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September 23, 2020

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)  
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Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.  
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## **Notice concerning Early Repayment of Existing Borrowings**

Daiwa Office Investment Corporation (the “Investment Corporation”) hereby gives notice that the Investment Corporation decided today to make an early repayment of 3,900 million yen in total of existing borrowings (the “Early Repayment”) as outlined below.

### **1. Details of Early Repayment**

Lender	Sumitomo Mitsui Banking Corporation	MUFG Bank, Ltd.	Mizuho Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited
Loan amount (million yen)	2,000	1,000	1,000	1,000
Repayment amount (million yen)	1,500	800	800	800
Borrowing date	January 31, 2020			
Repayment date	January 29, 2021			
Early repayment date	September 30, 2020			
Repayment resource	The funds raised by green bonds (Note)			
Collateral	Unsecured and unguaranteed			

(Note) Please refer to the press release, "Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)" announced on September 4, 2020 for details of the funds raised by green bonds.

### **2. Status of Interest-Bearing Liabilities after Early Repayment**

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

### **3. 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 August 20, 2020 with respect to the risks involved in the Early Repayment.

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<p>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.</p>
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**【Reference Material】**
**(1) Outstanding Balance of Interest-Bearing Liabilities after Early Repayment**

Assumptions as of September 30, 2020

(Unit: million yen)

	Before Early Repayment	After Early Repayment	Increase/Decrease
Short-term loans (loan period: 1 year or less)	33,200	29,300	-3,900
Long-term loans* (loan period: over 1 year)	166,150	166,150	0
Total loans	199,350	195,450	-3,900
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	208,350	204,450	-3,900

\* The balance of long-term loans to be repaid within 1 year is included to short-term loans.

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

Assumptions as of September 30, 2020

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	50,700	24.80%
Fixed-rate interest-bearing liabilities*	153,750	75.20%

\* Fixed-rate interest-bearing liabilities are included in debts that are changed from floating-rate to fixed-rate through the interest-bearing liability swap transaction.

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

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