

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.

March 24, 2026

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: Yoshiaki Nishigaki, President and Representative Director
Inquiries to: Kentaro Azumi, General Manager, Acquisition and Asset Management Division
(Tel: +81-3-6215-9649)

Notice Concerning Borrowing of Funds (Including Green Loan)

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 24,500 million yen (the “Borrowings”).

1. Details for the Borrowings

Lender	Amount of Borrowing (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date	
Sumitomo Mitsui Banking Corporation	2,000	1 month Japanese Yen TIBOR + 0.3958% (Note 3)	2026/3/27	Unsecured Repayment in lump sum	2034/2/28	
	1,500	1 month Japanese Yen TIBOR + 0.3708% (Note 3)			2033/8/31	
	1,500	1 month Japanese Yen TIBOR + 0.3458% (Note 3)			2033/2/28	
	5,500	1 month Japanese Yen TIBOR + 0.2500% (Note 3)	2027/3/31			
Sumitomo Mitsui Trust Bank, Limited	1,000	3 month Japanese Yen TIBOR + 0.3000% (Note 4)				2032/3/31
Mizuho Bank, Ltd.	2,000	1 month Japanese Yen TIBOR + 0.3958% (Note 3)	2026/3/31			2034/2/28
	1,000 (Note 2)	1 month Japanese Yen TIBOR + 0.3708% (Note 3)				2033/8/31
	1,000 (Note 2)	1 month Japanese Yen TIBOR + 0.3458% (Note 3)				2033/2/28
MUFG Bank, Ltd.	2,000	Undecided (Fixed interest rate) (Note 5) (Note 6)				2031/8/29
SBI Shinsei Bank, Limited	1,500 (Note 2)	3 month Japanese Yen TIBOR + 0.3458% (Note 4)				2033/2/28
Resona Bank, Limited	1,500	1 month Japanese Yen TIBOR + 0.3208% (Note 3)			2032/8/31	

The Norinchukin Bank	1,000	1 month Japanese Yen TIBOR + 0.3958% (Note 3)	2026/3/31	Unsecured Repayment in lump sum	2034/2/28
Aozora Bank, Ltd. (Note 1)	1,000	1 month Japanese Yen TIBOR + 0.3208% (Note 3)			2032/8/31
	1,000	1 month Japanese Yen TIBOR + 0.3458% (Note 3)			2033/2/28
The Gunma Bank, Ltd.	1,000	3 month Japanese Yen TIBOR + 0.3500% (Note 4)			2033/3/31

(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) Borrowings of 2,000 million yen from Mizuho Bank, Ltd., and 1,500 million yen from SBI Shinsei Bank, Limited will be raised as green loan based on the Green Finance Framework established by the Investment Corporation. The Green Finance Framework has obtained Green1 (F) of the “JCR Green Finance Framework Evaluation” by Japan Credit Rating Agency, Ltd (“JCR”). For details of the Green Finance Framework established by the Investment Corporation and the “JCR Green Finance Framework Evaluation”, please refer to the Investment Corporation’s web site (<https://www.daiwa-office.co.jp/en/esg/greenbond/index.html>).

(Note 3) Interest payments shall be made at the end of every month (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 1 month Japanese Yen TIBOR which JBA announces two business days prior to the first day of the loan period.

(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). 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.

(Note 5) 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 6) 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).

The JPY TIBOR of the JBA TIBOR Administration (“JBA TA”) is available on the JBA TA website (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowings

The Borrowings will be provided for the repayment of 3,000 million yen borrowed in total due on March 31, 2026 and partially funded for the acquisition of assets planned on March 27, 2026 and March 31, 2026 (please refer to the press release dated the same day titled “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Two Properties) and Divestment of Trust Beneficiary Interest in Domestic Real Estate (Daiwa Azabudai)”). For the details of the borrowings, please refer to the press releases titled “Notice Concerning Borrowing of Funds (Including ESG Loan for J-REIT) and Acquisition of “MUFG ESG Rating Certificate for J-REIT supported by JCR”” on March 26, 2019 and “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings” on March 26, 2021.

3. Date of Signing Contract

March 24, 2026

4. Status of Interest-Bearing Liabilities after the Borrowings

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

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 February 16, 2026 with respect to the risks involved in repayment of the Borrowings.

- End -

[Reference]

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

Estimation as of March 31, 2026

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	20,400	22,900	+2,500
Long-term loans* (loan period: over 1 year)	190,050	209,050	+19,000
Total loans	210,450	231,950	+21,500
Investment corporation bonds	7,500	7,500	0
Total interest-bearing liabilities	217,950	239,450	+21,500

* 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 Borrowings

Estimation as of March 31, 2026

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	127,700	53.33%
Fixed-rate interest-bearing liabilities*	111,750	46.67%

*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/>