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December 19, 2017

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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Notice Concerning Acquisition of Assets and Lease
(CONCURRED Yokohama and Nippon Manpower Building)

Daiwa Office Investment Corporation (the “Investment Corporation”) hereby announces that Daiwa Real Estate Asset Management Co. Ltd., to which the Investment Corporation entrusts management of its assets (the “Asset Manager”), has determined today to acquire two trust beneficial interests in real estate (the “Trust Beneficial Interests”) as follows. Moreover, the seller of assets related to CONCURRED Yokohama falls under interested persons, etc. stipulated in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including amendments thereto, the “Investment Trust Act”). Accordingly, the Asset Manager has taken decision-making procedures in line with the rules on conflict of interest defined by the Asset Manager based on the Investment Trust Act.

1. Summary of Assets to be Acquired

Asset Name	CONCURRED Yokohama (Note 1)	Nippon Manpower Building
Type of Asset	Trust beneficial interest in domestic real estate (Note 2)	Trust beneficial interest in domestic real estate
Location	3-1 Kinko-cho, Kanagawa-ku, Yokohama-shi, Kanagawa	47 – 1 Kanda Higashi Matsushitacho, Chiyoda-ku, Tokyo
Acquisition Price	38,100 million yen (Excluding acquisition costs, consumption tax, etc.)	4,200 million yen (Excluding acquisition costs, consumption tax, etc.)
Date of Conclusion of Purchase Agreement	December 19, 2017	
Scheduled Delivery Date	January 11, 2018	January 12, 2018
Seller	Godo kaisha Yokohama Office Management	Not disclosed (Note 3)
Funding for Acquisition	Loans which are to be announced, proceeds from transfer of asset described in the press release dated today and cash on hand	
Payment Method	Lump-sum payment at the time of delivery	
Intermediary	None	

(Note 1) The Investment Corporation held preferential negotiation rights of the trust beneficial interest in real estate owned by Godo kaisha Yokohama Office Management as announced in “Notice concerning Acquisition of Asset (Godo kaisha Yokohama Office Management Silent Partnership Equity Interest)” dated May 23, 2017 and determined to acquire the trust beneficial interest in real estate as a result of the negotiation.

(Note 2) The Investment Corporation is scheduled to acquire 75% quasi co-ownership of trust beneficial interest in real estate.

(Note 3) The seller is a domestic corporation, which has not agreed to disclose its name.

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2. Reason for Acquisition

We believe that CONCURRED Yokohama and Nippon Manpower Building (the “Two Properties”) are appropriate office buildings pursuant to the basic policy for asset management set forth in the Articles of Incorporation and the management policy of the Investment Corporation. We decided to acquire the properties because we appreciate their rarity and profitability. As to the tenants concerned with the leasing of the asset to be acquired, they have been judged to satisfy the criteria for selecting tenants described in the “Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties.” dated August 30th, 2017. Please refer to below for further details.

I. CONCURRED Yokohama

(1) Location:

The property is a 5-minute walk from Yokohama Station where 12 lines are available such as the JR Tokaido Line, JR Yokosuka Line, JR Keihin Tohoku Line, JR Negishi Line, JR Yokohama Line, Tokyu Toyoko Line, Minato Mirai Line, Keikyu Line, Sotetsu Line and Yokohama Municipal Blue Line. Yokohama Station is one of the biggest terminal stations in the Greater Tokyo area providing ultimate train availability as well as good access to various destinations in Japan through express buses departing from Yokohama City Air Terminal on the first floor of Yokohama Sky building.

The area of Yokohama-East exit where the property is located is superior in quality of office-stocks compared to the area of Yokohama-West exit which has developed with a long history where aged small and medium office buildings concentrate. In comparison to the area of Minato Mirai, the traffic convenience is highly valued through the use of Yokohama Station.

(2) Building Facilities:

The property has 20 floors above ground and 1 below with a gross floor area of 53,772.50 m² and a leasable area of approximately 550 tsubo per floor is secured. It has 2,800 mm of typical floor ceiling height, 100 mm of OA floor and facilities including individual air conditioners. It provides a minimum office space of 30 tsubo allowing flexible building management according to market conditions and tenant demand.

With its functionality at a favorable location, the property should continuously perform competitively and contribute to the return of the Investment Corporation’s portfolio.

II. Nippon Manpower Building

(1) Location & attribution of tenants

The property is a 5-minute walk from Kanda Station on the JR Yamanote Line, JR Keihin Tohoku Line and JR Chuo Line a 3-minute walk from Kanda Station on the Tokyo Metro Ginza Line and a 2-minute walk from Iwamotocho Station on the Toei Subway Shinjuku Line. The property is located in a superior area which is only about a 2-minute train ride from Kanda Station to Tokyo Station, offering excellent accessibility to the biggest terminal station in the Greater Tokyo area.

