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September 5, 2014

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Nobuaki Omura, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.
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Notice Concerning Issuance of Investment Corporation Bonds

We hereby announce that Daiwa Office Investment Corporation (the “Investment Corporation”) has decided today to issue investment corporation bonds, based on the comprehensive resolution for the issuance of investment corporation bonds passed at the Investment Corporation’s Board of Directors meeting held on July 17, 2014 as follows.

1. Outline of Investment Corporation Bonds

5-year bonds

(1)	Name of the Bonds	Daiwa Office Investment Corporation Third Series of Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds)
(2)	Total Issue Amount	3 billion yen
(3)	Form of Bond Certificate	No bond certificates will be issued under the Act on Book-Entry Transfer of Company Bonds, Shares, etc.
(4)	Issue Price	100 yen per 100 yen of each bond
(5)	Redemption Price	100 yen per 100 yen of each bond
(6)	Interest Rate	0.4200% per annum
(7)	Denomination	100 million yen
(8)	Offering Method	Public Offering
(9)	Subscription Period	September 5, 2014
(10)	Payment Date	September 12, 2014
(11)	Collaterals and Guarantees	The bond will be issued on an unsecured and unguaranteed basis with no specific assets reserved
(12)	Redemption Method and Date	The total amount of the bond will be redeemed on September 12, 2019. Note: The bond may be repurchased and cancelled at any time on and after the date following the payment date unless otherwise specified by the transfer agent.
(13)	Interest Payment Date	March 12 and September 12 of each year (If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed to be the interest payment date.)
(14)	Financial Covenants	Negative pledge among unsecured bonds
(15)	Credit Rating	AA— (Japan Credit rating Agency, Ltd.)
(16)	Fiscal Agent, Issue Agent and Payment Agent	Resona Bank, Limited.
(17)	Underwriters	Daiwa Securities Co. Ltd., SMBC Nikko Securities Inc. and Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Note: This press release was prepared as a public announcement regarding issuance of investment corporation bonds and was not prepared with the aim of soliciting investments.

10-year bonds

(1)	Name of the Bonds	Daiwa Office Investment Corporation Forth Series of Unsecured Investment Corporation Bonds (with pari passu clause among specified investment corporation bonds)
(2)	Total Issue Amount	2.1 billion yen
(3)	Form of Bond Certificate	No bond certificates will be issued under the Act on Book-Entry Transfer of Company Bonds, Shares, etc.
(4)	Issue Price	100 yen per 100 yen of each bond
(5)	Redemption Price	100 yen per 100 yen of each bond
(6)	Interest Rate	1.0000% per annum
(7)	Denomination	100 million yen
(8)	Offering Method	Public Offering
(9)	Subscription Period	September 5, 2014
(10)	Payment Date	September 12, 2014
(11)	Collaterals and Guarantees	The bond will be issued on an unsecured and unguaranteed basis with no specific assets reserved
(12)	Redemption Method and Date	The total amount of the bond will be redeemed on September 12, 2024. Note: The bond may be repurchased and cancelled at any time on and after the date following the payment date unless otherwise specified by the transfer agent.
(13)	Interest Payment Date	March 12 and September 12 of each year (If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed to be the interest payment date.)
(14)	Financial Covenants	Negative pledge among unsecured bonds
(15)	Credit Rating	AA— (Japan Credit rating Agency, Ltd.)
(16)	Fiscal Agent, Issue Agent and Payment Agent	Sumitomo Mitsui Banking Corporation
(17)	Underwriters	Daiwa Securities Co. Ltd., Mizuho Securities Co., Ltd and Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

2. Reason for the Issuance

The proceeds will be partially used to redeem existing investment corporation bond and repay existing loans.

3. Total amount of funds to be raised, use of proceeds and scheduled timing of expenditure

(1) Total amount of funds to be raised (estimated amount of net proceeds)

5,057 million yen

(2) Specific use of proceeds and scheduled timing of expenditure

The proceeds will be appropriated for the early redemption of the First Series Unsecured Investment Corporation Bonds with Early Redemption Clause (with subordination agreement and limited to qualified institutional investors) (3.5 billion yen) scheduled for early redemption on September 17, 2014.

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The remaining amount in conjunction with cash on hand is scheduled for partial repayment of the short-term loan (3.0 billion yen) which will be redeemed on September 17, 2014.

4. Status of loans and investment corporation bonds after the issuance of investment corporation bonds

(Unit: million yen)

	Before loans and redemption (As of September 5, 2014)	After loans and redemption (Note 1) (As of September 17, 2014)	Increase/ Decrease
Short-term loans	5,500	2,500	-3,000
Long-term loans to be repaid within a year	15,000	15,000	—
Long-term loans	138,200	138,200	—
Total of loans	158,700	155,700	-3,000
Investment corporation bonds	3,500	5,100	1,600
Total of loans and investment corporation bonds	162,200	160,800	-1,400
Other interest-bearing debt	—	—	—
Total of interest-bearing debt	162,200	160,800	-1,400

(Note 1) The figures in the “After loans and redemption (As of September 17, 2014)” column are calculated based on the assumption that both the early redemption of the First Series Unsecured Investment Corporation Bonds with Early Redemption Clause (with subordination agreement and limited to qualified institutional investors) scheduled on September 17, 2014 and repayment of the short-term loan which will be redeemed on September 17, 2014 are executed.

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 August 25, 2014 with respect to the risks involved in the redemption and the issuance of the investment corporation bonds etc.

- End -

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

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