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March 26, 2024

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Keiichi Sakai, 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(Including Green Loans) and Early Repayment of Existing Borrowings

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 10,000 million yen (the “Borrowing”) and to make an early repayment of existing borrowings (the “Early Repayment”) as outlined below.

1. Details for the Borrowing

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	1,600 (Note 2)	3 month Japanese Yen TIBOR + 0.500% (Note 3)	2024/3/29	Unsecured Repayment in lump sum	2034/3/31
Sumitomo Mitsui Trust Bank, Limited	1,000	3 month Japanese Yen TIBOR + 0.400% (Note 3)			2032/2/27
MUFG Bank, Ltd.	1,500				2031/8/29
Mizuho Bank, Ltd.	1,900	3 month Japanese Yen TIBOR + 0.375% (Note 3)			2034/3/31
Mitsubishi UFJ Trust and Banking Corporation (Note 1)	3,000 (Note 2)	3 month Japanese Yen TIBOR + 0.480% (Note 3)			2032/2/27
The Yamagata Bank, Ltd.	1,000	3 month Japanese Yen TIBOR + 0.400% (Note 3)			

(Note 1) The borrowing is made using a joint investment trust established by Mitsubishi UFJ Trust and Banking Corporation.

(Note 2) Borrowings of 1,600 million yen from Sumitomo Mitsui Banking Corporation and 3,000 million yen from Mitsubishi UFJ Trust and Banking Corporation will be raised as green loans 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 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 JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowing

The Borrowing will be appropriated for the repayment of the total of 1,900 million yen borrowing due on March 29, 2024, the early repayment of the existing borrowing to be made on March 29, 2024 and the acquisition of the new property planned on March 29, 2024. Please refer to the press releases titled “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings” on March 26, 2021 for the repayment due on March 29, 2024 and “Notice Concerning Acquisition of Asset (S-GATE FIT Nihonbashi Bakurocho)” on March 22, 2023 for the information of the acquisition of the new property.

3. Date of Signing Contract

March 26, 2024

4. Details of Early Repayment

Lender	MUFG Bank, Ltd.
Loan amount (million yen)	500
Repayment amount (million yen)	500
Borrowing date	November 30, 2023
Repayment date	November 29, 2024
Early repayment date	March 29, 2024
Repayment resource	The borrowing scheduled on March 29, 2024.
Collateral	Unsecured and unguaranteed

Lender	MUFG Bank, Ltd.
Loan amount (million yen)	1,000
Repayment amount (million yen)	1,000
Borrowing date	February 29, 2024
Repayment date	February 28, 2025
Early repayment date	March 29, 2024
Repayment resource	The borrowing scheduled on March 29, 2024.
Collateral	Unsecured and unguaranteed

5. Status of Interest-Bearing Liabilities after the Borrowing

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

6. 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 19, 2024

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

March 29, 2024

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	28,650	25,250	-3,400
Long-term loans (loan period: over 1 year) (Note)	170,150	180,150	+10,000
Total loans	198,800	205,400	+6,600
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	207,800	214,400	+6,600

* 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

March 29, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	86,350	40.28%
Fixed-rate interest-bearing liabilities*	128,050	59.72%

*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/>