There are many cases where office buildings in the Uchi-Kanda and Kanda-Sudacho Area in which the property is located take in demand by appealing inexpensive rent despite having great accessibility to Otemachi and other large business concentration areas as well as high traffic convenience. There are a large number of domestic companies due to the locational image and

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environmental aspects, and small and medium manufacturers and wholesalers are concentrated in the area.

(2) Building Facilities:

The property has 9 floors above ground with a gross floor area of 5,285.88 m² and a leasable area of approximately 147 tsubo is secured. It has 2,600 mm of typical floor ceiling height as well as OA floors and facilities including individual air conditioners. The property was completed in 2005 and is a relatively new building with high competitiveness in building scale and facilities in the Uchi-Kanda and Kanda-Sudacho Area in where old and thin buildings concentrate.

With rebuilding functionality at a favorable location, the property should continuously perform competitively and contribute to the profitability of the Investment Corporation's portfolio.

3. Details of the Asset to be Acquired

I. CONCURRED Yokohama

Asset Name	CONCURRED Yokohama
Type of Specified Asset	Trust beneficial interest in domestic real estate
Trustee	Mitsubishi UFJ Trust and Banking Corporation
Trust Period	From September 9, 2011 to March 31, 2034
Location (Address)	3-1 Kinko-cho, Kanagawa-ku, Yokohama-shi, Kanagawa
Use (Real Property Registry)	Office, shop, auditorium, parking space
Ownership Form	i) Land: Ownership (75% of quasi co-ownership with the trust beneficial interest) ii) Building: Ownership (75% of quasi co-ownership with the trust beneficial interest)
Site Area (Real Property Registry)	7,140.99 m ² (entire Property)
Total Floor Area (Real Property Registry)	53,772.50 m ² (entire Property)
Structure (Real Property Registry)	Steel, steel framed reinforced concrete structure with flat roof, 20 stories above ground and 1 below.
Construction Date (Real Property Registry)	February 29, 2008
Building Engineer	Taisei Corporation
Constructor	Taisei Corporation
Structural-design Engineer	Taisei Corporation
Floor Height/Ceiling Height	4,150 mm (for standard floor)/2,800 mm (for standard floor)
Air-conditioning System/OA Laying	Each floor individual treatment air-conditioning OA-capable floor
Building Inspection Agency	The Building Center of Japan
Engineering Due Diligence Company	Tokyo Bldg-Tech Center Co., Ltd
Soil Contamination Risk Survey Company	Earth-Appraisal Co., Ltd.
Probable Maximum Loss Level (Assessor)	0.92% (Sompo Risk Management & Health Care Inc.)
Acquisition Price	38,100 million yen (Excluding acquisition costs, consumption tax, etc.)
Appraisal Value (Appraisal Date)	39,300 million yen (75% of quasi co-ownership with the trust beneficial interest) (as of December 1, 2017)
Appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Collateral	None
Summary of Tenants (Note 2)	
Total Number of Tenants	32 (Scheduled acquisition date) (Note 1)
Rent Revenue	225 million yen per month (October 2017) (Note 1)
Security Deposit and Guaranty	1,799 million yen (October 31,2017) (Note 1)

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	Total Leased Floor Space	35,892.79 m ² (estimated as of the scheduled acquisition date) (Note 1)			
	Total Leasable Floor Space	37,403.98 m ² (Note 1)			
	Trend in occupancy rates (Note 1)	Sept. 30, 2015	Sept. 30, 2016	Sept. 30, 2017	Acquisition date (scheduled)
		72.5%	92.9%	98.8%	96.0%
	NOI yield at acquisition (Note 3)	4.0%		Midterm NOI yield (Note 4)	4.2%
	Appraisal NOI (NOI yield) (Note 5)	4.7%		Depreciation (Note 6)	0.6%
	Other Relevant Information	The Investment Corporation is scheduled to enter into a quasi co-ownership agreement with quasi co-owner(s). It will include certain procedures and performance obligations in relation to transfer, collateral provision and other disposition of the quasi co-ownership. It will also require unanimous approval of quasi co-owners for certain important matters.			

(Note 1) The figures are based on the data obtained from the seller for the total leased floor space, total leasable floor space and trend in occupancy rates of the end tenants. They are linked to the entire property.

(Note 2) Based on the sub lease contracts between the end tenants and Jones Lang LaSalle K.K., a master leaser of the property retained under a pass-through type of the master lease agreement.

(Note 3) NOI yield upon acquisition is calculated based on leasing agreement for the property by dividing the annual income with the assumption of the occupancy rate being 96.0% in consideration of the taxes and other costs that may be incurred by acquisition price. The figures are rounded to the first decimal place. The figure is not the forecast for the current fiscal period or the next fiscal period onward.

