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May 22, 2026

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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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 5,500 million yen (the “Borrowings”).

1. Details for the Borrowings

Lender	Amount of Borrowing (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
SBI Shinsei Bank, Limited	1,000	3 month Japanese Yen TIBOR + 0.3500% (Note 2)	2026/5/29	Unsecured Repayment in lump sum	2033/5/31
	1,500	3 month Japanese Yen TIBOR + 0.1500% (Note 2)			2029/5/31
The Norinchukin Bank(Note 1)	2,000	3 month Japanese Yen TIBOR + 0.2000% (Note 2)			2030/5/31
The Hyakugo Bank, Ltd	1,000	3 month Japanese Yen TIBOR + 0.2250% (Note 2)			2030/11/29
The Musashino Bank, Ltd.	500	1 month Japanese Yen TIBOR + 0.2500% (Note 3)			2031/5/30

(Note 1) Borrowings of 2,000 million yen from The Norinchukin Bank 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 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.

(Note 3) 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 JBA TIBOR Administration (“JBA TA”) is available on the JBA TA website (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowings

The Borrowings will be partially used to fund the repayment of borrowings totaling 5,700 million yen that are due on May 29, 2026. For the details of the borrowings, please refer to the press releases titled “Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings” on May 26, 2016, November 27, 2017, May 28, 2018 and “Notice Concerning Early Repayment of Existing Borrowings and Borrowing of Funds” on May 27, 2019.

3. Date of Contract Execution

May 22, 2026

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 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 repayment of the Borrowings.

- End -

[Reference]

(1) Outstanding Balance of Interest-Bearing Liabilities after the Borrowings

Estimation as of May 29, 2026

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	31,400	25,700	-5,700
Long-term loans* (loan period: over 1 year)	200,550	206,050	+5,500
Total loans	231,950	231,750	-200
Investment corporation bonds	7,500	7,500	0
Total interest-bearing liabilities	239,450	239,250	-200

* 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 May 29, 2026

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	133,200	55.67%
Fixed-rate interest-bearing liabilities*	106,050	44.33%

*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/>