

**Supplementary
Material Regarding
the Press Release
Announced Today**

Daiwa Office Investment Corporation

Stock Code No. 8976

March 24, 2026

“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)”

“Notice Concerning Revision (Upward Revision) to Forecasts of Management Status and Distribution for the Fiscal Period Ending May 2026 (41st Fiscal Period)”

Impact of Asset Replacement

Significantly increased NOI, the revenue base, through asset replacement

Summary of Asset Replacement

Assets to Be Divested



Assets to Be Acquired



Newly decided

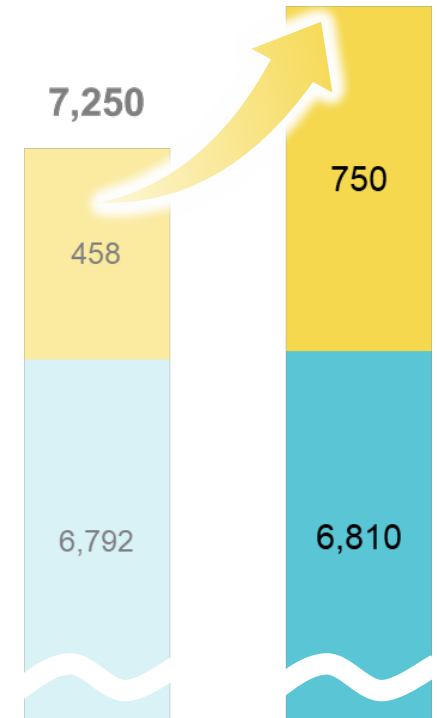
Distribution Forecast (the fiscal period ending May 2026)

+4.3% Increase in Distributions

Compared with the forecast through the Return of Gains on Sale

(Yen)

7,560



■ initial forecast
■ EPU (net income excluding gain on sale of real estate properties)
■ Gain on sale

*It is assumed that a portion of the gain on sale will be retained as internal reserves.

Asset Name	Daiwa Sarugakucho	Daiwa Azabudai	Total Disposals	Asset Name	Hamamatsucho PREX	Prime Sendagaya Building	Total Acquisitions
Scheduled Delivery Date	Nov 28, 2025 / May 29, 2026	Mar 27, 2026	—	Scheduled Date of Acquisition	Mar 27, 2026	Mar 31, 2026	—
Location	Chiyoda-ku, Tokyo	Minato-ku, Tokyo	—	Location	Minato-ku, Tokyo	Shibuya-ku, Tokyo	—
Scheduled Sale Price (million yen)	5,100	2,240	7,340	Scheduled Acquisition Price (million yen)	7,150	19,400	26,550
Building Age (years) ^{*1}	40.8	42.0	41.2		3.2	16.9	13.2
					28.0 years younger		
NOI (million yen) ^{*2}	15	84	100		255	716	971
					+871 million yen		
NOI Yield ^{*2}	0.6%	3.8%	2.1%		3.6%	3.7%	3.7%
					+1.6%		
NOI after Depreciation (million yen) ^{*2}	▲0.2	64	63		216	637	853
					+790 million yen		
NOI Yield after Depreciation ^{*2}	0.0%	2.8%	1.3%		3.0%	3.3%	3.2%
					+2.4%		

^{*1} Building age is as of March 31, 2026. The same applies hereinafter.

^{*2} NOI and NOI after Depreciation for the assets to be sold are the annualized assumed values for the fiscal year ending May 2026, while NOI Yield and NOI Yield after Depreciation are obtained by dividing those values by the planned sale price.

NOI and NOI after Depreciation for the assets to be acquired are the assumed medium-term values, while NOI Yield and NOI Yield after Depreciation are obtained by dividing those values by the planned acquisition price. The same applies hereinafter.

Summary of Assets to Be Acquired

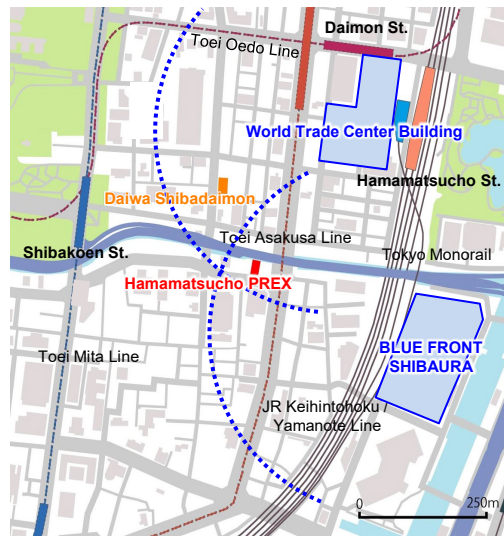
Strategic investments implemented in Hamamatsucho, where large-scale redevelopment is progressing rapidly, and the Shibuya area, where we can leverage our management expertise

