23,132	22,192	21,233	22,657	22,519	21,680
Manager's management fees	(1,448)	(1,297)	(1,320)	(1,413)	(1,214)	(1,179)	(1,089)	(985)
Japan asset management fees	(715)	(540)	(559)	(518)	(523)	(522)	(535)	(532)
Trustee's fee	(155)	(139)	(130)	(127)	(160)	(123)	(152)	(130)
Trust expenses	(1,216)	(443)	(980)	(796)	(897)	(776)	(331)	(443)
Finance expenses	(4,843)	(3,187)	(3,316)	(3,078)	(3,043)	(3,587)	(4,541)	(4,674)
Other income	-	1,141	1,618	2,562	1,814	198	(1,517)	2,399
Net income before tax and fair value changes	21,658	18,485	18,445	18,822	17,210	16,668	14,354	17,315
Fair value change in investment properties	108,034	13,451	(1,496)	13,072	(1,304)	9,787	(1,730)	11,962
Fair value change in derivatives	590	870	1,311	(445)	381	(1,405)	(416)	242
Net income before tax	129,692	32,806	18,260	31,449	16,287	25,050	12,208	29,519

* unless indicated as estimate.

Source: DHLT, FPA

Tax expenses and total return for the period:

Tax expenses fell by 12.2% to S\$3.9 million in 2H FY2025 from S\$4.5 million in 2H FY2024, as shown in **Exhibit 31**, despite the rise in net income before tax. DHLT noted, "Tax expense of S\$3.9 million largely relates to deferred tax expenses that arose from property fair value gains."

Accordingly, total return for the period rose by 24.4% to S\$25.6 million in 2H FY2025 from S\$20.6 million in 2H FY2024.

Exhibit 31: Tax Expenses and Total Return for the Period (2H FY2025 vs 2H FY2024)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Tax expenses	3,924	4,471	(547)	(12.2%)
Net income before tax	29,519	25,050	4,469	17.8%
Effective tax rate	13.3%	17.8%	-	-
Net income before tax	29,519	25,050	4,469	17.8%
Tax expenses	(3,924)	(4,471)	547	(12.2%)
Total return for the period	25,595	20,579	5,016	24.4%

Source: DHLT, FPA

Tax expenses and total return for the period from 1H FP2022 to 2H FY2025 are shown in **Exhibit 32**.

Exhibit 32: Tax Expenses and Total Return for the Period (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Tax expenses	17,031	4,138	2,326	4,063	2,162	4,471	2,149	3,924
Net income before tax	129,692	32,806	18,260	31,449	16,287	25,050	12,208	29,519
Effective tax rate	13.1%	12.6%	12.7%	12.9%	13.3%	17.8%	17.6%	13.3%
Net income before tax	129,692	32,806	18,260	31,449	16,287	25,050	12,208	29,519
Tax expenses	(17,031)	(4,138)	(2,326)	(4,063)	(2,162)	(4,471)	(2,149)	(3,924)
Total return for the period	112,661	28,668	15,934	27,386	14,125	20,579	10,059	25,595

Source: DHLT, FPA

Total return attributable to unitholders and Earnings Per Unit (“EPU”):

On Listing Date, the Manager issued JPY 3.0 billion perpetual securities, with an initial distribution rate of 2.95% per annum, to the Sponsor. According to the Prospectus (dated 19 November 2021), the perpetual securities’ distribution would be “paid on a semi-annual basis in arrear on 30 September and 31 March of each year and the first Perpetual Security Distribution payment date will be on or before 31 March 2022.” DHLT also noted that the initial distribution rate would be reset five years from issuance (i.e., next reset being around November 2026, such that the first distribution after the reset would be in March 2027 or 1H FY2027) with the new rate being based on a spread of 2.924% per annum above the JPY 5-year mid Interest Rate Swap.

Accordingly, the total return attributable to perpetual securities holders in 2H FY2025 & 2H FY2024 generally correspond to JPY 45 million, by $[JPY\ 3.0\ \text{billion} \times 2.95\% \times 184\ \text{days in 2H FY2025} \div 365\ \text{(or 366) days in FY2025 (FY2024)}]$.

After deducting total return attributable to perpetual securities holders from total return for the period, total return attributable to unitholders rose by 24.9% to S\$25.2 million in 2H FY2025 from S\$20.2 million in 2H FY2024, as shown in **Exhibit 33**. By dividing total return for the period (not just the portion attributable to Unitholders) over the weighted average number of units in issue, we note that EPU (in cents) rose by 23.2% to 3.66 in 2H FY2025 from 2.97 in 2H FY2024.

Exhibit 33: Total Return Attributable to Unitholders and Earnings Per Unit (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Total return attributable to Unitholders	25,214	20,186	5,028	24.9%
Total return attributable to perpetual securities holders	381	393	(12)	(3.1%)
Total return for the period	25,595	20,579	5,016	24.4%
Weighted average number of Units in issue	699,969,722	693,375,361	6,594,361	1.0%
Earnings Per Unit (basic & diluted "EPU" in cents)	3.66	2.97	0.69	23.2%
SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	116.808	113.698	(3.110)	(2.7%)

Estimates in JPY million:

Total return attributable to perpetual securities holders	45	45	(0)	(0.4%)
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Source: DHLT, Yahoo! Finance (exchange rates), FPA

Total return attributable to unitholders and EPU from 1H FP2022 to 2H FY2025 are shown in **Exhibit 34**.

Exhibit 34: Total Return Attributable to Unitholders and Earnings Per Unit (1H FP2022 to 2H FY2025)

(in S\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Total return attributable to Unitholders	112,071	28,223	15,499	26,974	13,734	20,186	9,667	25,214
Total return attributable to perpetual securities holders	590	445	435	412	391	393	392	381
Total return for the period	112,661	28,668	15,934	27,386	14,125	20,579	10,059	25,595
Weighted average number of Units in issue	675,004,623	674,474,239	693,877,678	691,235,868	692,390,908	693,375,361	699,023,516	699,969,722
Earnings Per Unit (basic & diluted "EPU" in cents)	16.69	4.25	2.30	3.96	2.04	2.97	1.44	3.66
SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	88.975	100.379	100.870	108.262	112.844	113.698	112.145	116.808

Estimates in JPY million:

Total return attributable to perpetual securities holders	52,495	45	44	45	44	45	44	45
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Source: DHLT, Yahoo! Finance (exchange rates), FPA

Distribution Per Unit (“DPU”):

DHLT declared DPU (in cents) of 2.09 for 2H FY2025, 10.7% lower than 2.34 for 2H FY2024. DPU and distribution adjustments from 1H FP2022 to 2H FY2025 are shown in **Exhibit 35**.

Exhibit 35: Distribution Per Unit and Distribution Adjustments (1H FP2022 to 2H FY2025)

(in S\$ '000 unless otherwise stated)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Distributions paid to Unitholders (next period)	20,873	17,675	18,123	18,167	17,077	16,355	15,677	n.a.
Divide by: Relevant units for DPU	675,499,392	678,431,753	694,355,286	696,065,910	697,038,817	698,920,216	699,441,867	700,739,269
DPU (in cents)	3.09	2.61	2.61	2.61	2.45	2.34	2.24	2.09
Distributions paid to Unitholders (next period; Class A)	-	50	-	-	-	-	-	-
Issuance of new units under Sponsor subscription	-	16,071,444	-	-	-	-	-	-
DPU (Class A; in cents)	-	0.31	-	-	-	-	-	-
Units issued at end of period	675,499,392	-	694,355,286	-	697,038,817	-	699,441,867	-
Total Units issued and to be issued at end of period	-	693,774,412	-	696,065,910	-	698,920,216	-	700,739,269
Acquisition fees payable in units	-	728,785	-	-	-	-	-	-
Issuance of new units under Sponsor subscription	-	(16,071,444)	-	-	-	-	-	-
Relevant units for DPU	675,499,392	678,431,753	694,355,286	696,065,910	697,038,817	698,920,216	699,441,867	700,739,269

Distribution paid to Unitholders:

Net amount available for distribution to Unitholders at end of the period	20,901	17,748	18,153	18,273	17,210	16,545	15,888	14,893
Deduct: Distributions paid to Unitholders (next period)	(20,873)	(17,725)	(18,123)	(18,167)	(17,077)	(16,355)	(15,677)	n.a.
Difference	28	23	30	106	133	190	211	n.a.

Distribution adjustments:

Manager's management fees paid/payable in Units	725	648	660	689	607	589	545	492
Fair value change in investment properties	(110,401)	(16,108)	36	(14,345)	-	(11,619)	-	(13,591)
Fair value change in derivative(s)	-	(870)	(1,311)	445	(381)	1,405	416	(242)
Unrealised forex (gain)/loss	-	245	(144)	1	289	533	2,038	(2,056)
Amortisation of loan/bond upfront fee	1,459	689	824	757	765	885	952	972
Deferred tax expenses	17,029	4,138	2,201	3,871	2,007	4,433	2,078	3,893
Issue costs / Return of capital from government grant	-	400	200	-	-	-	-	-
Others	18	355	165	(148)	83	-	-	-
Total distribution adjustments	(91,170)	(10,503)	2,631	(8,730)	3,370	(3,774)	6,029	(10,532)

Total return for the period attributable to Unitholders	112,071	28,223	15,499	26,974	13,734	20,186	9,667	25,214
Income available for distribution to unitholders	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682

Amount available for distribution to Unitholders at beginning of the period	-	20,901	17,748	18,152	18,273	17,210	16,547	15,888
Distribution of 3.09 cents per unit for 26 Nov 2021 to 30 Jun 2022	-	(20,873)	-	-	-	-	-	-
Distribution of 2.61 cents per unit for 1 Jul 2022 to 31 Dec 2022	-	-	(17,675)	-	-	-	-	-
Distribution of 0.31 cents per unit for 8 Dec 2022 to 31 Dec 2022	-	-	(50)	-	-	-	-	-
Distribution of 2.61 cents per unit for 1 Jan 2023 to 30 Jun 2023	-	-	-	(18,123)	-	-	-	-
Distribution of 2.61 cents per unit for 1 Jul 2023 to 31 Dec 2023	-	-	-	-	(18,167)	-	-	-
Distribution of 2.45 cents per unit for 1 Jan 2024 to 30 Jun 2024	-	-	-	-	-	(17,077)	-	-
Distribution of 2.34 cents per unit for 1 Jul 2024 to 31 Dec 2024	-	-	-	-	-	-	(16,355)	-
Distribution of 2.24 cents per unit for 1 Jan 2025 to 30 Jun 2025	-	-	-	-	-	-	-	(15,677)
Net amount available for distribution to Unitholders at end of the period	20,901	17,748	18,153	18,273	17,210	16,545	15,888	14,893

n.a. = not available (figure obtained from financial statements for next period).

