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March 26, 2021

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

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.  
Representative: Toshio Fukushima, President and Representative Director  
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## **Notice Concerning Borrowing of Funds and Early Repayment of Existing Borrowings**

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 13,800 million yen (the “Borrowing”) and to make an early repayment of existing borrowings (the “Early Repayment”) as outlined below.

### **1. Details of the Borrowing**

Lender	Loan Amount (JPY million)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	2,400	3 month JPY TIBOR + 0.40% (Note)	2021/3/31	Unsecured repayment in lump sum	2030/3/29
Mizuho Bank, Ltd.	1,900	3 month JPY TIBOR + 0.10% (Note)			2024/3/29
	2,000	3 month JPY TIBOR + 0.20% (Note)			2026/3/31
	2,000	3 month JPY TIBOR + 0.25% (Note)			2027/3/31
	2,000	3 month JPY TIBOR + 0.30% (Note)			2028/3/31
Resona Bank, Limited.	2,000	3 month JPY TIBOR + 0.40% (Note)			2030/3/29
MUFG Bank, Ltd.	1,500	3 month JPY TIBOR + 0.30% (Note)			2028/3/31

(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.

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

Note: This press release has been prepared as a public announcement regarding early repayment of existing borrowings and has not been prepared with the aim of soliciting investments.

## 2. Reason for the Borrowing

The Borrowing will be appropriated for the repayment of the total of 12,300 million yen borrowing due on March 31, 2021 and early repayment of the existing borrowings to be made on March 31, 2021.

## 3. Date of Signing Contract

March 26, 2021

## 4. Details of Early Repayment

Lender	MUFG Bank, Ltd.
Loan amount (million yen)	1,500
Repayment amount (million yen)	1,500
Borrowing date	August 31, 2020
Repayment date	August 31, 2021
Early repayment date	March 31, 2021
Repayment resource	The borrowing scheduled for March 31, 2021
Collateral	Unsecured and unguaranteed

## 5. Status of Interest-Bearing Liabilities after the Borrowing

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

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

There is no change to the content of the investment risks described “1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk” of the Financial Report filed as of February 17, 2021 with respect to the risks involved in repayment of the Borrowing.

- End -

**[Reference]**
**(1) Outstanding Balance of Interest-Bearing Liabilities after the Borrowing**

March 31, 2021

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	28,700	14,900	-13,800
Long-term loans (loan period: over 1 year) (Note)	165,650	179,450	+13,800
Total loans	194,350	194,350	0
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	203,350	203,350	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**

March 31, 2021

(Unit: JPY million)

	Total Amount of Interest-Bearing Liabilities	Ratio
Floating-rate interest-bearing liabilities	48,800	24.00%
Fixed-rate interest-bearing liabilities*	154,550	76.00%

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

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

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