

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.

September 16, 2009

REIT Issuer:

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

Asset Manager:

Daiwa Real Estate Asset Management Co., Ltd.
Representative: Yoshiki Nishigaki,
President and Representative Director
Inquiries to: Yuji Shinozuka,
Director and Head of IR & Planning Department
Tel: 03-6215-9649

Notice concerning Determination of Interest Rate

We hereby give notice of determination of the interest rate corresponding to the applicable interest rate period for the following loans of DA Office Investment Corporation (the "Investment Corporation").

1. Loans with drawdown scheduled for September 18, 2009

< Long-term loan 1 >

- | | |
|-----------------------|--|
| (1) Lender: | Sumitomo Mitsui Banking Corporation |
| (2) Interest rate: | 1.81069% (fixed-rate loan) |
| (3) Loan balance: | 5,000 million yen |
| (4) Drawdown date: | September 18, 2009 |
| (5) Repayment method: | Repayment in installments (repayments of 18,750,000 yen each shall be due every 6 months, starting with the first repayment on the last day of November 2009, until the final deadline on which repayment of 4,887,500,000 yen shall be due) |
| (6) Repayment date: | September 18, 2012 |

< Long-term loan 2 >

- | | |
|--------------------|--|
| (1) Lender: | The Sumitomo Trust & Banking Co., Ltd. |
| (2) Interest rate: | 1.81069% (fixed-rate loan) |
| (3) Loan balance: | 3,500 million yen |
| (4) Drawdown date: | September 18, 2009 |

- (5) Repayment method: Repayment in installments (repayments of 13,125,000 yen each shall be due every 6 months, starting with the first repayment on the last day of November 2009, until the final deadline on which repayment of 3,421,250,000 yen shall be due)
- (6) Repayment date: September 18, 2012

< Long-term loan 3 >

- (1) Lender: Development Bank of Japan Inc.
(2) Interest rate: 1.54% (fixed-rate loan)
(3) Loan balance: 3,000 million yen
(4) Drawdown date: September 18, 2009
(5) Repayment method: Repayment in installments (repayments of 37,500,000 yen each shall be due every 3 months, starting with the first repayment on the last day of November 2009, until the final deadline on which repayment of 2,550,000,000 yen shall be due)
- (6) Repayment date: September 18, 2012

< Long-term loan 4 >

- (1) Lender: Mizuho Bank, Ltd.
(2) Interest rate: 1.78636% (3-month TIBOR + 1.25%)
(from September 18, 2009 to November 25, 2009)
(3) Loan balance: 1,400 million yen
(4) Drawdown date: September 18, 2009
(5) Repayment method: Lump-sum repayment by repayment deadline
(6) Repayment date: September 18, 2012

< Long-term loan 5 >

- (1) Lender: The 77 Bank, Ltd.
(2) Interest rate: 1.81069% (fixed-rate loan)
(3) Loan balance: 1,000 million yen
(4) Drawdown date: September 18, 2009
(5) Repayment method: Repayment in installments (repayments of 7,500,000 yen each shall be due every 1 year, until the final deadline on which repayment of 985,000,000 yen shall be due)
- (6) Repayment date: September 18, 2012

The interest rate applicable on and after November 26, 2009 for < Long-term loan 4 > will be notified when determined.

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* 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 the Investment Corporation: <http://www.da-office.co.jp>