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May 27, 2026

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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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 14,000 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		
SBI Shinsei Bank, Limited	1,000	Sumitomo Mitsui Trust Bank, Limited	1.865%	3 month JPY TIBOR (Note 1)	2026/5/29	2028/5/31
Sumitomo Mitsui Trust Bank, Limited	2,000					
Sumitomo Mitsui Banking Corporation	2,000					
MUFG Bank, Ltd.	1,000					
Mizuho Bank, Ltd.	1,500					
SBI Shinsei Bank, Limited	1,000					
The Norinchukin Bank	2,000					
MUFG Bank, Ltd.	1,000					
Mizuho Bank, Ltd.	1,500					
The Hyakugo Bank, Ltd	1,000					

(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
SBI Shinsei Bank, Limited	1,000	3 month JPY TIBOR + 0.1500%	2.0150%	2026/5/29	2029/5/31
Sumitomo Mitsui Trust Bank, Limited	2,000	3 month JPY TIBOR + 0.2000%	2.0650%	2026/2/27	2030/2/28
Sumitomo Mitsui Banking Corporation	2,000	3 month JPY TIBOR + 0.3750%	2.2400%	2021/11/30	2030/5/31
MUFG Bank, Ltd.	1,000				
Mizuho Bank, Ltd.	1,500				
SBI Shinsei Bank, Limited	1,000	3 month JPY TIBOR + 0.3500%	2.2150%	2022/5/31	
The Norinchukin Bank	2,000	3 month JPY TIBOR + 0.2000%	2.0650%	2026/5/29	
MUFG Bank, Ltd.	1,000	3 month JPY TIBOR + 0.3750%	2.2400%	2022/5/31	2030/11/29
Mizuho Bank, Ltd.	1,500	3 month JPY TIBOR + 0.3500%	2.2150%	2022/11/30	
The Hyakugo Bank, Ltd.	1,000	3 month JPY TIBOR + 0.2250%	2.0900%	2026/5/29	

(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, May 31, 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 February 16, 2026 with respect to the risks involved in conclusion of swap agreements.

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[Reference]

Ratio of Fixed-Rate and Floating-Rate Interest-Bearing Liabilities (Assumed as of May 29, 2026)

	Before	After
Floating-rate interest-bearing liabilities	55.67%	49.82%
Fixed-rate interest-bearing liabilities	44.33%	50.18%

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