Source: DHLT, FPA

DHLT's financial performance for 2H FY2025 vs 2H FY2024 is shown in **Exhibit 36**.

Exhibit 36: Financial Performance (2H FY2025 vs 2H FY2024)

(in S\$ '000 unless otherwise stated)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Rental income	25,064	26,023	(959)	(3.7%)
Recoverable and other income	3,556	3,496	60	1.7%
Gross revenue	28,620	29,519	(899)	(3.0%)
Property expenses	(6,940)	(6,862)	(78)	1.1%
Net property income	21,680	22,657	(977)	(4.3%)
Manager's management fees	(985)	(1,179)	194	(16.5%)
Japan asset management fees	(532)	(522)	(10)	1.9%
Trustee's fee	(130)	(123)	(7)	5.7%
Trust expenses	(443)	(776)	333	(42.9%)
Finance expenses	(4,674)	(3,587)	(1,087)	30.3%
Other income	2,399	198	2,201	1,111.6%
Net income before tax and fair value changes	17,315	16,668	647	3.9%
Fair value change in investment properties	11,962	9,787	2,175	22.2%
Fair value change in derivatives	242	(1,405)	1,647	(117.2%)
Net income before tax	29,519	25,050	4,469	17.8%
Tax expenses	(3,924)	(4,471)	547	(12.2%)
Total return for the period	25,595	20,579	5,016	24.4%
Attributable to:				
Unitholders	25,214	20,186	5,028	24.9%
Perpetual Securities Holders	381	393	(12)	(3.1%)
Total return for the period	25,595	20,579	5,016	24.4%
Weighted average number of Units in issue	699,969,722	693,375,361	6,594,361	1.0%
Earnings Per Unit (basic & diluted "EPU" in cents)	3.66	2.97	0.69	23.2%
Dividend Per Unit ("DPU" in cents)	2.09	2.34	(0.25)	(10.7%)

Source: DHLT, FPA

FINANCIAL PROJECTIONS

(I) REVENUE & NPI PROJECTIONS

We assume that, in FY2026 & FY2027, that:

- there would be no further acquisition nor divestment
- there would be no lease expiry for all properties with WALE above 2.0 years
- occupancy would remain at 100.0% throughout, except for **DPL Sendai Port** (occupancy of 31.9% as at 4Q FY2025), **DPL Koriyama** (occupancy of 74.6% as at 4Q FY2025), and **DPL Kawasaki Yako** (occupancy of 90.0% as at 4Q FY2025)
- rent is unlikely to be revised downwards, and that any fall in NPI at full occupancy (calculated by [disclosed NPI for a given period ÷ average occupancy in the period]) was due to ad-hoc expense(s).

Japan – Hokkaido / Tohoku:

DPL Sapporo Higashi Kariki (multi-tenant; WALE: 2.3 years as at 4Q FY2025): NPI rose to JPY 568 million in FY2025 from JPY 534 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 568 million, the same as in FY2025.

DPL Sendai Port (multi-tenant; WALE: 3.5 years as at 4Q FY2025): NPI fell to JPY 246 million in FY2025 from JPY 554 million in FY2024, amid occupancy falling to 50.1% in 1Q to 3Q FY2025 and 31.9% in 4Q FY2025 from 100.0% in 3Q & 4Q FY2024. We estimate the average occupancy in FY2025 to be 45.5%, by $[(\text{Occupancy in 1Q} \times \text{days in 1Q} + \dots + \text{Occupancy in 4Q} \times \text{days in 4Q}) \div \text{days in Financial Year or "FY"}]$, such that the respective NPI at full occupancy would be JPY 541 million in FY2025 [JPY 246 million in FY2025 ÷ 45.5% average occupancy], lower than JPY 554 million in FY2024. We assume that NPI at full occupancy in FY2026 & FY2027 will be JPY 554 million, the same as in FY2024. We also assume that occupancy will remain at 31.9% in 1Q & 2Q FY2026, and rise to 50.1% in 3Q & 4Q FY2026, such that the average occupancy will be 41.1% in FY2026. Thereafter, we assume that (average) occupancy will remain at (rise to) 75.0% in 1Q to 4Q FY2027 (FY2027). Accordingly, we project NPI to be JPY 228 million [JPY 554 million × average occupancy of 41.1%] in FY2026 and JPY 416 million in FY2027.

DPL Koriyama (multi-tenant; WALE: 2.2 years as at 4Q FY2025): NPI fell to JPY 236 million in FY2025 from JPY 258 million in FY2024, despite a rise in our estimate for its full-year occupancy to 79.6% in FY2025 from 78.8% in FY2024 and WALE rising on a q-o-q basis in 2Q & 3Q FY2025. We estimate the NPI at full occupancy to be JPY 328 million in FY2024 and JPY 297 million in FY2025. We assume that NPI at full occupancy in FY2026 & FY2027 will be JPY 328 million, the same as in FY2024. Thereafter, we assume that (average) occupancy will remain at 74.6% in 1Q to 4Q FY2026 (FY2026) and rise to 82.1% in 1Q to 4Q FY2027 (FY2027). Accordingly, we project NPI to be JPY 244 million in FY2026 and JPY 269 million in FY2027.

Japan – Greater Tokyo:

D Project Nagano Suzaka S (Built-to-Suit or "BTS"; WALE: 2.8 years as at 4Q FY2025): NPI was JPY 128 million in FY2025 and JPY 128 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 128 million, the same as in FY2025.

D Project Maebashi S (BTS; WALE: 7.8 years as at 4Q FY2025): NPI was JPY 165 million in FY2025, relatively unchanged from JPY 164 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 165 million, the same as in FY2025.

D Project Kuki S (BTS; WALE: 8.6 years as at 4Q FY2025): NPI fell to JPY 178 million in FY2025 from JPY 186 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 186 million, the same as in FY2024 (we assume one-off ad-hoc expense in FY2025).

DPL Ibaraki Yuki (sole-tenant but non-BTS; WALE: 1.1 years as at 4Q FY2025): NPI rose to JPY 146 million in FY2025 from JPY 118 million in FY2024. DHLT announced the acquisition of the property on 15 March 2024 (1Q FY2024). We assume that NPI in FY2026 will be JPY 146 million, the same as in FY2025.

Based on DHLT's AR for FY2025, the property is "located in Yuki First Industrial Park, Ibaraki, Greater Tokyo." DHLT also noted that the property was "solely leased to Mitsubishi Shokuhin Co., Ltd., one of the biggest food distributor in Japan." In January 2024, DHLT noted that the lease term was "4 years from 1 February 2023" (i.e., expires on 31 January 2027). Accordingly, we assume that the current lease's rent was determined at around start-2023, and that the new rent will be determined at around start-2027.

Amongst the areas for which CBRE provided rent forecast, the property seems to be located closest to Ken-O-do area. Based on CBRE's indications of historical and forecasted rent in the Ken-O-do area (as shown in **Exhibit 4** on page 6), we estimate (using [WebPlotDigitizer](#)) that the effective rent index for Ken-O-do area was around 3,615 for 2022, 3,585 for 2023, 3,315 for 2026, and 3,240 for 2027. We estimate the rent index at start-2023 and start-2027 to be the average of the current and previous years' indices (i.e., rent index of 3,600 for start-2023 based on the average of indices for 2022 & 2023, and rent index of 3,277.5 for start-2027). Accordingly, we estimate that rent, thus NPI, from DPL Ibaraki Yuki will fall by 9.0% [projected rent index of 3,277.5 ÷ previous rent index of 3,600 - 100.0%] from February 2027, such that NPI in FY2027 will be JPY 134 million, as projected by [JPY 146 million × 31 days in January ÷ 365 days in 2027 + JPY 146 million × projected rent index of 3,277.5 ÷ previous rent index of 3,600 × 334 days in 2027 excl. Jan ÷ 365 days in 2027].

DPL Gunma Fujioka (multi-tenant; WALE: 5.3 years as at 4Q FY2025): NPI was JPY 187 million in FY2025. DHLT announced the acquisition of the property on 24 March 2025 (1Q FY2025). We estimate that, had the property been acquired at the start of FY2025, NPI would have been JPY 242 million instead, by [JPY 187 million in FY2025 ÷ 282 days from 24 March to 31 December 2025 × 365 days in FY2025]. Accordingly, we assume that NPI in FY2026 & FY2027 will be JPY 242 million, the same as our estimate for the full-year NPI in FY2025.

D Project Misato S (BTS; WALE: 9.1 years as at 4Q FY2025): NPI was JPY 241 million in FY2025 and JPY 240 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 241 million, the same as in FY2025.

D Project Iruma S (BTS; WALE: 12.0 years as at 4Q FY2025): NPI was JPY 185 million in FY2025 and JPY 184 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 185 million, the same as in FY2025.

