

This translation of the original Japanese notice is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

December 22, 2022

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Yoshiki Nishigaki, President and Representative 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 2,000 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 Banking Corporation.	2,000	1 month Japanese Yen TIBOR + 0.25% (Note)	2022/12/30	Unsecured Repayment in lump sum	2023/12/29

(Note) 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 of the month) and the repayment date. Interest Rate is calculated based on 1 month Japanese Yen TIBOR which Japanese Bankers Association (“JBA”) announces two business days prior to the first day of the applicable period. The JPY TIBOR of the JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>)

2. Reason for the Borrowing

The Borrowing is to be used for the acquisition of acquired assets dated November 30, 2022. Please refer to the press release “Notice Concerning Completion of Nihonbashi-Bakurocho 1-Chome Development Project and Acquisition of Asset (Daiwa Nihonbashi Bakurocho)” dated November 30, 2022.

3. Date of Signing Contract

December 22, 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

December 30, 2022

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	26,200	28,200	+2,000
Long-term loans (loan period: over 1 year) (Note)	170,600	170,600	0
Total loans	196,800	198,800	+2,000
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	205,800	207,800	+2,000

* 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

December 30, 2022

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	61,850	29.76%
Fixed-rate interest-bearing liabilities*	145,950	70.24%

*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/>