Supplementary Material Regarding the Press Release Announced Today

Daiwa Office Investment Corporation

Stock Code No. 8976

October 10, 2025

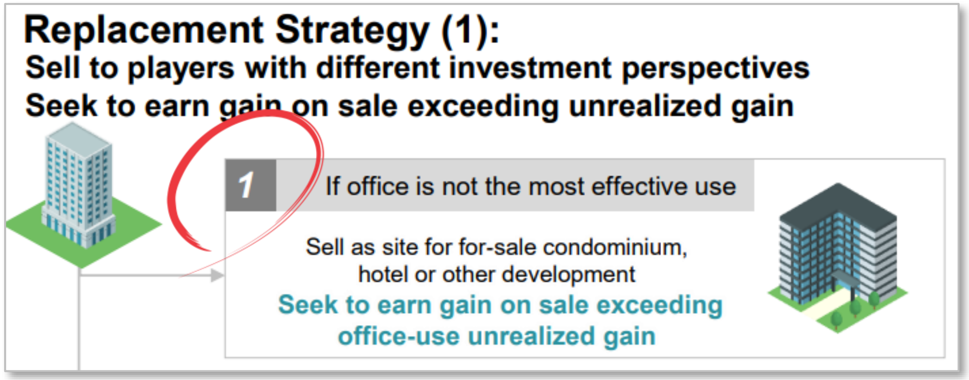
“Notice Concerning Divestment of Trust Beneficiary Interest in Domestic Real Estate (Daiwa Sarugakucho)”

“Notice Concerning Revision (Upward Revision) to Forecasts of Management Status and Distribution for the Fiscal Period Ending November 2025 (40th Fiscal Period)”

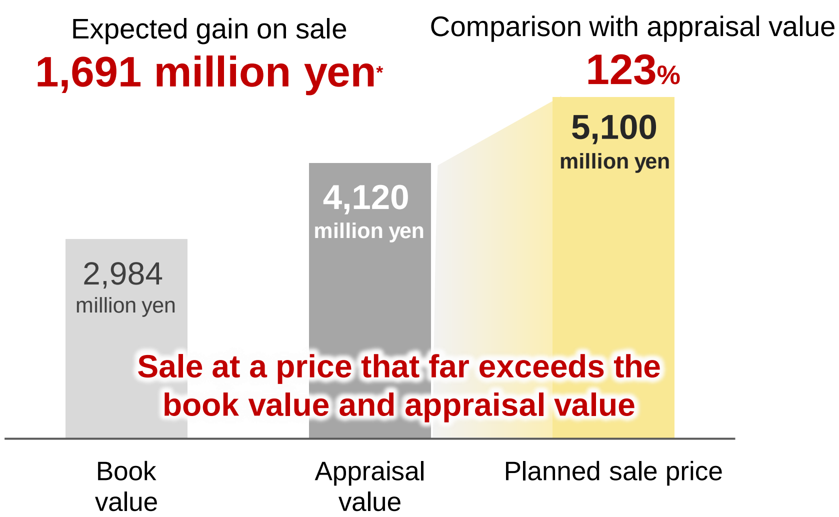
Continued Returns to Unitholders Through Sale

