

May 27, 2019

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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Notice Concerning Early Repayment of Existing Borrowings and Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to make an early repayment of 9,000 million yen in total of existing borrowings (the “Early Repayment”) and to borrow a total of 4,500 million yen (the “Borrowing”) as follows.

1. Details of Early Repayment

Lender	Sumitomo Mitsui Banking Corporation	Sumitomo Mitsui Trust Bank, Limited
Loan amount (million yen)	3,000	3,000
Repayment amount (million yen)	3,000	2,000
Borrowing date	2018/12/27	2019/2/27
Repayment date	2019/12/27	2020/1/31
Early repayment date	2019/5/31	
Repayment resource	Cash on hand (Note)	
Collateral	Unsecured and unguaranteed	

Lender	MUFG Bank, Limited	Mizuho Bank, Limited
Loan amount (million yen)	3,000	3,000
Repayment amount (million yen)	3,000	2,000
Borrowing date	2019/2/27	
Repayment date	2020/1/31	
Early repayment date	2019/5/31	
Repayment resource	Cash on hand (Note 1)	
Collateral	Unsecured and unguaranteed	

(Note) A part of funds acquired by the partial sale of Daiwa Onarimon Building as announced on February 27, 2019 in the “Notice Concerning Divestment of Asset (Daiwa Onarimon Building)” will be allotted to the Early Repayment.

2. Details for the Borrowing

Scheduled Lender (Note1)	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
The Norinchukin Bank	2,000	To be determined (Note2) (Fixed Interest- Rate)	2019/5/31	Unsecured Repayment in lump sum	2026/5/29
The Yamanashi Chuo Bank, Limited.	1,000	To be determined (Note2) (Fixed Interest- Rate)			2029/5/31
The Hyakugo Bank, Limited	1,000	To be determined (Note2) (Fixed Interest- Rate)			2026/5/29
The Musashino Bank, Limited	500	1 month Japanese Yen TIBOR + 0.30% (Note 3)			2027/5/31

(Note 1) The contracts have not yet been signed as of today. Therefore it is stated as “Scheduled”.

(Note 2) The interest rate shall be announced upon fixing.

(Note 3) 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.

(*) Please refer to the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>) for Japanese Yen TIBOR.

3. Reason for the Borrowing

The loan will be provided for the loan repaid by cash on hand on February 28, 2019 and the loan repayment due on May 31, 2019.

4. Date of Signing Contract

May 28, 2019

5. Status of Interest-Bearing Liabilities after the Borrowing

Please refer to “Reference” for the status of interest-bearing liabilities after the Early Repayment and the Borrowing.

6. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There arises no change to 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 February 20, 2019 with respect to the risks involved in repayment of the Borrowing.

- End -

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

As of May 31, 2019

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less) (Note 1)	35,000	24,500	-10,500
Long-term loans (loan period: over 1 year)	170,350	174,850	+4,500
Total loans	205,350	199,350	-6,000
Subordinated investment corporation bonds	5,100	5,100	0
Total interest-bearing liabilities	210,450	204,450	-6,000

(Note 1) The short-term loans include long-term loans to be repaid within 1 year.

(2) Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities after Early Repayment and the Borrowing

As of May 31, 2019

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	29,500	14.4%
Fixed-rate interest-bearing liabilities*	174,950	85.6%

* Fixed-rate interest-bearing liabilities include debts changed from floating-rate to fixed-rate through swap transactions.

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