

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 26, 2019

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Toshio Fukushima, President and Representative Director
Inquiries to: Kentaro Azumi, General Manager, Corporate Division
(Tel: +81-3-6215-9649)

Notice Concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 2,500 million yen (the “Borrowings”).

1. Details for the Borrowings

Scheduled Lender (Note1)	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Kansai Mirai Bank, Ltd	1,500	1 month Japanese Yen TIBOR + 0.25% (Note3)	2019/8/30	Unsecured Repayment in lump sum	2026/8/31
MUFG Bank, Ltd. (ESG Loan for J-REIT (Note2))	1,000	3 month Japanese Yen TIBOR + 0.25% (Note4)			

(Note1) The contracts have not yet been signed as of today. Therefore it is stated as “Scheduled”.

(Note2) Please refer to MUFG’s website for more details (<https://www.mufg.jp/english/csr/environment/greenbond/>).

(Note3) 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.

(Note4) Interest payments shall be paid 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 of the month.) and the repayment date. 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 applicable period.

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

2. Reason for the Borrowings

The loan of 2,500 million yen on August 30, 2019 will be provided for the repayment of 2,500 million yen borrowed in total due on August 30, 2019.

3. Date of Signing Contract

August 27, 2019

4. Status of Interest-Bearing Liabilities after the Borrowings

Please refer to “Reference” for the status of interest-bearing liabilities after the Borrowings.

5. 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 August 22, 2019 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

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

August 30, 2019

(Unit: million yen)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less) (Note 1)	32,100	29,600	-2,500
Long-term loans (loan period: over 1 year)	167,250	169,750	+2,500
Total loans	199,350	199,350	0
Investment corporation bonds	5,100	5,100	0
Total interest-bearing liabilities	204,450	204,450	0

(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 the Borrowings

August 30, 2019

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	32,000	15.7%
Fixed-rate interest-bearing liabilities*	172,450	84.3%

* 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/>