

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, 2025

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)

Representative: Toshisuke Tanaka, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.

Representative: Yoshiki Nishigaki, President and Representative Director

Inquiries to: Kentaro Azumi, General Manager, Acquisition and Asset Management 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 1,500 million yen (the “Borrowing”).

1. Details for the Borrowings

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Kansai Mirai Bank, Limited	750	1 month Japanese Yen TIBOR + 0.450% (Note)	2025/8/29	Unsecured Repayment in lump sum	2034/8/31
	750	1 month Japanese Yen TIBOR + 0.350% (Note)			2032/8/31

(Note) 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). Interest rate is calculated based on 1 month Japanese Yen TIBOR which JBA announces two business days prior to the first day of the loan period.

(<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowings

The Borrowings will be provided for the repayment of the total of 1,500 million yen borrowing due on August 29, 2025. For the details of the borrowings, please refer to the press releases titled “Notice Concerning Borrowing of Funds” on August 17, 2018.

3. Date of Signing Contract

August 26, 2025

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 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 August 20, 2025 with respect to the risks involved in repayment of the Borrowings.

- End -

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

Estimation as of August 29, 2025

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	27,200	25,700	-1,500
Long-term loans* (loan period: over 1 year)	183,250	184,750	+1,500
Total loans	210,450	210,450	—
Investment corporation bonds	9,000	9,000	—
Total interest-bearing liabilities	219,450	219,450	—

* 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 Borrowings

Estimation as of August 29, 2025

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	95,700	43.61%
Fixed-rate interest-bearing liabilities*	123,750	56.39%

*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/>