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September 13, 2012

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Notice concerning Determination of Interest Rate and Conclusion of Swap Contracts

Daiwa Office Investment Corporation (the "Investment Corporation") hereby give notice that the interest rate of the borrowing with fixed-rate(the total amount:2,550 million yen) in the press release "Notice concerning Borrowing of Fund" announced on September 7, 2012 (the "Fixed-rate Borrowing") was determined and that the interest-rate swap contracts (the "Swap Contracts") regarding the borrowings with floating-rate borrowed on September 18, 2012 (the total notional principal: 9,400 million yen) (the "Floating-rate Borrowings") were concluded, as below.

1. Determination of the interest rate of the Fixed-rate Borrowing

| Lender | Amount (million yen) | Fixed Interest- Rate | Borrowing / Repayment Method | Borrowing Date | Repayment Date |
|-----------------------------------|-------------------------|-------------------------|---------------------------------------|-------------------|-------------------|
| Development Bank of Japan Inc. | 2,550 | 0.962% | Unsecured Repayment in lump sum | 2012/9/18 | 2017/8/31 |

2. Summary of the Swap Contracts for the Floating-rate Borrowings

| Lender | Notional Principal (million yen) | Counterparty | Interest-Rate | | Scheduled Start Date | Scheduled Termination Date |
|--|--|--|------------------|-----------------------|-------------------------|----------------------------------|
| | | | Fixed Payment | Variable Receipt | | |
| Sumitomo Mitsui Trust Bank, Limited | 3,400 | Sumitomo Mitsui Trust Bank, Limited | 0.34125% | 1 month TIBOR (*1) | 2012/9/18 | 2018/2/28 |
| Sumitomo Mitsui Banking Corporation | 1,500 | | 0.3050% | 1 month TIBOR (*1) | 2012/9/18 | 2017/8/31 |
| Mizuho Corporate Bank, Ltd. | 1,000 | | 0.39125% | 3 month TIBOR (*2) | 2012/9/18 | 2017/8/31 |
| The Hiroshima Bank, Ltd. | 1,000 | | 0.3090% | 3 month TIBOR (*2) | 2012/9/18 | 2015/8/31 |
| Sumitomo Mitsui Banking Corporation | 1,500 | | | | | |
| The Musashino Bank, Ltd. | 1,500 | | | | | |
| The 77 Bank, Ltd. | 1,000 | | | | | |

(*1) Interest payments are due on the last business day of each month. Please refer to Japanese Bankers Association ("JBA") web-site (<http://www.zenginkyo.or.jp/en/tibor/rate>) for checking the variable receipt of 3 month yen TIBOR.

(*2) Interest payments are due on the last business day of February, May, August and November. Please refer to Japanese Bankers Association ("JBA") web-site (<http://www.zenginkyo.or.jp/en/tibor/rate>) for checking the variable receipt of 3 month yen TIBOR.

Note: This press release was prepared as a public announcement regarding Conclusion of Swap Contracts and Determination of Interest Rate and was not prepared with the aim of soliciting investments.

3. Reasons for the Swap Contracts for the Floating-rate Borrowings

The Investment Corporation can offset the risks of the future interest payments by converting the following new borrowings starting on September 18, 2012 from floating-rate to fixed-rate.

4. Fixed Interest-Rate after Concluding the Swap Contracts

| Lender | Amount (million yen) | Current Variable Interest-Rate | Fixed Interest- Rate | Borrowing Date | Repayment Date |
|---|-------------------------|-----------------------------------|-------------------------|-------------------|-------------------|
| Sumitomo Mitsui Trust Bank, Limited | 3,400 | 1 month TIBOR + 0.35% | 0.69125% | 2012/9/18 | 2018/2/28 |
| Sumitomo Mitsui Banking Corporation | 1,500 | 1 month TIBOR + 0.40% | 0.7050% | 2012/9/18 | 2017/8/31 |
| Mizuho Corporate Bank, Ltd. | 1,000 | 1 month TIBOR + 0.40% | 0.7050% | | |
| The Hiroshima Bank, Ltd. | 1,000 | 3 month TIBOR + 0.40% | 0.79125% | | |
| Sumitomo Mitsui Banking Corporation The Musashino Bank, Ltd. | 1,500 | 3 month TIBOR + 0.30% | 0.6090% | 2012/9/18 | 2015/8/31 |
| The 77 Bank, Ltd. | 1,000 | 3 month TIBOR + 0.30% | 0.6090% | | |

5. Investment Status Outlook

The impact regarding the Swap Contracts on the accounts for the fiscal period ending November 2012 (14th Fiscal Period) and the fiscal period ending May 2013 (15th Fiscal Period) is limited. Thus, the forecasts of the financial results on 14th Fiscal Period and 15th Fiscal Period have not been changed.

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[Reference Material]

Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities (Assumed as of September 18, 2012)

| | Before | After |
|--|--------|-------|
| Floating-rate interest-bearing liabilities | 24.8% | 16.4% |
| Fixed-rate interest-bearing liabilities(*) | 75.2% | 83.6% |

* Fixed-rate interest-bearing liabilities are included in debts which are changed from floating-rate to fixed-rate through the interest-bearing liability swap transaction.