

July 19, 2013

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)  
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## Notice Concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") decided today to borrow a total of 6,400 million yen (the "borrowings") as below.

### 1. Borrowing Details /Reason for Borrowing of Funds

#### (1) Fund for acquisition of the property

The Investment Corporation will borrow the below loans to be used as part of the funds for the acquisition of the property released "Notice concerning Acquisition of Asset (Akasaka Business Place)" on July 19, 2013.

#### <Long-term Loans>

Lender	Loan Amount (million yen)	Interest Rate (basic applicable interest rate + spread)	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	1,400	1 month Japanese Yen TIBOR(*) + 0.35% (Note 1)	2013/8/9	Unsecured Repayment in lump sum	2021/5/31
Sumitomo Mitsui Trust Bank, Limited	1,000	1 month Japanese Yen TIBOR(*) + 0.35% (Note 1)	2013/8/9	Unsecured Repayment in lump sum	2021/2/26
The Bank of Fukuoka, Ltd.	1,000	1 month Japanese Yen TIBOR(*) + 0.27% (Note 1)	2013/8/9	Unsecured Repayment in lump sum	2018/8/31
Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	3 month Japanese Yen LIBOR + 0.27% (Note 2)	2013/8/9	Unsecured Repayment in lump sum	2018/7/31

(Note 1) Interest payments shall be paid at the end of every month (If any such date is not a business day, the immediately following business day, and if such date falls within the next month, the immediately last business day of the month.) and the repayment date. Interest Rate is calculated based on 1 month Japanese Yen TIBOR which Japanese Bankers Association ("JBA") announces two business days prior to the first day of the applicable period.

(\*) Please refer to the website of Japanese Bankers Association ("JBA") (<http://www.zenginkyo.or.jp/en/tibor/>) for Japanese Yen TIBOR.

(Note 2) Interest payments shall be paid at the end of February, May, August and November (If any such date is not a business day, the immediately following business day, and if such date falls within the next month, the immediately last business day of the month.) and the repayment date. Interest Rate is calculated based on 3 month Japanese Yen LIBOR which British Banker's Association ("BBA") announces two business days prior to the first day of the applicable period. Please refer to the website of the Investment Corporation (<http://www.daiwa-office.co.jp/ja/cms/finance/money.html>) for the interest rate during the applicable period.

**(2) Fund for repayment of the borrowings**

The loans of 2,000 million yen in total from Shinsei Bank, Ltd. will be provided for the repayment of 2,000 million yen borrowed from Shinsei Bank, Ltd. due on July 31, 2013.

**<Long-term Loans>**

Scheduled Lender (Note 1)	Loan Amount (million yen)	Interest Rate (basic applicable interest rate + spread)	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Shinsei Bank, Ltd.	1,000	3 month Japanese Yen LIBOR + 0.35% (Note 2)	2013/7/31	Unsecured Repayment in lump sum	2021/8/31
	1,000	3 month Japanese Yen LIBOR + 0.35% (Note 2)	2013/7/31	Unsecured Repayment in lump sum	2021/5/31

(Note 1) The contract of this borrowing has not been closed as of today.

(Note 2) Interest payments shall be paid at the end of February, May, August and November (If any such date is not a business day, the immediately following business day, and if such date falls within the next month, the immediately last business day of the month.) and the repayment date. Interest Rate is calculated based on 3 month Japanese Yen LIBOR which British Banker's Association ("BBA") announces two business days prior to the first day of the applicable period. Please refer to the website of the Investment Corporation (<http://www.daiwa-office.co.jp/ja/cms/finance/money.html>) for the interest rate during the applicable period.

**2. Dates of signing contracts**

The loan (scheduled Borrowing Date: August 9, 2013): July 19, 2013

The loan (scheduled Borrowing Date: July 31, 2013): July 29, 2013

**3. Repayment of Loan**

Repayment for the maturity on July 31, 2013

Lender	Interest Rate	Repayment Date	Repayment Amount
Shinsei Bank, Ltd.	3 month Japanese Yen TIBOR + 0.90%	July 31, 2013	2,000 million yen

**4. Status of Interest-Bearing Liabilities after the Borrowings and Repayment of the Existing Loans**

Please refer to "Reference" for the status of interest-bearing liabilities after the borrowings and repayment of the existing loans as of August 9, 2013.

**5. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information**

There is no change to the content of the investment risks described "1. Fund Information, 1-1 Status of Fund, 1-1-3 Investment Risk" of the Financial Report filed as of February 22, 2013 with respect to the risks involved in repayment etc.

- End -

Note: This press release was prepared as a public announcement regarding borrowing of funds and was not prepared with the aim of soliciting investments.

**[Reference]**
**(1) Outstanding Balance of Interest-Bearing Liabilities after the Borrowings and Repayment of the Existing Loans**

As of August 9, 2013

(Unit: million yen)

	Before loans and redemption	After loans and redemption	Increase/Decrease
Short-term loans (loan period: 1 year or less) (Note 1)	45,400	43,400	-2,000
Long-term loans (loan period: over 1 year)	84,000	90,400	+6,400
Total loans	129,400	133,800	+4,400
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	132,900	137,300	+4,400

(Note 1) The short-term loans include long-term loans to be repaid within 1 year.

**(2) Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities**

As of August 9, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	47,500	34.6%
Fixed-rate interest-bearing liabilities*	89,800	65.4%

\* Fixed-rate interest-bearing liabilities include debts changed from floating-rate to fixed-rate through swap transactions.

 \* Website URL of the Investment Corporation: <http://www.daiwa-office.co.jp/en/>