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 11, 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
Inquiries to: Kentaro Azumi, General Manager, Acquisition and Asset Management Division
(Tel: +81-3-6215-9649)

Notice Concerning Conclusion of Swap Agreements

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") has concluded the interest-rate swap agreements (the "Swap Agreement") regarding portions of the existing floating-rate borrowings (the "Floating-rate Borrowing") (the total notional principal: JPY 7,900 million), as follows.

1. Summary of the Swap Agreements for the Floating-rate Borrowings

Lender	Notional Principal (JPY million)	Counterparty	Interest-Rate		Scheduled Commencement Date	Scheduled Termination Date
			Fixed-rate Payment	Floating-rate Receipt		
Sumitomo Mitsui Banking Corporation	3,400	Sumitomo Mitsui Trust Bank, Limited	2.318%	3 month JPY TIBOR (Note 1)	2026/11/13	2028/11/30
Resona Bank, Limited.	2,500					
Sumitomo Mitsui Trust Bank, Limited	2,000					

(Note 1) Interest payments are due at the end of February, May, August, and November and on the scheduled termination date (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). The floating-rate receipt shall be calculated based on JPY TIBOR for 3 month, which the JBA TIBOR Administration (the "JBATA") releases two business days before each interest payment date. The JPY TIBOR of the JBATA is available on the JBATA website. (https://www.jbatibor.or.jp/english/rate/)

(Note 2) Interest rates for applicable period shall be announced at https://www.daiwa-office.co.jp/en/finance/borrowings.html

2. Purpose of the Swap Agreements for the Floating-rate Borrowings

The Investment Corporation concluded the Swap Agreement to hedge against the risks of possible increase of the future interest rate by converting from floating-rate to fixed-rate for the above Floating-rate Borrowings.

3. Fixed Interest-Rates after Concluding the Swap Agreements

Lender	Amount (JPY million)	Current Floating Interest-rate	Fixed Interest - Rate (Note 3)	Borrowing Date	Repayment Date
Sumitomo Mitsui Banking Corporation	3,400	3 month JPY TIBOR + 0.3750%	2.693%	2022/5/31	2030/11/29
Resona Bank, Limited.	2,500	3 month JPY TIBOR + 0.3500%	2.668%	2023/2/28	2031/2/28
Sumitomo Mitsui Trust Bank, Limited	2,000	3 month JPY TIBOR + 0.2500%	2.568%	2026/2/27	

(Note 3) By this interest rate swap agreement, the payment interest rate will be fixed at the stated level for the period up to the scheduled termination date of the swap, November 30, 2028.

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There are no material 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 Securities Report filed as of August 20, 2026 with respect to the risks involved in conclusion of swap agreements.

-End-

[Reference]

Ratio of Fixed-Rate and Floating-Rate Interest-Bearing Liabilities (Assumed as of November 13, 2026)

	Before	After
Floating-rate interest-bearing liabilities	52.33%	49.03%
Fixed-rate interest-bearing liabilities	47.67%	50.97%

* Website URL of the Investment Corporation: https://www.daiwa-office.co.jp/en/