

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.

January 22, 2025

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Yoshiaki Nishigaki, President and Representative Director
Inquiries to: Kentaro Azumi, General Manager, Acquisition and Asset Management Division
(Tel: +81-3-6215-9649)

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 2,500 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 Banking Corporation	1,000	1 month Japanese Yen TIBOR + 0.3916% (Note2)	2025/1/31	Unsecured Repayment in lump sum	2032/11/30
MUFG Bank, Ltd.	1,000	Undecided (Fixed interest rate) (Note 3) (Note 4)			2030/1/31
SBI Shinsei Bank, Limited	500 (Note 1)	3 month Japanese Yen TIBOR + 0.3916% (Note 5)			2032/11/30

(Note 1) Borrowing of 500 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) The interest rate is scheduled to be decided two business days prior to the scheduled borrowing date.
We will make another announcement as soon as it is decided.

(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).

(Note 5) 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 the total of 2,450 million yen borrowing due on January 31, 2025, and partially funded for the acquisition of asset obtained as of June 28, 2024 (please refer to the press release dated the same day titled 'Notice on Completion of Kanda-Sudacho 2-Chome Development Project and Asset Acquisition (Daiwa Akihabara Building)')." For the details of the borrowings, please refer to the press releases titled "Notice Concerning Borrowing of Funds (Including ESG Loan for J-REIT)" on January 20, 2022.

3. Date of Signing Contract

January 22, 2025

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 January 31, 2025

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	23,000	20,550	-2,450
Long-term loans (loan period: over 1 year) (Note)	187,400	189,900	+2,500
Total loans	210,400	210,450	+50
Investment corporation bonds	9,000	9,000	-
Total interest-bearing liabilities	219,400	219,450	+50

* 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 January 31, 2025

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	100,700	45.89%
Fixed-rate interest-bearing liabilities*	118,750	54.11%

*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/>