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August 30, 2010

REIT Issuer:

DA Office Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo
Representative: Kazuo Otaka, Executive Director
(Stock Code No.: 8976)

Asset Manager:

Daiwa Real Estate Asset Management Co., Ltd.
Representative: Akira Yamanouchi,
President and Representative Director

Inquiries to: Yoji Ueda,
Director and Head of Finance Department
Tel: +81-(0)3-6215-9500

Notice concerning Determination of Interest Rate

We hereby give notice that the interest rate corresponding to the applicable interest rate period for the following loan of DA Office Investment Corporation has been determined.

1. Existing Loan (Floating-Rate Loan)

< Long-term loan 1 >

- (1) Lender: Shinsei Bank, Ltd.
- (2) Interest rate: 2.03438% (3-month yen LIBOR + 1.80%)
(from August 31, 2010 to November 30, 2010)
- (3) Loan balance: 7,100,000,000 yen
- (4) Drawdown date: February 20, 2009
- (5) Principal repayment date: February 20, 2012

< Long-term loan 2 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 1.49000% (6-month TIBOR + 1.00%)
(from September 1, 2010 to February 28, 2011)
- (3) Loan balance: 3,500 million yen
- (4) Drawdown date: February 26, 2010
- (5) Repayment method: Lump-sum repayment by repayment deadline
- (6) Repayment date: February 28, 2013

< Long-term loan 3 >

- (1) Lender: The Shizuoka Bank, Ltd.
- (2) Interest rate: 1.49000% (6-month TIBOR + 1.00%)
(from September 1, 2010 to February 28, 2011)
- (3) Loan balance: 1,000 million yen
- (4) Drawdown date: February 26, 2010
- (5) Repayment method: Lump-sum repayment by repayment deadline
- (6) Repayment date: February 28, 2013

< Long-term loan 4 >

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|-----------------------|---|
| (1) Lender: | The Kagawa Bank, Ltd. |
| (2) Interest rate: | 1.49000% (6-month TIBOR + 1.00%)
(from September 1, 2010 to February 28, 2011) |
| (3) Loan balance: | 996.25 million yen |
| (4) Drawdown date: | February 26, 2010 |
| (5) Repayment method: | Repayment in installments (repayments of 3,750,000 yen each shall be due every 6 months, starting with the first repayment on the last day of August 2010, until the final deadline on which repayment of 981,250,000 yen shall be due) |
| (6) Repayment date: | February 28, 2013 |

- End -

- * The Japanese version of this press release has been distributed to the Kabuto Club (TSE Press Club), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- * Web URL of DA Office Investment Corporation: <http://www.da-office.co.jp>