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August 27, 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,  
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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. Existing loans (floating-rate loans)

< Long-term loan 1 >

- (1) Lender: GE Japan Corporation
- (2) Interest rate: 1.12091% (1-month TIBOR + 0.80%)  
(from August 31, 2009 to September 18, 2009)
- (3) Loan balance: 13,822.5 million yen
- (4) Drawdown date: October 23, 2006
- (5) Principal repayment date: September 18, 2009

< Long-term loan 2 >

- (1) Lender: Shinsei Bank, Ltd.
- (2) Interest rate: 1.05273% (3-month TIBOR + 0.50%)  
(from August 31, 2009 to November 30, 2009)
- (3) Loan balance: 5,000 million yen
- (4) Drawdown date: November 26, 2007
- (5) Principal repayment date: November 30, 2009

< Long-term loan 3 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 1.35273% (3-month TIBOR + 0.80%)  
(from September 1, 2009 to November 30, 2009)
- (3) Loan balance: 5,500 million yen
- (4) Drawdown date: August 29, 2008
- (5) Principal repayment date: February 26, 2010

< Long-term loan 4 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 2.74273% (3-month TIBOR + 2.19%)  
(from September 1, 2009 to November 30, 2009)
- (3) Loan balance: 19,600 million yen
- (4) Drawdown date: May 19, 2009
- (5) Principal repayment date: May 21, 2012

< Long-term loan 5 >

- (1) Lender: Mizuho Bank, Ltd.
- (2) Interest rate: 1.55273% (3-month TIBOR + 1.00%)  
(from August 31, 2009 to November 30, 2009)
- (3) Loan balance: 3,500 million yen
- (4) Drawdown date: September 30, 2008
- (5) Principal repayment date: September 30, 2011

The interest rate applicable after November 30, 2009 will be notified when determined.

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