

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.

August 23, 2023

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: Yoshiaki 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
Mizuho Trust and Banking Co., Ltd.	1,000	3 month Japanese Yen TIBOR + 0.350% (Note)	2023/8/31	Unsecured Repayment in lump sum	2031/8/29
Resona Bank, Ltd.	1,000	3 month Japanese Yen TIBOR + 0.200% (Note)			2028/8/31

(Note) 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/>).

2. Reason for the Borrowing

The Borrowing will be provided for the repayment of 2,000 million yen borrowed in total due on August 31, 2023. For the details of the borrowings, please refer to the press release “Notice Concerning Borrowing of Funds” on March 24, 2016.

3. Date of Signing Contract

August 23, 2023

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, 2023 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, 2023

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	32,100	30,100	-2,000
Long-term loans (loan period: over 1 year) (Note)	166,700	168,700	+2,000
Total loans	198,800	198,800	0
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	207,800	207,800	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, 2023

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	72,850	35.06%
Fixed-rate interest-bearing liabilities*	134,950	64.94%

*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/>