

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.

November 20, 2025

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

Representative: Toshisuke Tanaka, 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 5,500 million yen (the “Borrowing”).

1. Details for the Borrowings

Lender	Loan Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	1,000	1 month Japanese Yen TIBOR + 0.425% (Note 1)	2025/11/28	Unsecured Repayment in lump sum	2034/5/31
	1,000	1 month Japanese Yen TIBOR + 0.375% (Note 1)			2033/5/31
Sumitomo Mitsui Trust Bank, Limited	1,500	1 month Japanese Yen TIBOR + 0.300% (Note 1)			2031/11/28
	1,500	1 month Japanese Yen TIBOR + 0.250% (Note 1)			2030/11/29
The Yamaguchi Bank, Ltd.	500	3 month Japanese Yen TIBOR + 0.475% (Note 2)			2035/11/30

(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). 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.

(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 JBA TIBOR Administration (“JBA TA”) is available on the JBA TA website (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for the Borrowings

The Borrowings will be provided for the repayment of 5,500 million yen borrowed in total due on November 28, 2025. For the details of the borrowings, please refer to the press release titled “Notice Concerning Borrowing of Funds” on May 23, 2017, and November 27, 2017.

3. Date of Signing Contract

November 20, 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 November 28, 2025

(Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	27,900	22,400	— 5,500
Long-term loans* (loan period: over 1 year)	182,550	188,050	+ 5,500
Total loans	210,450	210,450	0
Investment corporation bonds	7,500	7,500	0
Total interest-bearing liabilities	217,950	217,950	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 Borrowings

Estimation as of November 28, 2025

(Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	101,200	46.43%
Fixed-rate interest-bearing liabilities*	116,750	53.57%

*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/>