(Note 4) Mid-term NOI yield is calculated based on the assumption that after the property acquisition, the Investment Corporation will receive rents on an ongoing basis for the mid-term (with the assumption of the occupancy rate being 95.0%). The estimated figures where the rental business expenses are deducted from the rental revenue are divided by the acquisition price. The figures are rounded to the first decimal place. The figure is not the forecast for the current fiscal period or the next fiscal period onward.

(Note 5) The figure for appraised NOI yield is 75% of the net operating income divided by the acquisition price, used for the calculation of the income approach value as per the direct reduction process as stipulated by the real property appraisal report. The figure is rounded to the first decimal place.

(Note 6) The figure for depreciation is the total amount of the six-month depreciation conversion price and the appropriated expected depreciation charge for the next financial period (six-month period), which are divided by the acquisition price at the time of acquisition. The figure is rounded to the first decimal place and is not a forecast for the current fiscal period or the next fiscal period onward.

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II. Nippon Manpower Building

Asset Name	Nippon Manpower Building			
Type of Specified Asset	Trust beneficial interest in domestic real estate			
Trustee (scheduled)	Aozora Trust Bank, Ltd.			
Trust Period (scheduled)	From November 30, 2011 to January 31, 2028			
Location (Address)	47-1 Kanda Higashi Matsushitacho, Chiyoda-ku, Tokyo			
Use (Real Property Registry)	Office, apartment			
Ownership Form	i) Land: Ownership ii) Building: Ownership			
Site Area (Real Property Registry)	943.17 m ²			
Total Floor Area (Real Property Registry)	5,285.88 m ²			
Structure (Real Property Registry)	Reinforced structure flat with roof, 9 stories above ground			
Construction Date (Real Property Registry)	February 16, 2005			
Building Engineer	Research Institute of Architecture			
Constructor	Kajima Corporation			
Structural-design Engineer	Research Institute of Architecture			
Floor Height/Ceiling Height	3,850 mm (for standard floor)/2,600 mm (for standard floor)			
Air-conditioning System/OA Laying	Each floor individual treatment air-conditioning OA-capable floor			
Building Inspection Agency	The Building Center of Japan			
Engineering Due Diligence Company	DAIWA REAL ESTATE APPRAISAL CO., LTD.			
Soil Contamination Risk Survey Company	Earth-Appraisal Co., Ltd.			
Probable Maximum Loss Level (Assessor)	3.86% (Sompo Risk Management & Health Care Inc.)			
Acquisition Price	4,200 million yen (Excluding acquisition costs, consumption tax, etc.)			
Appraisal Value (Appraisal Date)	5,000 million yen (as of December 1, 2017)			
Appraiser	Japan Real Estate Institute			
Collateral	None			
Summary of Tenants				
Total Number of Tenants	1 (As of the scheduled acquisition date) (Note 1)			
Rent Revenue	Not disclosed (Note 2)			
Security Deposit and Guaranty	Not disclosed (Note 2)			
Total Leased Floor Space	3,717.57 m ² (estimated as of the scheduled acquisition date) (Note 3)			
Total Leasable Floor Space	3,717.57 m ² (Note 3)			
Trend in occupancy rates (Note 3)	Sept. 30, 2015	Sept. 30, 2016	Sept. 30, 2017	Acquisition date (scheduled)
	100.0%	100.0%	100.0%	100.0%
NOI yield at acquisition (Note 4)	4.4%		Midterm NOI yield (Note 5)	4.5%
Appraisal NOI (NOI yield) (Note 6)	4.8%		Depreciation (Note 7)	0.8%
Other Relevant Information	<ol style="list-style-type: none"> The 9th floor of the building is a residential unit with a leasable area of 318.46 m² in total. The road adjacent to the south side of the land is stipulated under Paragraph 23, Article 42 of the Building Standards Act and approximately 28.18 m² of the land is provided for the road. A lease agreement to lease the property to the owner of the adjacent land for free as an entrance for parking has been concluded for part of the land. The tenant has applied for permission to have an outdoor advertisement installed at the building. The government of Chiyoda Ward is in the process of reviewing the request. 			

