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November 22, 2024

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)  
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## 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 8,300 million yen (the “Borrowing”).

### 1. Details for the Borrowings

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	2,000	1 month Japanese Yen TIBOR + 0.300% (Note2)	2024/11/29	Unsecured Repayment in lump sum	2030/11/29
	1,300	1 month Japanese Yen TIBOR + 0.400% (Note 2)			2032/11/30
Development Bank of Japan Inc. Mizuho Bank, Ltd.	2,000	1.419% (Fixed Interest- Rate) (Note 3)			2030/11/29
	1,000	1.208% (Fixed Interest- Rate) (Note 3)			
SBI Shinsei Bank, Limited	2,000 (Note 1)	3 month Japanese Yen TIBOR + 0.400% (Note 4)			2032/11/30

(Note 1) Borrowing of 2,000 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 2) 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 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).

(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.

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 Borrowings

The Borrowings will be provided for the repayment of 8,300 million yen borrowed in total due on November 29, 2024. For the details of the borrowings, please refer to the press release titled “Notice Concerning Borrowing of Funds” on March 24, 2016, May 26, 2016, April 21, 2017 and November 26, 2019.

## 3. Date of Signing Contract

November 22, 2024

## 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 August 21, 2024 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 November 29, 2024

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	31,300	23,000	-8,300
Long-term loans (loan period: over 1 year) (Note)	179,100	187,400	+8,300
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 Borrowings

Estimation as of November 29, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	101,650	46.33%
Fixed-rate interest-bearing liabilities*	117,750	53.67%

\*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/>