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July 19, 2024

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Keiichi Sakai, Executive 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 4,500 million yen (the "Borrowing").

1. Details for the Borrowing

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	1,600	1 month Japanese Yen TIBOR + 0.4250% (Note 1)	2024/7/31	Unsecured Repayment in lump sum	2033/1/31
Sumitomo Mitsui Trust Bank, Limited	1,450	1 month Japanese Yen TIBOR + 0.4000% (Note 1)			2032/7/30
SBI Shinsei Bank, Limited	1,000	3month Japanese Yen TIBOR + 0.4000% (Note 2)			
	450	1 month Japanese Yen TIBOR + 0.2417% (Note 1)			2029/5/31

(Note 1) 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.

(Note 2) 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 JBATIBOR Administration ("JBATA") is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowing

The Borrowing will be provided to partially fund the acquisition of asset obtained as of June 28, 2024 (please refer to the press release dated the same day titled "Notice on Completion of Kanda-Sudacho 2-Chome Development Project and Asset Acquisition (Daiwa Akihabara Building)")."

3. Date of Signing Contract

July 19, 2024

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 February 19, 2024 with respect to the risks involved in repayment of the Borrowing.

- End -

[Reference]

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

Estimation as of July 31, 2024

(Unit: JPY million)

	Before the Borrowing	After the Borrowing	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	30,800	30,800	0
Long-term loans (loan period: over 1 year) (Note)	174,600	179,100	+4,500
Total loans	205,400	209,900	+4,500
Investment corporation bonds	9,000	9,000	0
Total interest-bearing liabilities	214,400	218,900	+4,500

* 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

Estimation as of July 31, 2024

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	93,850	42.87%
Fixed-rate interest-bearing liabilities*	125,050	57.13%

*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/>