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February 21, 2024

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

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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 4,000 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	1,000	3 month Japanese Yen TIBOR + 0.400% (Note 1)	2024/2/29	Unsecured Repayment in lump sum	2032/2/27
SBI Shinsei Bank, Limited	1,000	3 month Japanese Yen TIBOR + 0.375% (Note 1)			2031/8/29
THE NISHI-NIPPON CITY BANK, LTD.	1,000				
MUFG Bank, Ltd.	1,000	1 month Japanese Yen TIBOR + 0.250% (Note 2)			2025/2/28

(Note 1) 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 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.

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 4,000 million yen borrowed in total due on February 29, 2024. For the details of the borrowings, please refer to the press releases titled “Notice Concerning Borrowing of Funds” on September 8, 2015 and March 24, 2016.

3. Date of Signing Contract

February 21, 2024

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, 2024 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

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

February 29, 2024

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	31,650	28,650	-3,000
Long-term loans (loan period: over 1 year) (Note)	167,150	170,150	+3,000
Total loans	198,800	198,800	0
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	207,800	207,800	0

* 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

February 29, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	77,850	37.46%
Fixed-rate interest-bearing liabilities*	129,950	62.54%

*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/>