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November 22, 2021

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Notice Concerning Change in Base Interest Rate for Loan Agreements **Due to Cessation of LIBOR Publication**

Daiwa Office Investment Corporation (the “Investment Corporation”) hereby announces that it decided today to change the base interest rate for loan agreements (borrowings) (the “Change”) as described below.

1. Reason for Change

On March 5, 2021, ICE Benchmark Administration (“IBA”), the operating institution of LIBOR, made an announcement regarding the permanent cessation of the publication of LIBOR based on the current methodology referencing rates provided by panel banks except for some certain US dollar LIBOR settings, and it was decided that the publication of LIBOR for Japanese yen will also be ceased at the end of December 2021.

Due to such determination, the Investment Corporation discussed with each financial institution about the succeeding interest rate for its floating-rate borrowings using the yen LIBOR publicized by IBA as the base interest rate. Consequently, the Investment Corporation decided to adopt the “Tokyo Term Risk Free Rate (“TORF”)” which is calculated and publicized by QUICK Benchmarks Inc. as the interest rate succeeding LIBOR.

Each interest payment will be made based on TORF from the beginning of the interest rate calculation period (February 28, 2022), which first arrives after January 1, 2022.

2. Details of Change

Lender	Loan Amount (million yen)	Borrowing Date	Repayment Date	Interest Rate (upper row: before change, lower row: after change)
Shinsei Bank, Ltd.	1,000	2014/7/8	2022/8/31	IBA 3-month yen LIBOR +0.325%
				TORF + Adjustment value of alternative reference rates +0.325% (Note)
Shinsei Bank, Ltd.	1,000	2014/12/1	2023/5/31	IBA 3-month yen LIBOR +0.350%
				TORF + Adjustment value of alternative reference rates +0.350% (Note)
Shinsei Bank, Ltd.	1,500	2015/3/31	2023/5/31	IBA 3-month yen LIBOR +0.325%
				TORF + Adjustment value of alternative reference rates +0.325% (Note)
Shinsei Bank, Ltd.	1,500	2015/5/1	2023/11/30	IBA 3-month yen LIBOR+0.325%
				TORF + Adjustment value of alternative reference rates +0.325% (Note)

Lender	Loan Amount (million yen)	Borrowing Date	Repayment Date	Interest Rate (upper row: before change, lower row: after change)
The Nishi-Nippon City Bank, Ltd.	2,000	2015/8/31	2022/8/31	IBA 3-month yen LIBOR +0.250%
				TORF + Adjustment value of alternative reference rates +0.250% (Note)

(Note) For TORF, please refer to the website of QUICK Benchmarks Inc. (<https://moneyworld.jp/page/torf.html>).

“Adjustment value of alternative reference rates” is an adjustment value applied to minimize value transfer when changing LIBOR settings to succeeding interest rate settings. The “Cross-Industry Committee on Japanese Yen Interest Rate Benchmarks” with the Bank of Japan as the secretariat recommends the value publicized by Bloomberg as the value obtained by the five-year historical median approach (annual rate: 0.00835%) for the adjustment value to adjust the difference in IBA 3-month euro yen LIBOR.

3. Future Prospect

Since the borrowings subject to the Change are limited to some of the borrowings of the Investment Corporation, the impact on the management status forecast for the fiscal period ending November 2021 (32nd fiscal period) and the fiscal period ending May 2022 (33rd fiscal period) is minimal, and there are no revisions to the forecast.

- End -

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