

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.

February 21, 2025

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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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 a total of 1,500 million yen (the “Borrowing”).

1. Details for the Borrowing

| Lender | Loan Amount (million yen) | Interest Rate | Scheduled Borrowing Date | Borrowing / Repayment Method | Repayment Date |
|-------------------------------------|---------------------------|--|--------------------------|---------------------------------|----------------|
| Sumitomo Mitsui Trust Bank, Limited | 1,500 | 1 month Japanese Yen TIBOR + 0.400% (Note) | 2025/2/28 | Unsecured Repayment in lump sum | 2033/2/28 |

(Note) 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.

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 Borrowing

The Borrowing will be provided for the repayment of 1,500 million yen borrowed in total due on February 28, 2025. For the details of the borrowings, please refer to the press release titled “Notice Concerning Borrowing of Funds” on February 20, 2020.

3. Date of Signing Contract

February 21, 2025

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 at “1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk” of the Yukashouken Houkokusyo filed as of February 19, 2025 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 February 28, 2025

(Unit: JPY million)

| | Before the Borrowing | After the Borrowing | Increase/ Decrease |
|--|-------------------------|------------------------|-----------------------|
| Short-term loans (loan period: 1 year or less) | 25,550 | 24,050 | -1,500 |
| Long-term loans (loan period: over 1 year) (Note) | 184,900 | 186,400 | +1,500 |
| Total loans | 210,450 | 210,450 | — |
| Investment corporation bonds | 9,000 | 9,000 | — |
| Total interest-bearing liabilities | 219,450 | 219,450 | — |

* 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 February 28, 2025

(Unit: JPY million)

| | Total amount of interest-bearing liabilities | Ratio |
|--|---|--------|
| Floating-rate interest-bearing liabilities | 102,200 | 46.57% |
| Fixed-rate interest-bearing liabilities* | 117,250 | 53.43% |

*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/>