

This translation of the original Japanese notice is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

August 27, 2024

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Toshisuke Tanaka, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Yoshiki Nishigaki, President and Representative Director
Inquiries to: Kentaro Azumi, General Manager, Corporate Division
(Tel: +81-3-6215-9649)

Notice Concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") decided today to borrow a total of 6,000 million yen (the "Borrowing").

1. Details for the Borrowing

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	1,500	3 month Japanese Yen TIBOR + 0.4000% (Note 2)	2024/8/30	Unsecured Repayment in lump sum	2032/8/31
MUFG Bank, Ltd.	2,500	Undecided (Fixed interest rate) (Note 3) (Note 4)			2029/8/31
Aozora Bank, Ltd. (Note 1)	1,000	3month Japanese Yen TIBOR + 0.3750% (Note 2)			2032/2/27
Daishi Hokuetsu Bank, Ltd.	1,000	Undecided (Fixed interest rate) (Note 3) (Note 4)			2029/8/31

(Note 1) Aozora Bank, Ltd. is a related party as stipulated in the internal regulations of Daiwa Real Estate Asset Management Co. Ltd., to which the Investment Corporation entrusts management of its assets (the "Asset Manager"). The Asset Manager therefore has taken the decision-making procedures as stipulated in the rules on prevention of conflicts of interest.

(Note 2) Interest payments shall be made at the end of February, May, August and November (If any such date is not a business day, the immediately following business day; and if such date falls within the next month, the preceding last business day). Interest rate is calculated based on 3 month Japanese Yen TIBOR which Japanese Bankers Association ("JBA") announces two business days prior to the first day of the loan period. The JPY TIBOR of the JBATIBOR Administration ("JBATA") is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

(Note 3) The interest rate is scheduled to be decided two business days prior to the scheduled borrowing date. We will make another announcement as soon as it is decided.

(Note 4) Interest payments shall be made at the end of February, May, August and November (If any such date is not a business day, the immediately following business day; and if such date falls within the next month, the preceding last business day).

2. Reason for the Borrowing

The Borrowing will be provided for the repayment of the total of 5,500 million yen borrowing due on August 30, 2024, and partially funded for the acquisition of asset obtained as of June 28, 2024 (please refer to the press release dated the same day titled "Notice on Completion of Kanda-Sudacho 2-Chome Development Project and Asset Acquisition (Daiwa Akihabara Building)"). For the details of the borrowings, please refer to the press releases titled "Notice Concerning Borrowing of Funds" on August 26, 2015, September 8, 2015 and March 24, 2016.

3. Date of Signing Contract

August 27, 2024

4. Status of Interest-Bearing Liabilities after the Borrowing

Please refer to “Reference” for the status of interest-bearing liabilities after the Borrowing.

5. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There arises no change in the content of the investment risks described at “1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk” of the Yukashouken Houkokusyo filed as of August 21, 2024 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

(1) Outstanding Balance of Interest-Bearing Liabilities after the Borrowing

Estimation as of August 30, 2024

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	32,300	26,800	− 5,500
Long-term loans (loan period: over 1 year) (Note)	177,600	183,600	+ 6,000
Total loans	209,900	210,400	+ 500
Investment corporation bonds	12,800	12,800	0
Total interest-bearing liabilities	222,700	223,200	+ 500

* The long-term loans to be repaid within 1 year are included in the short-term loans.

(2) Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities after the Borrowing

Estimation as of August 30, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	96,350	43.17%
Fixed-rate interest-bearing liabilities*	126,850	56.83%

*Fixed-rate interest-bearing liabilities include liabilities changed from floating-rate to fixed-rate through swap transactions.

*Website URL of the Investment Corporation: <https://www.daiwa-office.co.jp/en/>