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August 27, 2021

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.  
Representative: Toshio Fukushima, President and Representative Director  
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## **Notice Concerning Conclusion of Swap Agreement**

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 debt loans with floating-rate (the "Floating-rate Borrowing") (the total notional principal: JPY 1,000 million), as follows.

### **1. Summary of the Swap Agreement for the Floating-rate Borrowing**

| Lender             | Notional Principal<br>(JPY million) | Counterparty              | Interest-Rate         |                              | Scheduled Commence<br>ment Date | Scheduled Termination<br>Date |
|--------------------|-------------------------------------|---------------------------|-----------------------|------------------------------|---------------------------------|-------------------------------|
|                    |                                     |                           | Fixed-rate<br>Payment | Floating-<br>rate<br>Receipt |                                 |                               |
| Shinsei Bank, Ltd. | 1,000                               | Daiwa Securities Co. Ltd. | 0.083%                | 3 month JPY TIBOR (Note 1)   | 2021/8/31                       | 2030/8/30                     |

(Note 1) Interest payments are due 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). The interest rate 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 (<http://www.jbatibor.or.jp/english/rate/>).

(Note 2) Interest rates for applicable period shall be announced at <http://www.daiwa-office.co.jp/en/cms/finance/money.html>.

### **2. Purpose of the Swap Agreement for the Floating-rate Borrowing**

The Investment Corporation concluded the Swap Agreement to offset 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-Rate after Concluding the Swap Agreement**

| Lender             | Amount<br>(JPY million) | Current Floating<br>Interest-rate | Fixed Interest<br>- Rate | Borrowing<br>Date | Repayment<br>Date |
|--------------------|-------------------------|-----------------------------------|--------------------------|-------------------|-------------------|
| Shinsei Bank, Ltd. | 1,000                   | 3 month JPY TIBOR + 0.40%         | 0.483%                   | 2021/8/31         | 2030/8/30         |

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**[Reference]****Ratio of Fixed-Rate and Floating-Rate Interest-Bearing Liabilities (Assumed as of August 31, 2021)**

|  | Before | After  |
|--|--------|--------|
| Fixed-rate interest-bearing liabilities    | 85.54% | 86.03% |
| Floating-rate interest-bearing liabilities | 14.46% | 13.97% |

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