DPL Kawasaki Yako (multi-tenant; WALE: 9.9 years as at 4Q FY2025): NPI rose to JPY 1,248 million in FY2025 from JPY 1,231 million in FY2024. Quarterly occupancy remained at 100.0% in FY2024 & FY2025, except in 2Q FY2024 (90.1%) and 4Q FY2025 (90.0%), such that we estimate the average occupancy in FY2024 & FY2025 to be 97.5% and that the respective NPI at full occupancy would thus be JPY 1,262 million in FY2024 and JPY 1,280 million in FY2025. We assume that occupancy will recover to, and remain at, 100.0%, from 2Q FY2026 to 4Q FY2027. We also assume that NPI at full occupancy for FY2026 & FY2027 will remain at JPY 1,280 million, the same as in FY2025. Accordingly, we project that NPI in FY2026 will be JPY 1,249 million [NPI at full occupancy of JPY 1,280 million × average occupancy of 97.5%] in FY2026 and JPY 1,280 million in FY2027.

Japan – Greater Nagoya:

DPL Shinfuji (multi-tenant; WALE: 5.0 years as at 4Q FY2025): NPI was JPY 290 million in FY2025 and JPY 291 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 291 million, the same as in FY2024 (we assume one-off ad-hoc expense in FY2025).

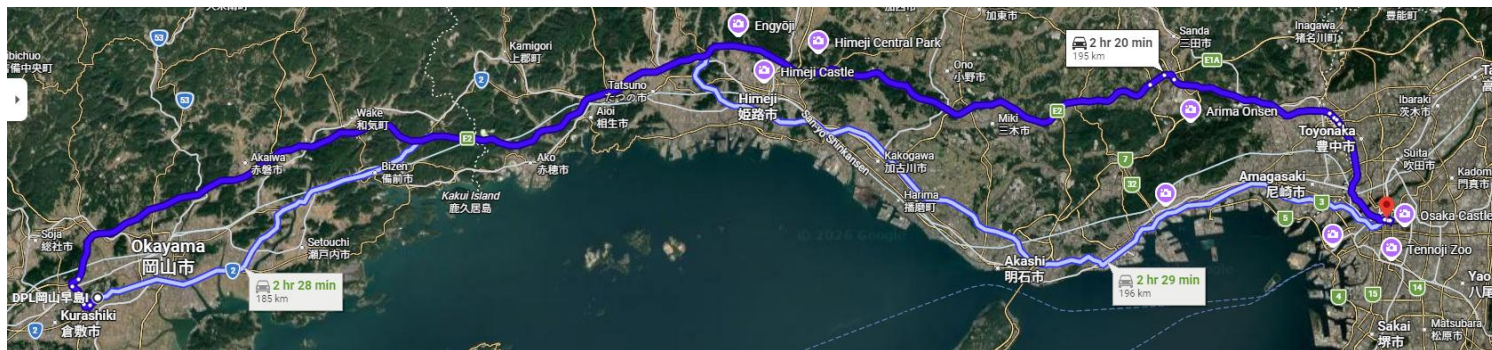
D Project Kakegawa S (BTS; WALE: 8.3 years as at 4Q FY2025): NPI rose to JPY 209 million in FY2025 from JPY 205 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 209 million, the same as in FY2025.

Japan – Chugoku / Shikoku / Kyushu:

DPL Okayama Hayashima (multi-tenant; WALE: 1.8 years as at 4Q FY2025): NPI was JPY 305 million in FY2025 and JPY 303 million in FY2024. We assume that NPI in FY2026 will be JPY 305 million, the same as in FY2025.

Based on DHLT's AR for FY2025, the property is "positioned within proximity of Sanyo Expressway Hayashima interchange". DHLT also noted that the property was "currently occupied by EDION Corporation, one of the largest appliances retailers in Japan, and K.R.S Corporation, a 3PL operator."

Amongst the areas for which CBRE provided rent forecast, the property seems to be located closest to the Greater Osaka region. However, even the Greater Osaka region might be nearly 200km away from the property, as shown in **Exhibit 37**. Thus, even though CBRE forecasted that Greater Osaka rent would rise from 2025 to 2027, we assume that NPI in FY2027 will also be JPY 305 million, the same as the pre-renewal NPI assumed for FY2026.

Exhibit 37: Distance Between DPL Okayama Hayashima and Osaka

Source: Google Maps

DPL Okayama Hayashima 2 (sole-tenant but non-BTS; WALE: 1.0 years as at 4Q FY2025): NPI rose to JPY 170 million in FY2025 from JPY 165 million in FY2024. We assume that NPI in FY2026 will be JPY 170 million, the same as in FY2025.

Based on DHLT's AR for FY2025, the property is also "positioned within proximity of Sanyo Expressway Hayashima interchange". DHLT noted too that the property was "solely occupied by Nippon Express Co., Ltd., one of the leading global Japanese 3PL company servicing a major Japanese F&B manufacturer."

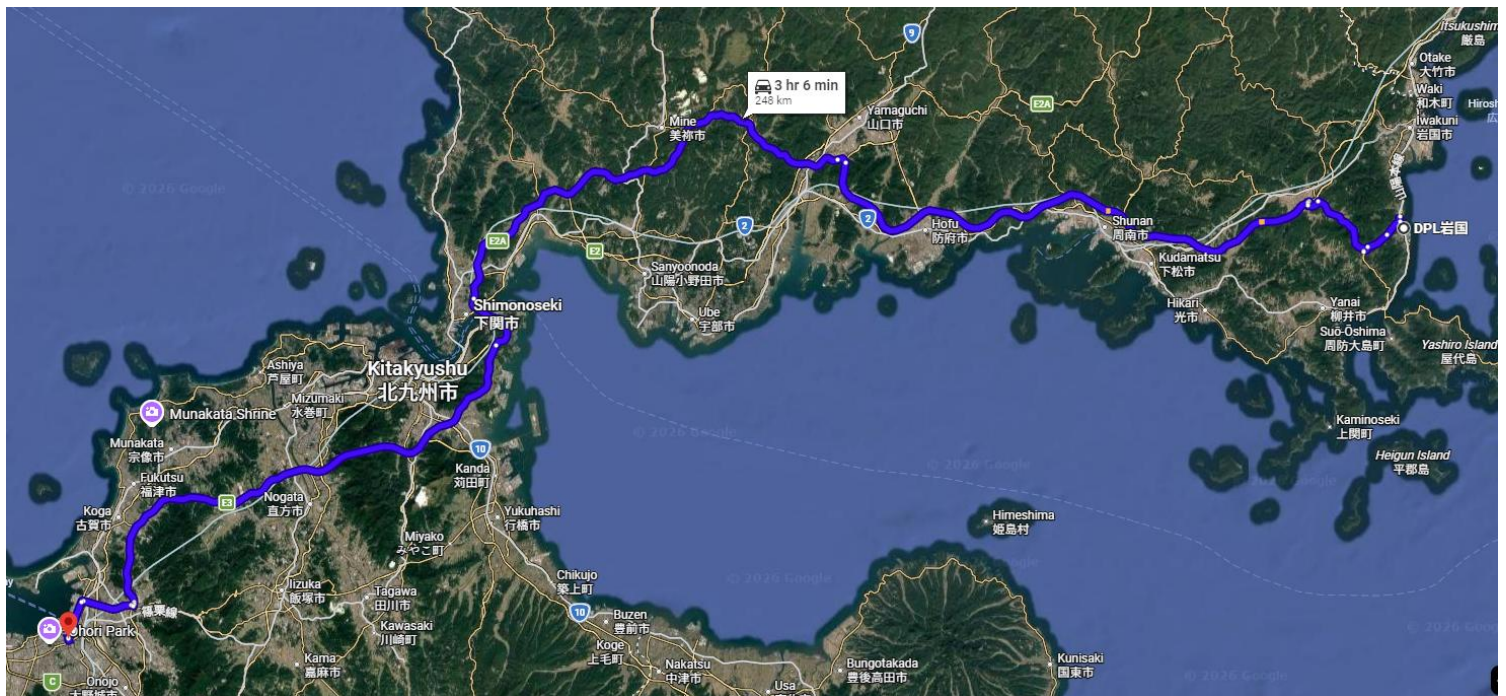
Amongst the areas for which CBRE provided rent forecast, the property seems to be located closest to the Greater Osaka region. However, given that the property is located near DPL Okayama Hayashima, even the Greater Osaka region might be nearly 200km away from the property. Thus, even though CBRE forecasted that Greater Osaka rent would rise from 2025 to 2027, we assume that NPI in FY2027 will also be JPY 170 million, the same as the pre-renewal NPI assumed for FY2026.

DPL Iwakuni 1 & 2 (multi-tenant; WALE: 1.5 years as at 4Q FY2025): NPI was JPY 123 million in FY2025, relatively unchanged from JPY 121 million in FY2024. We assume that NPI in FY2026 will be JPY 123 million, the same as in FY2025.

Based on DHLT's AR for FY2025, the property is "located in Iwakuni city". DHLT also noted that the property was "occupied by five tenants, including Nippon Express Co., Ltd."

Amongst the areas for which CBRE provided rent forecast, the property seems to be located closest to the Greater Fukuoka region. However, even the Greater Fukuoka region might be around 248km away from the property, as shown in **Exhibit 38**. Thus, even though CBRE forecasted that Greater Fukuoka rent would rise from 2025 to 2027, we assume that NPI in FY2027 will also be JPY 123 million, the same as the pre-renewal NPI assumed for FY2026.

Exhibit 38: Distance from DPL Iwakuni 1 & 2 and Fukuoka



Source: Google Maps

D Project Matsuyama S (BTS; WALE: 3.6 years as at 4Q FY2025): NPI was JPY 54 million in FY2025, relatively unchanged from JPY 53 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 54 million, the same as in FY2025.

D Project Fukuoka Tobara S (BTS; WALE: 8.6 years as at 4Q FY2025): NPI rose to JPY 110 million in FY2025 from JPY 103 million in FY2024. We assume that NPI in FY2026 & FY2027 will be JPY 110 million, the same as in FY2025.