Hamamatsucho PREX



- A relatively new property built three years ago in a favorable location boasting excellent transportation convenience, a six-minute walk from JR Hamamatsucho Station, with access to three stations on six lines.
- Redevelopment projects such as BLUE FRONT SHIBAURA and the World Trade Center Building are under way in the vicinity of Hamamatsucho Station. Along with improving station access, this is expected to enhance the area's value as an international gateway connected to Haneda Airport. In the future, high growth can be expected in this area.
- With each floor dedicated to a single tenant, the property provides a high level of security and privacy. It also has a rooftop terrace overlooking Rainbow Bridge and first-floor shared lounge. It offers an attractive combination of design, comfort, and advanced functionality.
- It is equipped with state-of-the-art specifications including OA floors and individual air-conditioning systems, and rental rooms are almost rectangular-shaped, offering layout flexibility and efficient usage. This enables them to meet the office needs of tenants in various industries.

Location	2-2-12 Shiba, Minato-ku, Tokyo
Distance from Station	Hamamatsucho Station (JR Keihintohoku / Yamanote Line / Tokyo Monorail) : 6-minute walk Daimon Station (Toei Oedo / Asakusa Line) : 7-minute walk Shibakoen Station (Toei Mita Line) : 6-minute walk
Scheduled Acquisition Price	7,150 million yen
Appraisal Value	7,300 million yen
Scheduled Date of Acquisition	Mar 27, 2026
Construction Date / Age	Jan 2023 / 3.2 years
Total Floor Area	2,436.69㎡
Structure/Floors	Steel-frame / 11 floors
NOI Yield	3.6%

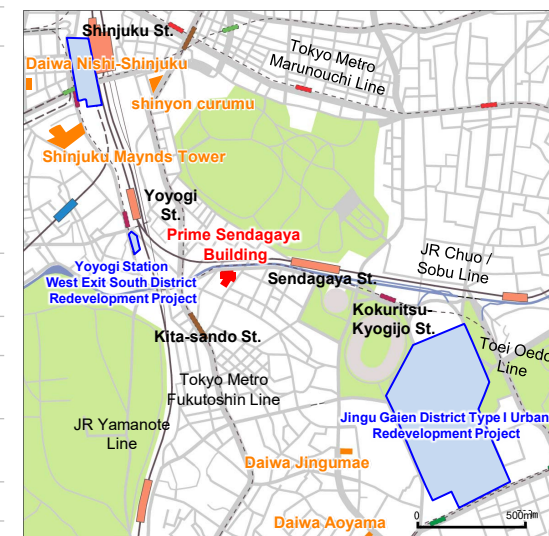


Prime Sendagaya Building



- An advanced office building completed in 2009 in a favorable location a five-minute walk from Omotesando Station and within walking distance of Kokuritsu-kyogijo Station and Sendagaya Station. The standard floors are regularly shaped with around 250 tsubos. The specifications combine convenience and comfort, including ceiling height of 2,800 mm and excellent security featuring IC card-based access control.
- The property is located between two major terminal stations, Shinjuku and Shibuya, near the Harajuku/Omotesando area, which is a hub for the latest trends. There is strong demand from apparel manufacturers and fashion wholesalers and retailers, who focus on image and access to commercial areas, and the environment as an ideal base for sophisticated creative businesses.
- The property's middle and upper-level floors are open office space with a view of Shinjuku Gyoen National Garden.

Location	4-23-5 Sendagaya, Shibuya-ku, Tokyo
Distance from Station	Kita-sando Station (Tokyo Metro Fukutoshin Line) : 5-minute walk Sendagaya Station (JR Chuo / Sobu Line) : 6-minute walk Kokuritsu-Kyogijo Station (Toei Oedo Line) : 7-minute walk Yoyogi Station (JR Yamanote Line) : 9-minute walk
Scheduled Acquisition Price	19,400 million yen
Appraisal Value	20,600 million yen
Scheduled Date of Acquisition	Mar 31, 2026
Construction Date / Age	May 2009 / 16.9 years
Total Floor Area	7,683.19㎡
Structure/Floors	Steel-frame / 8 floors
NOI Yield	3.7%



Daiwa Office Investment Corporation

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