

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.

September 19, 2024

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

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Notice Concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 1,000 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 Trust Bank, Limited	1,000	1 month Japanese Yen TIBOR + 0.400% (Note)	2024/9/30	Unsecured Repayment in lump sum	2032/9/30

(Note) 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.

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

2. Reason for the Borrowing

The Borrowing will be provided for the repayment of 1,000 million yen borrowed in total due on September 30, 2024. For the details of the borrowings, please refer to the press release titled “Notice Concerning Borrowing of Funds (Including ESG Loan for J-REIT)” on January 20, 2022.

3. Date of Signing Contract

September 19, 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 September 30, 2024

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	26,800	25,800	− 1,000
Long-term loans (loan period: over 1 year) (Note)	183,600	184,600	+ 1,000
Total loans	210,400	210,400	0
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	219,400	219,400	0

* 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 September 30, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	96,350	43.92%
Fixed-rate interest-bearing liabilities*	123,050	56.08%

*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/>