Vietnam – Long An (near Ho Chi Minh):

D Project Tan Duc 2 (BTS; WALE: 17.8 years as at 4Q FY2025): NPI rose to VND 46.9 billion in FY2025 from VND 22.2 billion in FY2024. DHLT announced the acquisition of the property in July 2024 (3Q FY2024). We assume that NPI in FY2026 & FY2027 will be VND 46.9 billion, the same as in FY2025.

Our projections of NPI for each of DHLT's properties for FY2026 & FY2027 are shown in **Exhibit 39**.

Exhibit 39: Projected NPI for DHLT's Properties (FY2026 & FY2027)

(in JPY million unless otherwise indicated)	Estimate	Actual			Projection		Occupancy (Estimate)				Projection	
	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FP2022	FY2023	FY2024	FY2025	FY2026	FY2027
DPL Sapporo Higashi Kariki	535.1	526.9	534	568	568	568	98.6%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Sendai Port	499.8	531.3	554	246	228	416	100.0%	100.0%	100.0%	45.5%	41.1%	75.0%
DPL Koriyama	237.3	271.8	258	236	244	269	82.3%	91.2%	78.8%	79.6%	74.6%	82.1%
D Project Maebashi S	164.3	164.5	164	165	165	165	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Kuki S	183.9	184.2	186	178	186	186	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Misato S	240.0	239.9	240	241	241	241	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Iruma S	193.3	186.1	184	185	185	185	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Kawasaki Yako	1,268.2	1,269.5	1,231	1,248	1,249	1,280	100.0%	100.0%	97.5%	97.5%	97.5%	100.0%
D Project Nagano Suzaka S	127.9	127.9	128	128	128	128	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Shinfuji	297.7	289.0	291	290	291	291	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Kakegawa S	208.2	208.7	205	209	209	209	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Okayama Hayashima	303.3	301.7	303	305	305	305	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Okayama Hayashima 2	164.7	165.0	165	170	170	170	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Fukuoka Tobara S	98.8	98.9	103	110	110	110	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Iwakuni 1 & 2	117.1	117.2	121	123	123	123	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
D Project Matsuyama S	53.2	53.7	53	54	54	54	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
DPL Ibaraki Yuki	-	-	118	146	146	134	-	-	100.0%	100.0%	100.0%	100.0%
DPL Gunma Fujioka	-	-	-	187	242	242	-	-	-	100.0%	100.0%	100.0%
NPI of properties in Japan	4,692.8	4,736.3	4,838	4,789	4,844	5,076						
D Project Tan Duc 2 (in VND million)	-	-	22,239	46,886	46,886	46,886	-	-	100.0%	100.0%	100.0%	100.0%
NPI of property in Vietnam	-	-	22,239	46,886	46,886	46,886						

Source: DHLT, FPA

We assume that the average exchange rates in FY2026 & FY2027 will be the exchange rate as at 28 April 2026. Thus, we project NPI to be S\$41.0 million in FY2026 and S\$42.8 million in FY2027, as shown in **Exhibit 40**.

Exhibit 40: Projected Net Property Income (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual*				Projection	
	FP2022	FY2023	FY2024	FY2025	FY2026	FY2027
NPI of properties in Japan (in JPY million)	4,967	4,736	4,838	4,789	4,844	5,076
SGD-to-JPY exchange rate (average; based on Yahoo! Finance)	94.199	104.566	113.274	114.522	125.079	125.079
NPI of properties in Japan (in S\$ '000; estimate)	52,732	45,295	42,710	41,817	38,725	40,581
NPI of property in Vietnam (in VND million)	-	-	22,239	46,886	46,886	46,886
SGD-to-VND exchange rate (average; estimate; based on Yahoo! Finance)	16,955	17,743	18,744	19,899	20,683	20,683
NPI of property in Vietnam (in S\$ '000; estimate)	-	-	1,186	2,356	2,267	2,267
NPI of properties in Japan (estimate)	52,732	45,295	42,710	41,817	38,725	40,581
NPI of property in Vietnam (estimate)	-	-	1,186	2,356	2,267	2,267
NPI (estimate)	52,732	45,295	43,897	44,174	40,992	42,847

NPI (disclosed)

52,985 45,324 43,890 44,199 n.a. n.a.

* unless indicated as estimate. SGD-to-VND exchange rate estimated by [USD-to-VND exchange rate ÷ USD-to-SGD exchange rate].

Source: DHLT, Yahoo! Finance (exchange rates), FPA

We assume that NPI as a percentage of revenue in FY2026 & FY2027 will be the average of FY2023 to FY2025. Thus, we project revenue to be S\$53.7 million in FY2026 and S\$56.1 million in FY2027, as shown in **Exhibit 41**.

Exhibit 41: Projected Revenue (FY2026 & FY2027)

(in S\$ '000)	Actual				Projection	
	FP2022	FY2023	FY2024	FY2025	FY2026	FY2027
NPI	52,985	45,324	43,890	44,199	40,992	42,847
Gross revenue	68,719	59,852	57,100	57,794	53,685	56,115
NPI as a % of revenue	77.1%	75.7%	76.9%	76.5%	76.4%	76.4%

Source: DHLT, FPA

Our projections of NPI and revenue from 1H FY2026 to 2H FY2027, generally based on the number of days in the period, are shown in **Exhibit 42**.

Exhibit 42: Projected Net Property Income and Revenue (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
NPI	30,035	22,950	23,132	22,192	21,233	22,657	22,519	21,680	20,200	20,792	21,252	21,595
Gross revenue	38,903	29,816	30,900	28,951	27,581	29,519	29,174	28,620	26,455	27,230	27,833	28,282
NPI as a % of revenue	77.2%	77.0%	74.9%	76.7%	77.0%	76.8%	77.2%	75.8%	76.4%	76.4%	76.4%	76.4%
Days in period	217	184	181	184	182	184	181	184	181	184	181	184
Days in Financial Year	365	365	365	365	366	366	365	365	365	365	365	365

Source: DHLT, FPA

(II) EARNINGS PROJECTION**Japan asset management fee:**

Japan asset management fee generally rose from 1H FY2023 to 2H FY2025. We assume that the fee in 1H FY2026 & 1H FY2027 (2H FY2026 & 2H FY2027) will be the same as in 1H FY2025 (2H FY2025), as shown in **Exhibit 43**.

Exhibit 43: Projected Japan Asset Management Fee (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Japan asset management fees	715	540	559	518	523	522	535	532	535	532	535	532

Source: DHLT, FPA

Trustee's fee and other trust expenses:

We assume that trustee's fee and other trust expenses from 1H FY2026 to 2H FY2027 will be the respective averages of 1H FY2023 to 2H FY2025, as may be seen in **Exhibit 44**.

Exhibit 44: Projected Trustee's Fee and Other Trust Expenses (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Trustee's fee	155	139	130	127	160	123	152	130	137	137	137	137
Trust expenses	1,216	443	980	796	897	776	331	443	704	704	704	704

Source: DHLT, FPA

Finance expenses:

We assume that the following for 1H FY2026 to 2H FY2027 will remain the same as in 2H FY2025: total loans & borrowing (without accounting for unamortised costs), annualised effective interest on interest expense, amortisation of debt-related expenses (generally rose from 2H FY2023 to 2H FY2025), and finance cost on lease liabilities and other liabilities (generally fell from 2H FP2022 to 2H FY2025). Commitment and financing fees fell to S\$39,000 (nearest '000) in 1H FY2025 and S\$31,000 (nearest '000) in 2H FY2025. We assume that commitment and financing fees for 1H FY2026 to 2H FY2027 will be the average of 1H & 2H FY2025. We project interest expense to be lower in 1H (higher in 2H) based on 181 days (184 days) in 1H FY2026 & 1H FY2027 (2H FY2026 & 2H FY2027). Accordingly, our projections of finance expenses from 1H FY2026 to 2H FY2027 are shown in **Exhibit 45**.

Exhibit 45: Projected Finance Expenses (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Interest expense	1,044	796	854	805	833	1,259	2,140	2,331	2,293	2,331	2,293	2,331
Amortisation of debt related expenses	1,459	689	824	757	765	885	952	972	972	972	972	972
Commitment and financing fees	-	14	40	40	40	40	39	31	35	35	35	35
Finance cost on lease liabilities and other liabilities	2,340	1,688	1,598	1,476	1,405	1,403	1,410	1,340	1,340	1,340	1,340	1,340
Finance expenses	4,843	3,187	3,316	3,078	3,043	3,587	4,541	4,674	4,640	4,678	4,640	4,678

Effective interest on interest expense:

Interest expense	1,044	796	854	805	833	1,259	2,140	2,331	2,293	2,331	2,293	2,331
Divide by: Total loans & borrowings (w/o accounting for unamortised costs)	306,097	343,360	318,537	317,421	307,642	343,254	384,204	356,730	356,730	356,730	356,730	356,730
Effective interest on interest expense (annualised)	0.6%	0.5%	0.5%	0.5%	0.5%	0.7%	1.1%	1.3%	1.3%	1.3%	1.3%	1.3%

Source: DHLT, FPA

Other income/expenses:

Interest income rose to S\$147,000 (nearest '000) in 1H FY2025 and S\$169,000 (nearest '000) in 2H FY2025. We assume that interest income from 1H FY2026 to 2H FY2027 will be the average of 1H & 2H FY2025. Meanwhile, "Others" comprised mainly foreign exchange gain/loss. We assume no foreign exchange gain/loss from 1H FY2026 to 2H FY2027, thus assume "Others" in the same period to be nil. Our projections of other income from 1H FY2026 to 2H FY2027 are shown in **Exhibit 46**.

Exhibit 46: Projected Other Income/Expenses (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual*								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Interest income (CF statement)	-	75	127	145	88	96	147	169	158	158	158	158
Others (including realised forex gain/loss; estimate)	-	1,066	1,491	2,417	1,726	102	(1,664)	2,230	-	-	-	-
Other income/(expenses)	-	1,141	1,618	2,562	1,814	198	(1,517)	2,399	158	158	158	158

* unless indicated as estimate.

