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August 24, 2022

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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Notice Concerning Borrowing of Funds **(Including Green Loans)**

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") decided today to borrow a total of 5,300 million yen (the "Borrowing").

1. Details for the Borrowing

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
The Nishi-Nippon City Bank, Ltd.	2,000	3 month Japanese Yen TIBOR + 0.3000% (Note2)	2022/8/31	Unsecured Repayment in lump sum	2029/8/31
Nippon Life Insurance Company (Note1)	1,300	0.633933% (Fixed Interest- Rate) (Note3)			
Shinsei Bank, Ltd.(Note1)	1,000	3 month Japanese Yen TIBOR + 0.3000% (Note2)			
The 77 Bank, Ltd.	1,000	3 month Japanese Yen TIBOR + 0.3000% (Note2)			

(Note1) Total borrowings 2,300 million yen loan from Nippon Life Insurance Company and Shinsei Bank, Ltd. will be raised funds as green loans 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." For details of the Green Finance Framework established by the Investment Corporation and the "JCR Green Finance Framework Evaluation", please refer to the Notice Concerning Establishment of Green Finance Framework, etc. announced on July 17, 2020.

Of the above loans, the 1,000 million yen loan from Shinsei Bank, Ltd. has been certified as the "Shinsei Green Loan" in compliance with the "Shinsei Green Finance Framework" established by Shinsei Bank, Ltd. as an initiative that recognizes clear environmental improvement effects.

(Note2) 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. The JPY TIBOR of the JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>)

(Note3) 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).

2. Reason for the Borrowing

The Borrowing will be provided for the repayment of 5,300 million yen borrowed in total due on August 31, 2022. For the details of the borrowings, please refer to the press release “Notice Concerning Borrowing of Funds” on June 17, 2014 and “Notice Concerning Borrowing of Funds” on August 26, 2015 and “Notice Concerning Borrowing of Funds” on September 8, 2015 “Notice Concerning Borrowing of Funds” on November 25, 2015

3. Date of Signing Contract

August 24, 2022

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 August 22, 2022 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

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

August 31, 2022

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	33,600	28,300	-5,300
Long-term loans (loan period: over 1 year) (Note)	163,200	168,500	+5,300
Total loans	196,800	196,800	0
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	205,800	205,800	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

August 31, 2022

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	47,850	23.25%
Fixed-rate interest-bearing liabilities*	157,950	76.75%

*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/>