

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.

May 28, 2010

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: Akira Yamanouchi,
President and Representative Director

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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: | The Gunma Bank, Ltd. |
| (2) Interest rate: | 1.50615% (6-month TIBOR + 1.00%)
(from June 1, 2010 to November 30, 2010) |
| (3) Loan balance: | 996,250,000 yen |
| (4) Drawdown date: | November 30, 2009 |
| (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 May 2010, until the final deadline on which repayment of 981,250,000 yen shall be due) |
| (6) Repayment date: | November 30, 2012 |

< Long-term loan 2 >

- | | |
|-------------------------------|--|
| (1) Lender: | Shinsei Bank, Ltd. |
| (2) Interest rate: | 2.04563% (3-month yen LIBOR + 1.80%)
(from May 31, 2010 to August 31, 2010) |
| (3) Loan balance: | 7,100,000,000 yen |
| (4) Drawdown date: | February 20, 2009 |
| (5) Principal repayment date: | February 20, 2012 |

- 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>