Source: DHLT, FPA

Fair value change in investment properties and in derivatives:

We assume no fair value change in investment properties and in derivatives from 1H FY2026 to 2H FY2027.

Net income before tax (excluding Manager's management fees):

Accordingly, we project net income before tax (excluding Manager's management fees, which is determined partly by distributable income) to be S\$14.3 million in 1H FY2026, S\$14.9 million in 2H FY2026 (totalling S\$29.2 million in FY2026), S\$15.4 million in 1H FY2027, and S\$15.7 million in 2H FY2027 (S\$31.1 million in FY2027), as shown in **Exhibit 47**.

Exhibit 47: Projected Net Income Before Tax (excluding Manager's management fees; 1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Net property income	30,035	22,950	23,132	22,192	21,233	22,657	22,519	21,680	20,200	20,792	21,252	21,595
Manager's management fees	(1,448)	(1,297)	(1,320)	(1,413)	(1,214)	(1,179)	(1,089)	(985)	-	-	-	-
Japan asset management fees	(715)	(540)	(559)	(518)	(523)	(522)	(535)	(532)	(535)	(532)	(535)	(532)
Trustee's fee	(155)	(139)	(130)	(127)	(160)	(123)	(152)	(130)	(137)	(137)	(137)	(137)
Trust expenses	(1,216)	(443)	(980)	(796)	(897)	(776)	(331)	(443)	(704)	(704)	(704)	(704)
Finance expenses	(4,843)	(3,187)	(3,316)	(3,078)	(3,043)	(3,587)	(4,541)	(4,674)	(4,640)	(4,678)	(4,640)	(4,678)
Other income	-	1,141	1,618	2,562	1,814	198	(1,517)	2,399	158	158	158	158
Net income before tax and fair value changes	21,658	18,485	18,445	18,822	17,210	16,668	14,354	17,315	14,342	14,899	15,394	15,703
Fair value change in investment properties	108,034	13,451	(1,496)	13,072	(1,304)	9,787	(1,730)	11,962	-	-	-	-
Fair value change in derivatives	590	870	1,311	(445)	381	(1,405)	(416)	242	-	-	-	-
Net income before tax (excluding Mgr's mgmt fees for 1H FY26 to 2H FY27)	129,692	32,806	18,260	31,449	16,287	25,050	12,208	29,519	14,342	14,899	15,394	15,703

Source: DHLT, FPA

Tax expenses and total return for the period (excluding Manager's management fees):

Tax expenses generally ranged between S\$2.1 million to S\$2.3 million (S\$3.9 million and S\$4.5 million) in 1H (2H) from 2H FP2022 to 2H FY2025, even when net income before tax (excluding Manager's management fees) fell to S\$26.2 million (S\$13.3 million) in 2H FY2024 (1H FY2025). Tax expenses were also generally higher in 2H (during which there were fair value gain in investment properties) than in 1H, and DHLT noted for 2H of FP2022 to FY2025 that the tax expenses during those periods were "largely" related to "deferred tax expenses that arose from property fair value gains." We assume that the Manager's management fees will have no tax effect. Given that we assume no fair value change in investment properties from 1H FY2026 to 2H FY2027, we assume that tax expenses in each of 1H FY2026 to 2H FY2027 will be the average of 1H of FY2023 to FY2025 (during which there were no fair value gain in investment properties), as may be seen in **Exhibit 48**.

Exhibit 48: Proj. Tax Expenses and Total Return for the Period (excl. Manager's mgmt fees; 1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Tax expenses	17,031	4,138	2,326	4,063	2,162	4,471	2,149	3,924	2,212	2,212	2,212	2,212
Net income before tax (w/o deducting Manager's management fees)	131,140	34,103	19,580	32,862	17,501	26,229	13,297	30,504	14,342	14,899	15,394	15,703
Effective tax rate (w/o deducting Manager's management fees)	13.0%	12.1%	11.9%	12.4%	12.4%	17.0%	16.2%	12.9%	15.4%	14.8%	14.4%	14.1%
Net income before tax (w/o deducting Manager's management fees)	129,692	32,806	18,260	31,449	16,287	25,050	12,208	29,519	14,342	14,899	15,394	15,703
Tax expenses	(17,031)	(4,138)	(2,326)	(4,063)	(2,162)	(4,471)	(2,149)	(3,924)	(2,212)	(2,212)	(2,212)	(2,212)
Total return for the period (w/o deducting Manager's management fees)	112,661	28,668	15,934	27,386	14,125	20,579	10,059	25,595	12,130	12,686	13,182	13,490

Source: DHLT, FPA

Total return attributable to unitholders (excluding Manager's management fees):

Based on Investing.com data, the [JPY 5 Years Interest Rate Swap rate as at 28 April 2026 was 1.868%](#). We assume that the rate in November 2026 (month of rate reset) will remain at 1.868%, such that the new annual distribution rate for the perpetual securities (that will apply from 1H FY2027) will be 4.792% [JPY 5 Years Interest Rate Swap rate of 1.868% + spread of 2.924%].

Accordingly, we project total return attributable to Unitholders (excl. Manager's management fees) to be S\$11.8 million in 1H FY2026, S\$12.3 million in 2H FY2026 (totalling S\$24.1 million in FY2026), S\$12.6 million in 1H FY2027, and S\$12.9 million in 2H FY2027 (S\$25.2 million in FY2027), as shown in **Exhibit 49**.

Exhibit 49: Projected Total Return Attrib. to Unitholders (excl. Manager's management fees; 1H FY2026 to 2H FY2027)

(in S\$ '000 unless otherwise stated)	Actual*								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Attributable to Unitholders (excluding Mgr's mgmt fees for 1H FY26 to 2H FY27)	112,071	28,223	15,499	26,974	13,734	20,186	9,667	25,214	11,779	12,330	12,612	12,911
Attributable to perpetual securities holders	590	445	435	412	391	393	392	381	351	357	570	579
Total return for the period (excluding Mgr's mgmt fees for 1H FY26 to 2H FY27)	112,661	28,668	15,934	27,386	14,125	20,579	10,059	25,595	12,130	12,686	13,182	13,490
SGD-to-JPY exchange rate (average; based on Yahoo! Finance data)	88.975	100.379	100.870	108.262	112.844	113.698	112.145	116.808	125.079	125.079	125.079	125.079

Estimates in JPY million:

Attributable to perpetual securities holders	52	45	44	45	44	45	44	45	44	45	71	72
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Source: DHLT, Yahoo! Finance (exchange rates), FPA

Distributable income (excluding Manager's management fees) and Management Fees:

We assume that current tax in 1H FY2026 & 1H FY2027 (2H FY2026 & 2H FY2027) will remain the same as in 1H FY2025 (be the average of 2H FY2024 & 2H FY2025). Thereafter, we project income available for distribution to Unitholders (excluding Manager's management fees) as shown in **Exhibit 50**. We project management fees by assuming that management fees as a percentage of distributable income will remain at 10.0%.

Exhibit 50: Proj. Distributable Income (excl. Manager's mgmt fees) and Management Fees (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Manager's management fees paid/payable in Units	725	648	660	689	607	589	545	492	-	-	-	-
Fair value change in investment properties	(110,401)	(16,108)	36	(14,345)	-	(11,619)	-	(13,591)	-	-	-	-
Fair value change in derivative(s)	-	(870)	(1,311)	445	(381)	1,405	416	(242)	-	-	-	-
Unrealised forex (gain)/loss	-	245	(144)	1	289	533	2,038	(2,056)	-	-	-	-
Amortisation of loan/bond upfront fee	1,459	689	824	757	765	885	952	972	972	972	972	972
Deferred tax expenses	17,029	4,138	2,201	3,871	2,007	4,433	2,078	3,893	2,144	2,178	2,144	2,178
Issue costs / Return of capital from government grant	-	400	200	-	-	-	-	-	-	-	-	-
Others	18	355	165	(148)	83	-	-	-	-	-	-	-
Total distribution adjustments (excl. Manager's mgmt fees)	(91,170)	(10,503)	2,631	(8,730)	3,370	(3,774)	6,029	(10,532)	3,116	3,150	3,116	3,150
Total return for the period attributable to Unitholders	112,071	28,223	15,499	26,974	13,734	20,186	9,667	25,214	11,779	12,330	12,612	12,911
Income available for distribution to unitholders (excl. Manager's mgmt fees)	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682	14,895	15,480	15,728	16,061
vs distributable income:												
(A) Management fees	2,163	1,837	1,879	1,896	1,737	1,701	1,624	1,517	1,490	1,548	1,573	1,606
Divide by: (B) Distrib. income to be paid to Unitholders (excl. Mgr's mgmt fees)	21,624	18,369	18,790	18,933	17,711	17,002	16,240	15,175	14,895	15,480	15,728	16,061
A as a % of B	10.0%	10.0%	10.0%	10.0%	9.8%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

(in S\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Current tax	-	-	125	192	164	36	66	31	68	35	66	35
Prior year tax	-	-	-	-	(6)	-	3	-	-	-	-	-
Deferred tax	17,031	4,138	2,201	3,871	2,006	4,433	2,078	3,893	2,144	2,178	2,144	2,178
Tax expenses (total)	17,031	4,138	2,326	4,063	2,162	4,471	2,149	3,924	2,212	2,212	2,212	2,212

Source: DHLT, FPA

Manager's management fees and distributable income (including Manager's management fees):

We assume that the Manager would continue to opt for having 50.0% of its management fees to be paid in units. Accordingly, by deducting our projections of Japan asset management fees from those of management fees, we project Manager's management fees (thus distributable income including Manager's management fees paid in units too) as shown in **Exhibit 51**. Given that distrib. income (incl. mgmt fees) is thus projected to rise, we assume performance fee of S\$0.3 million in 2H FY2027.

