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February 22, 2021

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)

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Notice Concerning Determination of Acquisition of Own Investment Units (Acquisition of Own Investment Units Based on Article 80-5 of the Act on Investment Trusts and Investment Corporations) and Conversion into Consolidated Subsidiary by Daiwa Securities Group Inc.

We hereby announce that Daiwa Office Investment Corporation (the “Investment Corporation”) has decided at its Board of Directors Meeting held today the acquisition of own investment units based on the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations, which is applied by replacing the terms and phrases pursuant to the provisions of Paragraph 2, Article 80-5 of the said Act. Moreover, all the acquired own investment units are scheduled to be cancelled during the fiscal period ending May 2021 (31st Fiscal Period) as follows.

We also announce that Daiwa Securities Group Inc. has announced its plan to make the Investment Corporation its consolidated subsidiary by the end of March 2021 as described in “Notice Concerning Conversion of Daiwa Office Investment Corporation into Consolidated Subsidiary” dated today with regard to the acquisition of own investment units by the Investment Corporation.

1. Reason for Acquisition of Own Investment Units

After comprehensively taking into consideration the level of investment unit price, status of cash on hand, financial condition, market environment, etc., the Investment Corporation has determined that the enhancement of capital efficiency and return of profits to unitholders through acquisition and cancellation of own investment units will lead to the enhancement of unitholder value over the medium to long term.

2. Summary of Matters Concerning the Acquisition

(1) Total number of investment units that can be acquired	8,000 units (upper limit) (Share to total number of investment units outstanding (excluding treasury investment units): 1.63%)
(2) Total acquisition amount of investment units	5,500,000,000 yen (upper limit)
(3) Acquisition period	February 24, 2021 to May 14, 2021

The acquisition of own investment units by the Investment Corporation will end either when the total number of investment units acquired or total acquisition price of investment units mentioned above reaches the upper

Note: This press release was prepared as a public announcement regarding acquisition of own investment units and conversion into consolidated subsidiary by Daiwa Securities Group Inc. and was not prepared with the aim of soliciting investment.

limit or when the above acquisition period expires. Moreover, the total acquisition amount of investment units was decided by considering the current status of cash on hand, capital requirements, level of LTV after the acquisition of own investment units and the time required until the completion of cancellation during the fiscal period ending May 2021 (31st Fiscal Period).

(Note) The total number of acquired units and the total acquisition amount may not reach the upper limit or the acquisition of own investment units may not be conducted depending on the level of investment unit price, liquidity, market trend, etc.

3. Acquisition Method of Treasury Units

Own investment units are scheduled to be acquired through market purchase at the Tokyo Stock Exchange based on a discretionary transaction agreement pertaining to the acquisition of own investment units concluded with a securities company.

Moreover, all the acquired own investment units are scheduled to be cancelled with the resolution made at the Investment Corporation's Board of Directors Meeting during the fiscal period ending May 2021 (31st Fiscal Period) after the acquisition of own investment units.

4. Conversion of Investment Corporation into Consolidated Subsidiary of Daiwa Securities Group Inc.

Daiwa Securities Group Inc. and its consolidated subsidiaries own 39.89% of the Investment Corporation's investment units as of the date of this document. With the acquisition of own investment units by the Investment Corporation, the voting rights ratio of Daiwa Securities Group Inc. and its consolidated subsidiaries is expected to be 40% or more in total. We have received a report from Daiwa Securities Group Inc. stating that it plans to treat the Investment Corporation as its consolidated subsidiary in the consolidated financial statement in consideration of the effective control standards of the accounting standards if its voting rights ratio for the Investment Corporation combined with that of its consolidated subsidiaries becomes 40% or more. Moreover, we have also received a report from Daiwa Securities Group Inc. that it may acquire the investment units of the Investment Corporation by the end of March 2021 through market purchase in the Tokyo Stock Exchange depending on the situation of the acquisition of own investment units by the Investment Corporation. It will become possible to further enhance the same-boat principle which intends to match the interests of the unitholders of the Investment Corporation and the sponsor through the conversion of the Investment Corporation into a consolidated subsidiary by Daiwa Securities Group Inc., and further expansion of sponsor support can be expected.

There will be no impact on the operational system and business performance of the Investment Corporation even if the total voting rights ratio of Daiwa Securities Group Inc. and its consolidated subsidiaries becomes 40% or more as a result of the acquisition of own investment units by the Investment Corporation or market purchase by Daiwa Securities Group Inc. In addition, the total ownership ratio of investment units and voting rights ratio of Daiwa Securities Group Inc. and its consolidated subsidiaries (including those who have special relationships stipulated in Paragraph 5, Article 39-32-3 of the Enforcement Order for the Act on Special Measures Concerning Taxation) are expected not to exceed 50% even after the conversion into a consolidated subsidiary. Therefore, the Investment Corporation is expected to fulfill the requirements (requirements of non-family corporations) stipulated in Item 2 (iv), Paragraph 1, Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957; including amendments thereto) in the conduit requirements.

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For details on the conversion of the Investment Corporation into a consolidated subsidiary of Daiwa Securities Group Inc., please refer to the press release “Notice Concerning Conversion of Daiwa Office Investment Corporation into Consolidated Subsidiary” announced today by Daiwa Securities Group Inc.

End

[Reference]

Status of Holding of Own Investment Units as of February 22, 2021

Total number of investment units outstanding (excluding treasury investment units)	491,877 units
Number of treasury investment units	0 units

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