

June 26, 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 10,600 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 provide for the acquisition of the property released "Notice concerning Acquisition of Asset (Tousen Dogenzaka Daini Building)" on June 25, 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)	2013/7/3	Unsecured Repayment in lump sum	2020/11/30
The Higashi-Nippon Bank, Limited	1,000	1 month Japanese Yen TIBOR(*) + 0.35% (Note 3)	2013/7/3	Unsecured Repayment in lump sum	2020/11/30
Sumitomo Mitsui Banking Corporation	1,600	1 month Japanese Yen TIBOR(*) + 0.35% (Note 3)	2013/7/3	Unsecured Repayment in lump sum	2020/8/31
Development Bank of Japan Inc.	1,000	TBD (Note 4) (Fixed Rate)	2013/7/3	Unsecured Repayment in lump sum	2018/8/31

(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.

(Note 3) 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 4) The Investment Corporation will announce as soon as the interest rate is decided.

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

The loans of 5,000 million yen in total from Kansai Urban Banking Corporation will be provided for the repayment of 5,000 million yen borrowed from Kansai Urban Banking Corporation due on June 28, 2013. The loans of 1,000 million yen from The Bank of Fukuoka, Ltd. will be provided for the repayment of 1,000 million yen borrowed from The Bank of Fukuoka, Ltd. due on July 8, 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
Kansai Urban Banking Corporation	2,000	3 month Japanese Yen LIBOR + 0.37% (Note 2)	2013/6/28	Unsecured Repayment in lump sum	2020/8/31
Kansai Urban Banking Corporation	1,500	3 month Japanese Yen LIBOR + 0.33% (Note 2)	2013/6/28	Unsecured Repayment in lump sum	2019/8/30
Kansai Urban Banking Corporation	1,500	0.8925%	2013/6/28	Unsecured Repayment in lump sum	2018/8/31
The Bank of Fukuoka, Ltd.	1,000	1 month Japanese Yen TIBOR(*) + 0.27% (Note 3)	2013/7/8	Unsecured Repayment in lump sum	2018/8/31

(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.

(Note 3) 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.

**2. Date of signing contract**

The loan (scheduled Borrowing Date: June 28, 2013): June 26, 2013

The loan (scheduled Borrowing Date: July 3, 2013): June 26, 2013

The loan (scheduled Borrowing Date: July 8, 2013): July 4, 2013

**3. Repayment of Loans**

(1) Repayment for the maturity on June 28, 2013

Lender	Interest Rate	Repayment Date	Repayment Amount
Kansai Urban Banking Corporation	0.9825%	June 28, 2013	5,000 million yen

(2) Repayment for the maturity on July 8, 2013

Lender	Interest Rate	Repayment Date	Repayment Amount
The Bank of Fukuoka, Ltd.	3 month Japanese Yen TIBOR + 0.50%	July 8, 2013	1,000 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 July 8, 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 -

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

As of July 8, 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)	56,400	45,400	-11,000
Long-term loans (loan period: over 1 year)	68,400	84,000	+15,600
Total loans	124,800	129,400	+4,600
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	128,300	132,900	+4,600

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

(Note 2) The outstanding balance includes the repayment of 5,000 million yen borrowed from Sumitomo Mitsui Trust Bank, Limited on July 8, 2011 and the new borrowings of 5,000 million in total from Sumitomo Mitsui Trust Bank, Limited scheduled on July 8, 2013 in the press release "Notice Concerning Borrowing of Funds" announced on March 26, 2013.

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

As of July 8, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	43,100	32.4%
Fixed-rate interest-bearing liabilities*	89,800	67.6%

\* 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/>