Exhibit 51: Projected Manager's Management Fees and Distributable Income (1H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Base fee	1,448	1,297	1,320	1,378	1,214	1,179	1,089	985	955	1,016	1,038	1,074
Performance fee	-	-	-	35	-	-	-	-	-	-	-	317
Manager's management fees	1,448	1,297	1,320	1,413	1,214	1,179	1,089	985	955	1,016	1,038	1,391
Japan asset management fees	715	540	559	518	523	522	535	532	535	532	535	532
Management fees (including performance fee)	2,163	1,837	1,879	1,931	1,737	1,701	1,624	1,517	1,490	1,548	1,573	1,923
Deduct: Performance fee	-	-	-	(35)	-	-	-	-	-	-	-	(317)
Management fees	2,163	1,837	1,879	1,896	1,737	1,701	1,624	1,517	1,490	1,548	1,573	1,574
vs distributable income:												
Distributable income to be paid to Unitholders	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682	14,418	14,972	15,209	15,207
Deduct: Manager's fee paid/payable in units	(725)	(648)	(660)	(689)	(607)	(589)	(545)	(492)	(477)	(508)	(519)	(537)
Add: Manager's base fee (units + cash)	1,448	1,297	1,320	1,378	1,214	1,179	1,089	985	955	1,016	1,038	1,074
Distributable income to be paid to Unitholders (excl. Mgr's mgmt fees)	21,624	18,369	18,790	18,933	17,711	17,002	16,240	15,175	14,895	15,480	15,728	15,744
(A) Management fees	2,163	1,837	1,879	1,896	1,737	1,701	1,624	1,517	1,490	1,548	1,573	1,574
Divide by: (B) Distrib. income to be paid to Unitholders (excl. Mgr's mgmt fees)	21,624	18,369	18,790	18,933	17,711	17,002	16,240	15,175	14,895	15,480	15,728	15,744
A as a % of B	10.0%	10.0%	10.0%	10.0%	9.8%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

(in S\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Manager's management fees paid/payable in Units	725	648	660	689	607	589	545	492	477	508	519	537
Fair value change in investment properties	(110,401)	(16,108)	36	(14,345)	-	(11,619)	-	(13,591)	-	-	-	-
Fair value change in derivative(s)	-	(870)	(1,311)	445	(381)	1,405	416	(242)	-	-	-	-
Unrealised forex (gain)/loss	-	245	(144)	1	289	533	2,038	(2,056)	-	-	-	-
Amortisation of loan/bond upfront fee	1,459	689	824	757	765	885	952	972	972	972	972	972
Deferred tax expenses	17,029	4,138	2,201	3,871	2,007	4,433	2,078	3,893	2,144	2,178	2,144	2,178
Issue costs / Return of capital from government grant	-	400	200	-	-	-	-	-	-	-	-	-
Others	18	355	165	(148)	83	-	-	-	-	-	-	-
Total distribution adjustments (excl. Manager's mgmt fees)	(91,170)	(10,503)	2,631	(8,730)	3,370	(3,774)	6,029	(10,532)	3,594	3,658	3,635	3,687
Total return for the period attributable to Unitholders	112,071	28,223	15,499	26,974	13,734	20,186	9,667	25,214	10,825	11,314	11,574	11,520
Income available for distribution to unitholders (excl. Manager's mgmt fees)	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682	14,418	14,972	15,209	15,207

Source: DHLT, FPA

Units in issue and to be issued:

We assume that Manager's base fee paid and payable in units from 1H FY2026 to 2H FY2027 will be the respective averages of 1H FY2023 to 2H FY2025, as may be seen in **Exhibit 52**.

Exhibit 52: Projected Units in Issue and To Be Issued (1H FY2026 to 2H FY2027)

(in units)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Units in issue at beginning of period	675,000,000	675,499,392	693,774,412	694,355,286	695,503,052	697,038,817	698,430,425	699,441,867	700,333,978	701,286,592	702,239,205	703,191,819
Issuance of new units under Sponsor subscription	-	16,071,444	-	-	-	-	-	-	-	-	-	-
Acquisition fees paid in units	-	-	-	-	393,853	450,031	-	-	-	-	-	-
Manager's base fee paid in units	499,392	964,230	580,874	1,147,766	1,141,912	941,577	1,011,442	892,111	952,614	952,614	952,614	952,614
Units issued at end of period	675,499,392	692,535,066	694,355,286	695,503,052	697,038,817	698,430,425	699,441,867	700,333,978	701,286,592	702,239,205	703,191,819	704,144,433
Acquisition fees payable in units	-	728,785	-	-	-	-	-	-	-	-	-	-
Units to be issued — Manager's base fee payable in units	457,366	510,561	550,271	562,858	464,799	489,791	439,571	405,291	485,430	485,430	485,430	485,430
Total Units issued and to be issued at end of period	675,956,758	693,774,412	694,905,557	696,065,910	697,503,616	698,920,216	699,881,438	700,739,269	701,772,022	702,724,636	703,677,249	704,629,863

Source: DHLT, FPA

Dividend Per Unit ("DPU"):

Meanwhile, we expect the difference between net amount available for distribution and distributed income to continue rising. Accordingly, we project DPU (in cents) to be 2.05 in 1H FY2026, 2.13 in 2H FY2026 (totalling 4.18 in FY2026), 2.16 in 1H FY2027, and 2.20 in 2H FY2027 (4.36 in FY2027), as shown in **Exhibit 53**.

Exhibit 53: Projected Dividend Per Unit (1H FY2026 to 2H FY2027)

(in \$ '000 unless otherwise stated)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Income available for distribution to unitholders (excl. Manager's mgmt fees)	20,901	17,720	18,130	18,244	17,104	16,412	15,696	14,682	14,418	14,972	15,209	15,524
Amount available for distribution to Unitholders at beginning of the period	-	20,901	17,748	18,152	18,273	17,210	16,547	15,888	14,893	14,666	15,261	15,502
! DPU of 3.09 cents for 1H FY2022	-	(20,873)	-	-	-	-	-	-	-	-	-	-
! DPU of 2.61 cents for 2H FY2022	-	-	(17,675)	-	-	-	-	-	-	-	-	-
DPU of 0.31 cents for 8 Dec 2022 to 31 Dec 2022	-	-	(50)	-	-	-	-	-	-	-	-	-
! DPU of 2.61 cents for 1H FY2023	-	-	-	(18,123)	-	-	-	-	-	-	-	-
! DPU of 2.61 cents for 2H FY2023	-	-	-	-	(18,167)	-	-	-	-	-	-	-
! DPU of 2.45 cents for 1H FY2024	-	-	-	-	-	(17,077)	-	-	-	-	-	-
! DPU of 2.34 cents for 2H FY2024	-	-	-	-	-	-	(16,355)	-	-	-	-	-
! DPU of 2.24 cents for 1H FY2025	-	-	-	-	-	-	-	(15,677)	-	-	-	-
! DPU of 2.09 cents for 2H FY2025	-	-	-	-	-	-	-	-	(14,645)	-	-	-
! DPU of 2.05 cents for 1H FY2026	-	-	-	-	-	-	-	-	-	(14,376)	-	-
! DPU of 2.13 cents for 2H FY2026	-	-	-	-	-	-	-	-	-	-	(14,968)	-
! DPU of 2.16 cents for 1H FY2027	-	-	-	-	-	-	-	-	-	-	-	(15,189)
! DPU of 2.20 cents for 2H FY2027	-	-	-	-	-	-	-	-	-	-	-	-
Net amount available for distribution to Unitholders at end of the period	20,901	17,748	18,153	18,273	17,210	16,545	15,888	14,893	14,666	15,261	15,502	15,837
Deduct: Distributions paid to Unitholders (next period)	(20,873)	(17,725)	(18,123)	(18,167)	(17,077)	(16,355)	(15,677)	(14,645)	(14,376)	(14,968)	(15,189)	(15,502)
Difference	28	23	30	106	133	190	211	248	289	293	313	335
Distribution Per Unit ("DPU"):												
Distributions paid to Unitholders (next period)	20,873	17,725	18,123	18,167	17,077	16,355	15,677	14,645	14,376	14,968	15,189	15,502
Divide by: Relevant units for DPU	675,499,392	678,431,753	694,355,286	696,065,910	697,038,817	698,920,216	699,441,867	700,739,269	701,286,592	702,724,636	703,191,819	704,629,863
DPU (in cents)	3.09	2.61	2.61	2.61	2.45	2.34	2.24	2.09	2.05	2.13	2.16	2.20
Distributions paid to Unitholders (next period; Class A)	-	50	-	-	-	-	-	-	-	-	-	-
Issuance of new units under Sponsor subscription	-	16,071,444	-	-	-	-	-	-	-	-	-	-
DPU (Class A; in cents)	-	0.31	-	-	-	-	-	-	-	-	-	-
Units issued at end of period	675,499,392	-	694,355,286	-	697,038,817	-	699,441,867	-	701,286,592	-	703,191,819	-
Total Units issued and to be issued at end of period	-	693,774,412	-	696,065,910	-	698,920,216	-	700,739,269	-	702,724,636	-	704,629,863
Acquisition fees payable in units	-	728,785	-	-	-	-	-	-	-	-	-	-
Issuance of new units under Sponsor subscription	-	(16,071,444)	-	-	-	-	-	-	-	-	-	-
Relevant units for DPU	675,499,392	678,431,753	694,355,286	696,065,910	697,038,817	698,920,216	699,441,867	700,739,269	701,286,592	702,724,636	703,191,819	704,629,863

Note: Income available for distribution in 2H FY2027 also excludes projected performance fee.

Source: DHLT, FPA

Earnings Per Unit (“EPU”):

We assume that the weighted average number of units from 1H FY2026 to 2H FY2027 will be the average of issued units at the end of the current and previous semi-annual periods. Thus, we project EPU (in cents) to be 1.59 in 1H FY2026, 1.66 in 2H FY2026 (totalling 3.26 in FY2026), 1.73 in 1H FY2027, and 1.76 in 2H FY2027 (3.49 in FY2027), as shown in **Exhibit 54**.