Realization of sale that contributes to the maximization of unitholder value

Sale “exceeding unrealized gain” based on replacement strategy



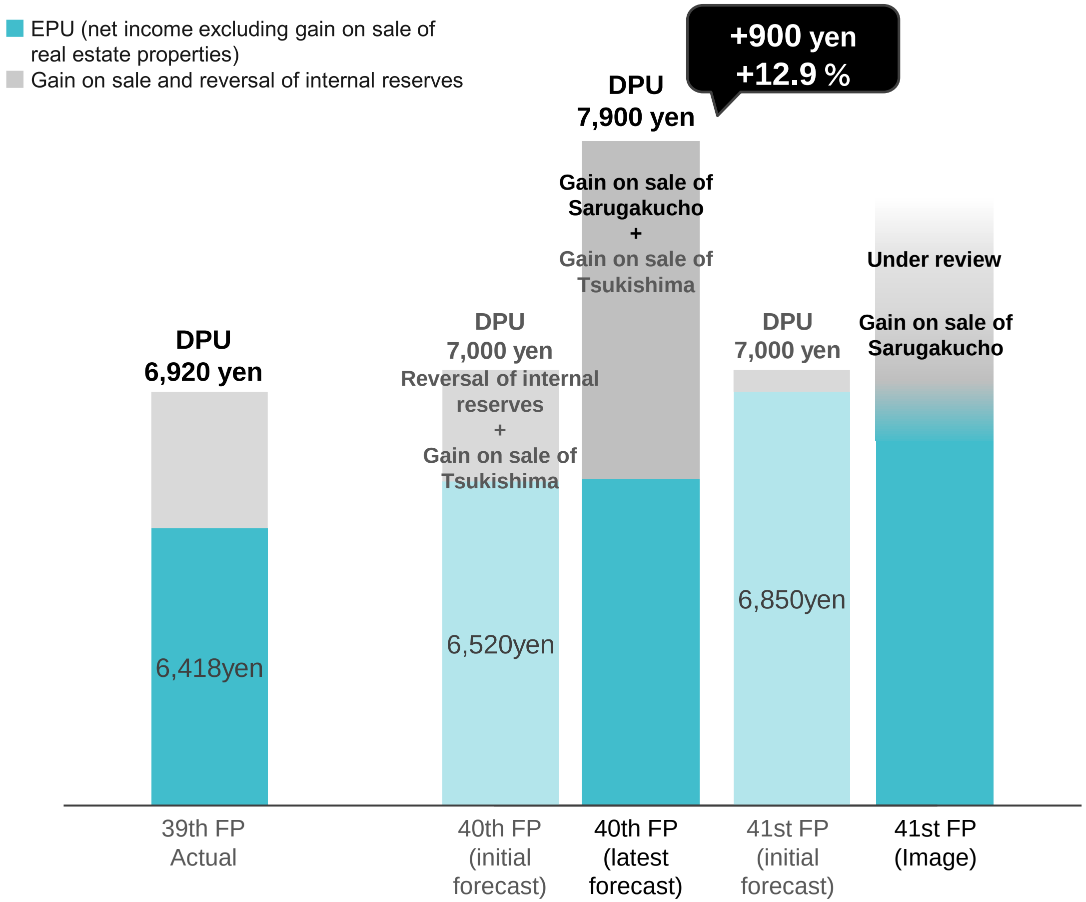
Excerpt from P3 of the Earnings Announcement for the 39th Fiscal Period (Fiscal Period Ended May 2025)



* Expenses related to the sale to be recorded.

Return of gain on sale over two periods

- Return gain on sale over two periods of 40th FP and 41st FP by selling the property in two phases
- All gains from sales for 40th FP will be distributed as dividends.



