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February 25, 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: Yoshiki Nishigaki,  
President and Representative Director  
Inquiries to: Yoji Ueda,  
Director and Head of Finance Department  
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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 (the "Investment Corporation") has been determined.

1. Existing Loan (Floating-Rate Loan)

<Floating-rate loan>

- |                               |  |
|-------------------------------|--|
| (1) Lender:                   | Shinsei Bank, Ltd.   |
| (2) Interest rate:            | 2.05313% (3-month yen LIBOR + 1.80%)<br>(from February 26, 2010 to May 31, 2010) |
| (3) Loan balance:             | 7,100 million yen  |
| (4) Drawdown date:            | February 20, 2009  |
| (5) Principal repayment date: | February 20, 2012  |

The interest rate applicable after May 31, 2010 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>