Exhibit 54: Projected Earnings Per Unit (1H FY2026 to 2H FY2027)

(in respective units)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Total return for the period (in S\$ '000)	112,661	28,668	15,934	27,386	14,125	20,579	10,059	25,595	11,175	11,670	12,144	12,416
Divided by: Weighted average number of Units in issue	675,004,623	674,474,239	693,877,678	691,235,868	692,390,908	693,375,361	699,023,516	699,969,722	700,810,285	701,762,899	702,715,512	703,668,126
Earnings Per Unit (basic & diluted "EPU" in cents)	16.69	4.25	2.30	3.96	2.04	2.97	1.44	3.66	1.59	1.66	1.73	1.76

Source: DHLT, FPA

Our projections of DHLT's financial performance for FY2026 & FY2027 are shown in **Exhibit 55**.

Exhibit 55: Projected Financial Performance (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual				Projection	
	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Gross revenue	68,719	59,852	57,100	57,794	53,685	56,115
Property expenses	(15,734)	(14,528)	(13,210)	(13,595)	(12,693)	(13,268)
Net property income	52,985	45,324	43,890	44,199	40,992	42,847
Manager's management fees	(2,745)	(2,733)	(2,393)	(2,075)	(1,971)	(2,112)
Japan asset management fees	(1,255)	(1,077)	(1,045)	(1,067)	(1,067)	(1,067)
Trustee's fee	(294)	(257)	(284)	(283)	(274)	(274)
Trust expenses	(1,659)	(1,776)	(1,671)	(773)	(1,408)	(1,408)
Finance expenses	(8,030)	(6,394)	(6,630)	(9,216)	(9,318)	(9,318)
Other income	1,141	4,180	2,013	884	316	316
Net income before tax and fair value changes	40,143	37,267	33,880	31,669	27,271	28,985
Fair value change in investment properties	121,485	11,576	8,483	10,232	-	-
Fair value change in derivatives	870	866	(1,024)	(174)	-	-
Net income before tax	162,498	49,709	41,339	41,727	27,271	28,985
Tax expenses	(21,169)	(6,389)	(6,634)	(6,073)	(4,425)	(4,425)
Total return for the period	141,329	43,320	34,705	35,654	22,846	24,560
Attributable to:						
Unitholders	140,294	42,473	33,921	34,881	22,138	23,411
Perpetual Securities Holders	1,035	847	784	773	708	1,149
Total return for the period	141,329	43,320	34,705	35,654	22,846	24,560
Weighted average number of Units in issue	676,340,612	692,458,277	696,692,315	699,446,089	701,296,588	703,196,771
Earnings Per Unit (basic & diluted "EPU" in cents)	20.90	6.26	4.98	5.10	3.26	3.49
Dividend Per Unit ("DPU" in cents)	5.70	5.22	4.79	4.33	4.18	4.36

Source: DHLT, FPA

VALUATION ANALYSIS

(I) PEER COMPARISON ANALYSIS

We performed a peer comparison analysis to review how DHLT is faring against industry peers in terms of current valuation metrics. Below, we list the selected peers to compare with DHLT (along with a brief description of each peer) as follows:

i. CapitaLand Ascendas REIT (“CLAR”; SGX: A17U)

CLAR’s market capitalisation is S\$12.4 billion as at 30 April 2026. According to CLAR, it “is Singapore’s first and largest listed business space and industrial real estate investment trust (REIT).” CLAR also noted that its investment properties’ value was S\$18.6 billion as at 31 March 2026, comprising 229 properties (excluding those under development) located across Singapore, the U.S., Australia, and the United Kingdom/Europe.

ii. Mapletree Logistics Trust (“MLT”; SGX: M44U)

MLT’s market capitalisation is S\$6.2 billion as at 30 April 2026. According to MLT, its “principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets.” MLT also noted that, as at 27 March 2026, its portfolio “stands at 175 properties, comprising 44 properties in Singapore, 13 in Australia, 42 in China, 9 in Hong Kong SAR, 4 in India, 22 in Japan, 9 in Malaysia, 20 in South Korea and 12 in Vietnam”, with total Asset Under Management of S\$13.0 billion.

iii. Frasers Logistics & Commercial Trust (“FLCT”; SGX: BUOU)

FLCT’s market capitalisation is S\$3.6 billion as at 30 April 2026. According to FLCT, it “is a Singapore-listed real estate investment trust with a portfolio comprising 113 industrial and commercial properties, worth approximately S\$6.9 billion, diversified across five major developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands.”

iv. AIMS APAC REIT (“AA REIT”; SGX: O5RU)

AA REIT’s market capitalisation is S\$1.2 billion as at 30 April 2026. According to AA REIT, it “was established with the principal investment objective of owning and investing in a diversified portfolio of high-quality income-producing industrial, logistics and business park real estate, located throughout the Asia Pacific region.” AA REIT also noted that its “existing portfolio consists of 27 properties, of which 24 properties are located throughout Singapore, and 3 properties located in Australia, including a property located in Gold Coast, Queensland, a 49.0% interest in Optus Centre located in Macquarie Park, New South Wales and Woolworths HQ located in Bella Vista, New South Wales.”

v. Alpha Integrated REIT (“AI-REIT”; SGX: M1GU)

Previously known as Sabana Industrial REIT, AI-REIT’s market capitalisation is S\$540.0 million as at 30 April 2026. According to AI-REIT, it has total assets of S\$1.06 billion as at 31 December 2025. AI-REIT also indicated that its portfolio comprises 18 industrial properties in Singapore, spanning high-tech industrial, warehouse & logistics, chemical warehouse & logistics, and general industrial.

The results of our peer comparison analysis are shown in **Exhibit 56**.

Exhibit 56: Peer Comparison Analysis

Company	Currency	Stock Symbol	Price (S\$) as at 30 Apr '26	Market Cap (S\$ million)	Diluted EPU (cents)	P/E	TTM DPU (cents)	Dividend Yield (%)	NAV per Unit (S\$)	P/B
Daiwa House Logistics Trust ("DHLT")	SGD	DHLU	0.495	346.9	5.10	9.7 x	4.33	8.75%	0.65	0.76 x
Peer companies:										
CapitaLand Ascendas REIT ("CLAR")	SGD	A17U	2.490	12,428.5	17.0	14.7 x	15.01	6.03%	2.29	1.09 x
Mapletree Logistics Trust ("MLT")	SGD	M44U	1.220	6,235.3	4.96	24.6 x	7.26	5.95%	1.26	0.97 x
Frasers Logistics & Commercial REIT ("FLCT")	SGD	BUOU	0.960	3,644.2	5.41	17.7 x	5.95	6.20%	1.10	0.87 x
AIMS APAC REIT ("AA REIT")	SGD	O5RU	1.510	1,236.2	4.26	35.4 x	9.78	6.48%	1.23	1.23 x
Alpha Integrated REIT ("AI-REIT")	SGD	M1GU	0.480	540.0	5.69	8.4 x	3.53	7.35%	0.53	0.91 x
Peer average						20.2 x		6.40%		1.01 x

Note: Market capitalisation based on [unit price × total issued units excluding treasury units (most recent source)]. Trailing Twelve-Month ("TTM") Diluted EPU based on most recent financials. DPU and NAV per unit based on last disclosed figures. Peer averages exclude nil and not meaningful (n.m.) figures.

Source: SGX stock screener, respective companies, FPA

(a) P/E multiple

Based on **Exhibit 56**, DHLT's P/E multiple of 9.7x is lower than the peer average P/E of 20.2x. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.029 if DHLT is to trade at the peer average P/E of 20.2x, as follows:

$$\begin{aligned}
 \text{Estimated target price (P/E multiple)} &= \text{Peer average P/E} \times \text{TTM EPU} \\
 &= 20.2 \times \text{S\$}0.0510 \\
 &= \text{S\$}1.029
 \end{aligned}$$

The estimated target price of S\$1.029 implies an upside potential of 107.9% from the current unit price of S\$0.495.

(b) P/B multiple

Based on **Exhibit 56**, DHLT's P/B multiple of 0.76x is lower than the peer average P/B of 1.01x. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.661 if DHLT is to trade at the peer average P/B of 1.01x, as follows:

$$\begin{aligned}
 \text{Estimated target price (P/B multiple)} &= \text{Peer average P/B} \times \text{NAV per unit} \\
 &= 1.01 \times \text{S\$}0.65 \\
 &= \text{S\$}0.661
 \end{aligned}$$

The estimated target price of S\$0.661 implies an upside potential of 33.5% from the current unit price of S\$0.495.

(c) Dividend yield

Based on **Exhibit 56**, DHLT's dividend yield of 8.75% is more attractive than the peer average yield of 6.40%. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.676 if DHLT is to trade at the peer average yield of 6.40%, as follows:

$$\begin{aligned} \text{Estimated target price (Dividend yield)} &= \frac{\text{TTM DPU}}{\text{Peer average yield}} \\ &= \frac{\text{S\$0.0433}}{6.40\%} \\ &= \text{S\$0.676} \end{aligned}$$

The estimated target price of S\$0.676 implies an upside potential of 36.6% from the current unit price of S\$0.495.

(d) Overall

From our analysis, DHLT seems to be undervalued in terms of its P/E multiple, P/B multiple, and dividend yield. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of S\$0.789, as follows:

$$\begin{aligned} \text{Target Price} &= \frac{1}{3} \times [\text{Estimated Target Price (P/E multiple)} + \text{Estimated Target Price (P/B multiple)} \\ &\quad + \text{Estimated Target Price (Dividend yield)}] \\ &= \frac{1}{3} \times [\text{S\$1.029} + \text{S\$0.661} + \text{S\$0.676}] \\ &= \text{S\$0.789} \end{aligned}$$

The target price of S\$0.789 implies an upside potential of 59.4% from the current unit price of S\$0.495.

(II) POTENTIAL PRIVATISATION

We also consider the case of a potential privatisation of DHLT by DHI.

We note that:

- DHLT's P/B multiple is 0.76x as at 30 April 2026, which represents a discount of approximately 24% to NAV
- DHLT's NAV per unit is S\$0.65 as at 31 December 2025.

