

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.

September 11, 2009

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: Yuji Shinozuka,  
Director and Head of IR & Planning Department  
Tel: 03-6215-9649

Notice concerning Borrowing of Funds

We hereby give notice that DA Office Investment Corporation (the “Investment Corporation”) decided to borrow funds as outlined below.

1. Reason for Borrowing

Funds are being borrowed to repay the following existing loans that were drawn down on October 23, 2006.

Lender	Repayment Amount	Repayment Date
GE Japan Corporation	5,937.5 million yen	September 18, 2009
UBS Securities Japan Ltd.	2,850 million yen	
Sompo Japan Insurance Inc.	2,470 million yen	
Mizuho Bank, Ltd.	1,425 million yen	
The Iyo Bank, Ltd.	570 million yen	
Century Tokyo Leasing Corporation	570 million yen	
Total	13,822.5 million yen	

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

## 2. Borrowing Details

Scheduled Lenders (Note 1)	Loan Amount	Interest Rate (Note 2)	Scheduled Agreement Date	Scheduled Drawdown Date	Borrowing/Repayment Method	Repayment Deadline
Sumitomo Mitsui Banking Corporation	5,000 million yen	TBD (fixed rate)	September 16, 2009	September 18, 2009	Secured Repayment in installments (Note 3)	September 18, 2012
The Sumitomo Trust & Banking Co., Ltd.	3,500 million yen	TBD (fixed rate)	September 16, 2009	September 18, 2009	Secured Repayment in installments (Note 3)	September 18, 2012
Development Bank of Japan Inc.	3,000 million yen	TBD (fixed rate)	September 16, 2009	September 18, 2009	Secured Repayment in installments (Note 3)	September 18, 2012
Mizuho Bank, Ltd.	1,400 million yen	TBD (floating rate)	September 16, 2009	September 18, 2009	Secured Lump-sum repayment by repayment deadline	September 18, 2012
The 77 Bank, Ltd.	1,000 million yen	TBD (fixed rate)	September 16, 2009	September 18, 2009	Secured Repayment in installments (Note 3)	September 18, 2012

(Note 1) The conclusion of agreements is yet to be completed as at this date and thus lenders are shown as scheduled lenders.

(Note 2) Another notice will be given once the interest rates are decided.

(Note 3) Another notice will be given once the method of repayment in installments is decided.

## 3. Status of Interest-Bearing Liabilities After Drawdown of the Loans

For the status of interest-bearing liabilities after drawdown of the loans, please refer to the “Notice concerning Series of Debt Financing Measures” announced today.

## 4. Other Matters Required for Investors to Appropriately Understand / Exercise Discretion Over the Abovementioned Information

Concerning the risks involved with repayment, etc. of the loans, there is no change in the content presented in “Part 1: Fund Information; Section 1: Fund Status; 3. Investment Risks” of the Periodic Securities Report (*Yuka Shoken Hokokusho*) submitted on August 27, 2009.

- 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>

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