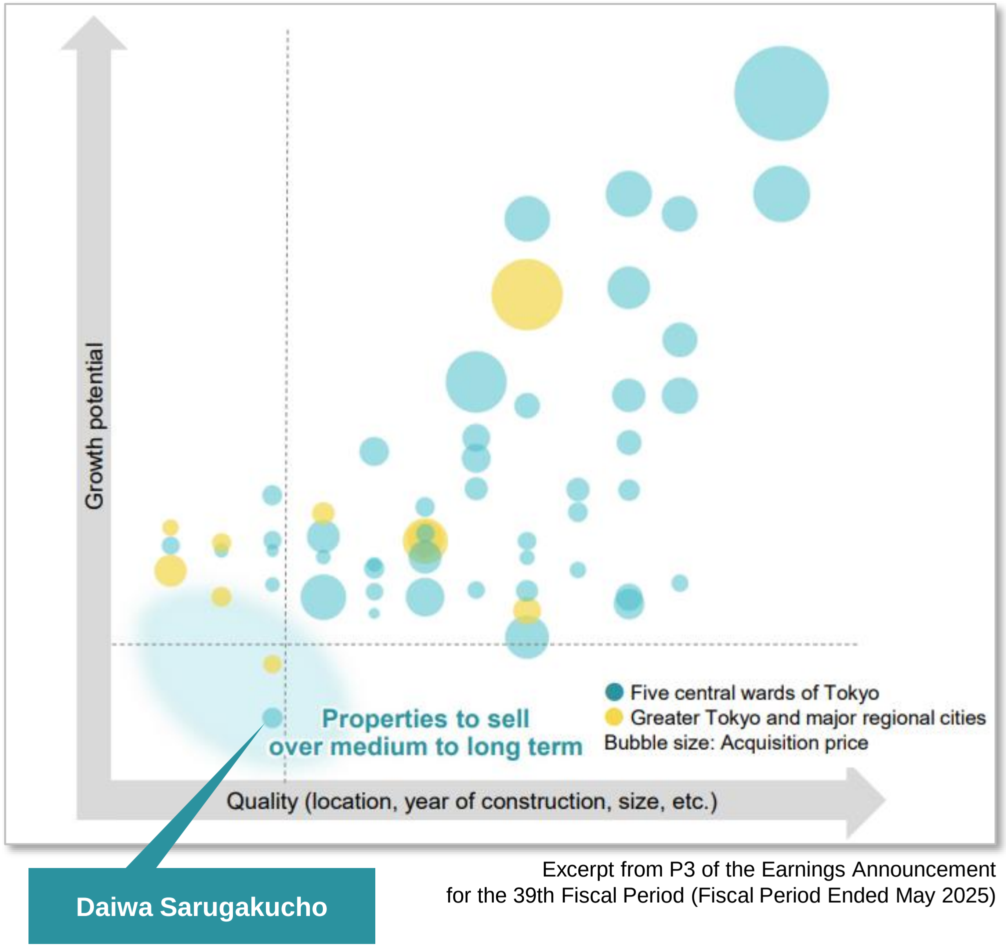
* The forecasts for operating results and distributions for the 41st fiscal period (Fiscal Period Ended May 2026) are currently under review, including the possibility of retaining part of the gain on the sale as internal reserves. We will announce them once the related conditions are determined.

Continued Returns to Unitholders Through Sale

Execution of asset sale with the intention of improving portfolio quality

Sale of 'low-growth assets' set out in the property replacement policy

- Completed the sale of Daiwa Sarugakucho, which was included in the candidate properties for sale



Excerpt from P3 of the Earnings Announcement for the 39th Fiscal Period (Fiscal Period Ended May 2025)

Overview of asset sold

Asset sold	Daiwa Sarugakucho
Construction date	June 1985 (40 years old)
Planned sale price	5,100 million yen
Expected gain on sale	1,691 million yen
Planned sale date	(1) November 28, 2025 (50%) (2) May 29, 2026 (50%)

Reason for sale

(1) Low-growth asset

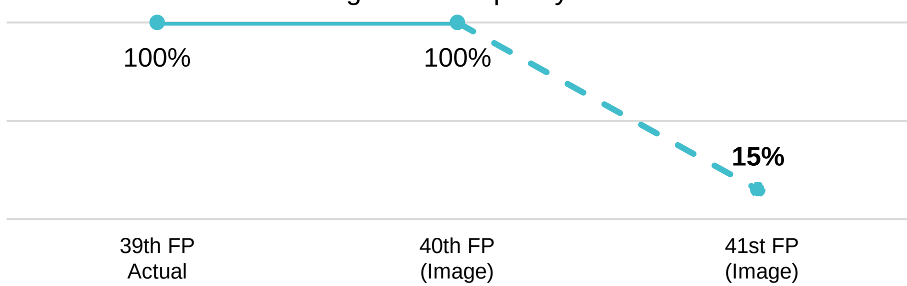
While approximately 40 years have passed since completion, considerable repairs and CAPEX are necessary to maintain property competitiveness

(2) Decline in occupancy rate

The main tenant's intention to cancel the lease contract was confirmed, and the occupancy rate will decline to around 15% after the move-out

⇒ Decided to promptly sell the property after comprehensively taking into account such factors as the room for future growth

Changes in Occupancy Rate



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