We also estimate that DHI has 13.44% total interest (3.79% direct + 9.65% indirect) as at 13 March 2026 (as mentioned on page 10). Thus, DHI would need to acquire the remaining 86.56% total interest to privatise DHLT. At the market capitalisation of S\$346.9 million as at 30 April 2026, this would translate to a full privatisation cost of S\$300.2 million (S\$346.9 million × 86.56%).

We consider that, should DHI attempt to acquire DHLT at no discount to NAV, the offer price of S\$0.65 per unit (same as the NAV per unit as at 31 December 2025) would represent a 31.3% upside potential from the current unit price of S\$0.495.

Alternatively, even if the upside potential would not reach 31.3%, we note that a potential privatisation offer by DHI may need to have a minimum premium of 27.8% to be successful. We note so as the average premium of privatisation offers for SGX-listed companies over the last twelve months was 27.8%, as shown in **Exhibit 57**.

Thus, DHI may need to offer a minimum privatisation offer of S\$0.632, which would translate to a full privatisation cost of S\$383.6 million.

We caution though that such a privatisation offer may be unlikely as: (1) Metro, a substantial unitholder that acquired 51,625,000 units at the IPO price of S\$0.80 per unit, may not divest their unitholdings at a price below the IPO price; and (2) even if a privatisation at the minimum offer of S\$0.632 would be successful, the full privatisation cost of S\$383.6 million would be over 10 times DHLT's cash & cash equivalents of S\$32.1 million as at 31 December 2025, such that DHI would have to use its own resources or seek financing to privatise DHLT.

Exhibit 57: Privatisation Offers for SGX-Listed Companies (Last Twelve Months)

Target	Code	Acquirer	Currency	Last undisturbed price		Offer price per share	Price premium
				Date	Price		
Low Keng Huat	F1E	Consistent Record Pte. Ltd.	SGD	28 Nov '25	0.615	0.78	26.8%
Mandarin Oriental International Ltd	M04	Jardine Strategic Limited	USD	29 Sept '25	2.20	3.35	52.3%
Olive Tree Estates	1H2	Advansory Investment Pte Ltd	SGD	29 Sept '25	0.112	0.12	7.1%
Spindex Industries Ltd	564	Skyline II Pte Ltd	SGD	31 Jul '25	1.12	1.43	27.7%
Alpina Holdings Ltd	ZXY	K&T Investment Pte Ltd	SGD	03 Jun '25	0.25	0.37	48.0%
Grand Venture Technology	JLB	Aalberts Advanced Mechatronics B.V.	SGD	30 May '25	0.840	0.940	11.9%
Ossia International	O08	Goh Ching Wah, Goh Ching Huat, and Goh Ching Lai	SGD	13 May '25	0.113	0.160	41.6%
Fraser Hospitality Trust	ACV	Frasers Property Hospitality Trust Holdings Pte. Ltd.	SGD	13 May '25	0.665	0.710	6.8%
Average							27.8%

Source: respective companies, SGX

POTENTIAL CATALYSTS

(I) HIGHER-THAN-EXPECTED RENTAL REVERSION FROM LEASE RENEWAL

In our projections, we assume for the following properties with WALEs of less than two years:

- DPL Ibaraki Yuki (WALE of 1.1 years): NPI would fall to JPY 134 million in FY2027 from JPY 146 million in FY2026, amid falling Ken-O-do area rent
- DPL Okayama Hayashima (WALE of 1.8 years): NPI in FY2027 would remain the same as in FY2025 & FY2026, given that the property may be located nearly 200km away from the Greater Osaka region
- DPL Okayama Hayashima 2 (WALE of 1.0 year): NPI in FY2027 would remain the same as in FY2025 & FY2026, given that the property may be located nearly 200km away from the Greater Osaka region
- DPL Iwakuni 1 & 2 (WALE of 1.5 years): NPI in FY2027 would remain the same as in FY2025 & FY2026, given that the property may be located around 248km away from the Greater Fukuoka region.

Should rental increase in the Greater Osaka and Greater Fukuoka regions spill over to where DPL Okayama Hayashima, DPL Okayama Hayashima 2, and DPL Iwakuni 1 & 2 are located, NPI from the respective properties may rise in FY2027. Alternatively, should DPL Ibaraki Yuki's rent be relatively unaffected by the falling Ken-O-do area rent, DPL Ibaraki Yuki's NPI in FY2027 may not fall as much from NPI in FY2026, as projected by us.

(II) DPU-ACCRETIVE ACQUISITION OF PROPERTIES

DHLT announced on 24 March 2025 that it acquired DPL Gunma Fujioka. DHLT noted that, "For illustration purposes, on a pro forma basis and based on the method of financing, assuming that the Acquisition was completed on 1 January 2024," the acquisition was expected to raise DPU for FY2024 "by approximately 3.3% from 4.79 cents to 4.95 cents". Accordingly, we note that DHLT's DPU may rise above our projections should DHLT acquire more DPU-accretive properties.

INVESTMENT RECOMMENDATION

DHLT is trading at a P/E multiple of 9.7x, which is lower than the peer average P/E of 20.2x. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.029 if DHLT is to trade at the peer average P/E of 20.2x.

DHLT is trading at a P/B multiple of 0.76x, which is lower than the peer average P/B of 1.01x. This suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.661 if DHLT is to trade at the peer average P/B of 1.01x.

DHLT's dividend yield of 8.75% is more attractive than the peer average yield of 6.40%, which suggests that DHLT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.676 if DHLT is to trade at the peer average yield of 6.40%.

By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of S\$0.789, as follows:

$$\begin{aligned} \text{Target Price} &= \frac{1}{3} \times [\text{Estimated Target Price (P/E multiple)} + \text{Estimated Target Price (P/B multiple)} \\ &\quad + \text{Estimated Target Price (Dividend yield)}] \\ &= \frac{1}{3} \times [\text{S\$1.029} + \text{S\$0.661} + \text{S\$0.676}] \\ &= \text{S\$0.789} \end{aligned}$$

The target price of S\$0.789 implies an upside potential of 59.4% from the current unit price of S\$0.495.

However, we note that DHLT has a smaller market capitalisation (S\$346.9 million) than its peers as at 30 April 2026. Shares or units of smaller firms may have lower trading volume and thus may be subject to an illiquidity discount, which could range between 20% and 30% for a private firm.

As DHLT is a listed REIT, we apply an illiquidity discount of 20% (lower end of the 20–30% range) to reflect the risks involved in investing in DHLT's units which may be less liquid than its peers. Thus, we derive our adjusted target price of S\$0.631 as follows:

$$\begin{aligned} \text{Adjusted target price} &= \text{Target price} \times (1 - \text{illiquidity discount}) \\ &= \text{S\$0.789} \times (1 - 20\%) \\ &= \text{S\$0.631} \end{aligned}$$

The adjusted target price of S\$0.631 implies an upside potential of 27.5% from the current unit price of S\$0.495.

The upside potential may be supported by a potential privatisation (if it occurs), for which the minimum premium may be 27.8% based on privatisation offers for SGX-listed companies over the last twelve months.

Given the upside potential based on peer comparison analysis and an illiquidity discount, a buy recommendation may be warranted.

We also recognise that there are risks to the target price, which we highlight in the next section.

RISKS TO TARGET PRICE

(I) CONTINUED DEPRECIATION OF JPY AGAINST SGD

Over the past five years, JPY depreciated against SGD by 34.5% to an SGD-to-JPY exchange rate of 125.079 as at 28 April 2026 from 81.918 as at 29 April 2021, as shown in **Exhibit 58** (top). Over the last twelve months, JPY also depreciated against SGD by 13.2% from 108.583 as at 29 April 2025, as shown in **Exhibit 58** (bottom). Should JPY continue to depreciate against SGD, NPI (as converted to SGD from JPY) for FY2026 & FY2027 may fall below our projections.

Exhibit 58: Depreciation of JPY against SGD (Past Five Years and Last Twelve Months)



Source: Yahoo! Finance (exchange rates), FPA

(II) DOWNTIME AFTER NON-RENEWAL OF EXPIRING LEASES

As at 4Q FY2025, we note that the following properties have WALEs of less than two years:

- DPL Ibaraki Yuki (WALE of 1.1 years)
- DPL Okayama Hayashima (WALE of 1.8 years)
- DPL Okayama Hayashima 2 (WALE of 1.0 year)
- DPL Iwakuni 1 & 2 (WALE of 1.5 years).

In our projections, we assume that existing leases would be renewed before expiry such that there would be no downtime for properties with WALEs of less than two years. However, should any of the tenants choose not to renew their leases, and DHLT fail to secure new leases before the existing leases expire, NPI for FY2027 may fall below our projections due to the resulting downtime for the relevant propert(ies).

(III) RISING GEOPOLITICAL TENSIONS BETWEEN JAPAN AND PEOPLE'S REPUBLIC OF CHINA ("PRC")

In April 2026, Bloomberg reported that ["China has sent a group of warships to hold drills in the western Pacific Ocean, a move that comes as Japan for the first time joined massive exercises with the US and the Philippines, highlighting growing tensions between Tokyo and Beijing."](#) Bloomberg added, "Beijing continues to pressure Tokyo over comments on Taiwan by Japanese Prime Minister Sanae Takaichi in 2025, when she suggested Tokyo could deploy its military if China uses force to try and seize Taiwan."

Should Japan-PRC tensions escalate, rising risks of a conflict may dampen business sentiments in Japan, thus weakening Japanese growth, consumer spending, and potentially the prospects of DHLT's tenants. Accordingly, the rising Japan-PRC tensions may lower the likelihood of DHLT's tenants renewing their leases, or of DHLT securing rent increases during lease renewals, such that NPI in FY2027 may fall below our projections.

Rising tensions may also contribute to a continued depreciation of JPY against SGD, such that DPU in FY2026 & FY2027 may fall below our projections.

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