Daiwa Office Investment Corporation

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 25, 2026

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Hiroaki Kato, 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 6,500 million yen (the "Borrowings").

1. Details for the Borrowings

<table>
<tr><th>Lender</th><th>Loan Amount
(million yen)</th><th>Interest Rate</th><th>Scheduled Borrowing Date</th><th>Borrowing / Repayment Method</th><th>Repayment Date</th></tr>
<tr><td>Sumitomo Mitsui Banking Corporation</td><td>1,500</td><td>1 month Japanese Yen TIBOR + 0.3500%
(Note 1)</td><td rowspan="5">2026/8/31</td><td rowspan="5">Unsecured, Repayment in lump sum</td><td>2033/8/31</td></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>1,000</td><td rowspan="2">1 month Japanese Yen TIBOR + 0.3000%
(Note 1)</td><td rowspan="2">2032/8/31</td></tr>
<tr><td>MUFG Bank, Ltd.</td><td>1,000</td></tr>
<tr><td>The Yamaguchi Bank, Ltd.</td><td>1,500</td><td rowspan="2">3 month Japanese Yen TIBOR + 0.3500%
(Note 2)</td><td rowspan="2">2033/8/31</td></tr>
<tr><td>Kansai Mirai Bank, Limited</td><td>1,500</td></tr>
</table>

(Note 1) Interest payment dates shall be the last day of each month (provided, however, that if such day is not a business day, the interest payment date shall be the immediately following business day, and if such following business day falls in the next month, the immediately preceding business day). The base rate applied to the interest calculation period for the interest payable on an interest payment date shall be calculated based on the JBA 1 month Japanese Yen TIBOR published by the Japanese Bankers Association ("JBA") two business days prior to the commencement of the relevant interest calculation period.

(Note 2) Interest payment dates shall be the last day of February, May, August and November of each year (provided, however, that if such day is not a business day, the interest payment date shall be the immediately following business day, and if such following business day falls in the next month, the immediately preceding business day). The base rate applied to the interest calculation period for the interest payable on an interest payment date shall be calculated based on the JBA 3 month Japanese Yen TIBOR published by the JBA two business days prior to the commencement of the relevant interest calculation period.

For the JBA Japanese Yen TIBOR please refer to the website of the JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/).

2. Reason for the Borrowings

The Borrowings will be used to fund the repayment of borrowings totaling 6,500 million yen that are due on August 31, 2026. For the details of the borrowings, please refer to the press releases titled "Notice Concerning Borrowing of Funds" dated August 26, 2016, August 28, 2017 and August 26, 2019.

3. Date of Contract Execution

August 27, 2026

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 Securities Report filed as of August 20, 2026 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 31, 2026 (Unit: JPY million)

	Before the Borrowings	After the Borrowings	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	31,800	25,300	−6,500
Long-term loans* (loan period: over 1 year)	199,950	206,450	＋6,500
Total loans	231,750	231,750	0
Investment corporation bonds	7,500	7,500	0
Total interest-bearing liabilities	239,250	239,250	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 August 31, 2026 (Unit: JPY million)

	Total amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	124,200	51.91%
Fixed-rate interest-bearing liabilities*	115,050	48.09%

*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/