Daiwa Office Investment Corporation

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.

November 24, 2026

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Yoshiki Nishigaki, President and Representative 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 1,200 million yen (the "Borrowing").

1. Details of the Borrowing

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,200	3-month Japanese Yen TIBOR + 0.2500% (Note)	2026/11/30	Unsecured, Repayment in lump sum	2031/11/28

(Note) Interest payment dates shall be the last day of February, May, August and November of each year (provided, however, that if such day is not a business day, the interest payment date shall be the immediately following business day, and if such following business day falls in the next month, the immediately preceding business day). The base rate applied to the interest calculation period for the interest payable on an interest payment date shall be calculated based on the Japanese Bankers Association ("JBA") 3 month Japanese Yen TIBOR published by the JBA two business days prior to the commencement of the relevant interest calculation period.

For the JBA Japanese Yen TIBOR, please refer to the website of the JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/).

2. Reason for the Borrowing

The Borrowing will be used to fund the repayment of borrowing of 1,200 million yen due on November 30, 2026. For the details of the borrowing, please refer to the press release titled "Notice Concerning Borrowing of Funds" dated November 26, 2019.

3. Date of Contract Execution

November 24, 2026

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 in "1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk" of the Securities Report filed on August 20, 2026 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 November 30, 2026 (million yen)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	34,300	33,100	－1,200
Long-term loans* (loan period: over 1 year)	197,450	198,650	＋1,200
Total loans	231,750	231,750	－
Investment corporation bonds	7,500	7,500	－
Total interest-bearing liabilities	239,250	239,250	－

* 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 November 30, 2026 (million yen)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	118,500	49.53%
Fixed-rate interest-bearing liabilities*	120,750	50.47%

*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/