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- (Note 1) As of the acquisition date, the property is entirely leased to a single tenant and partially subleased to three end tenants by the said tenant. In the new agreement which will become effective on April 1, 2018, a lease agreement will be concluded directly with the above four tenants.
- (Note 2) The figures are not disclosed, as consent for disclosure has not been obtained from the lessor.
- (Note 3) The figures are based on the data obtained from the seller for the total leased floor space, total leasable floor space and trend in occupancy rates of the end tenants.
- (Note 4) NOI yield at acquisition is calculated based on leasing agreement for as of the scheduled acquisition date by dividing the annual income with the assumption of the occupancy rate being 91.9% in consideration of the taxes and other costs that may be incurred by acquisition price. The figures are rounded to the first decimal place. The figure is not the forecast for the current fiscal period or the next fiscal period onward.
- (Note 5) Mid-term NOI yield is calculated based on the assumption that after the property acquisition, the Investment Corporation will receive rents on an ongoing basis for the mid-term (with the assumption of the occupancy rate being 90.4%). The estimated figures where the rental business expenses are deducted from the rental revenue are divided by the acquisition price. The figures are rounded to the first decimal place. The figure is not the forecast for the current fiscal period or the next fiscal period onward.
- (Note 6) The figure for appraisal; NOI yield is net operating income divided by the acquisition price, used for the calculation of the income approach value as per the direct reduction process as stipulated by the real property appraisal report. The figure is rounded to the first decimal place.
- (Note 7) The figure for depreciation is the total amount of the six-month depreciation conversion price and the appropriated expected depreciation charge for the next financial period (six-month period), which are divided by the acquisition price at the time of acquisition. The figure is rounded to the first decimal place and is not a forecast for the current fiscal period or the next fiscal period onward.

4. Details of the Seller

I. CONCURRED Yokohama

(1)	Name	Godo kaisha Yokohama Office Management
(2)	Address	1-4-1 Nihonbashi, Chuo-ku, Tokyo
(3)	Title/Name of Representative	Representative Partner General Incorporated Associations DRF Functional Manager Takanori Mishina
(4)	Nature of Business	1. Acquisition, holding, disposition of trust beneficial interest in real estate 2. Purchase and sale, leasing, management, acquisition, holding, disposition, utilization of real estate 3. All operations pertaining to or associated with each of business listed above
(5)	Stated Capital	400,000 yen
(6)	Date of Incorporation	April 27, 2017
(7)	Net Assets	The seller has not agreed to disclose net assets
(8)	Total Assets	The seller has not agreed to disclose total assets
(9)	Equity Investor in Silent Partnership (excluding the Investment Corporation)	Daiwa PI Partners Co. Ltd.
(10)	Relationship with the Investment Corporation/Asset Manager	
	Capital Relationship	The Investment Corporation acquired 3,920 million yen of silent partnership equity in the seller (10% of total silent partnership equity) on June 1, 2017. There is no capital relationship required to be stated between the Asset Manager and the seller. Furthermore, there is no capital relationship to be stated between the affiliated parties and the affiliated companies of the seller and those of the Investment Corporation/Asset Manager.
	Personnel Relationship	There is no personnel relationship to be stated between the Investment Corporation/Asset Manager and the seller. Furthermore, there is no personnel relationship to be stated between the affiliated parties and the affiliated companies of the seller and those of the Investment Corporation/Asset Manager.
	Business Relationship	There is no business relationship to be stated between the Investment Corporation and the seller. However, the Asset Manager is entrusted with auxiliary services for an asset manager of the seller including services related to leasing of real estate in trust. The Asset Manager is not involved in acquisition and transfer of the Trust Beneficial Interests. (Note) Furthermore, there is no business relationship to be stated between the affiliated parties and the affiliated companies of the seller and those of the

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		Investment Corporation/Asset Manager. The seller falls under the interested persons, etc. of the Asset Manager stipulated in the Investment Trust Act as Daiwa PI Partners Co. Ltd., a subsidiary of the Asset Manager's parent company Daiwa Securities Group Inc., holds 90% silent partnership equity in the seller.
	Status of Classification as Related Party	The seller is not a related party to the Investment Corporation or the Asset Manager. Furthermore, affiliate parties and affiliate companies of the seller are not affiliate parties or affiliate companies of the Investment Corporation or the Asset Manager.

(Note) A company other than the Asset Manager is also entrusted with auxiliary asset management services to the operator (not involved in acquisition and transfer of the Trust Beneficial Interests as well as the Asset Manager), however its identity is not disclosed as no consent has been obtained.

II. Nippon Manpower Building

Details are not indicated, including the name of the seller, as consent for disclosure has not been obtained from the seller.

5. Status of Owners etc. of Properties

I. CONCURRED Yokohama

The seller of the trust beneficial interest in CONCURRED Yokohama is a special purpose company in which Daiwa PI Partners Co. Ltd., a subsidiary of the Asset Manager's parent company Daiwa Securities Group Inc., holds 90% silent partnership equity. The seller falls under interested persons, etc. stipulated in the Investment Trust Act as well as related parties stipulated in the Asset Manager's internal regulations concerning conflicts of interest. Therefore, the Asset Manager conducted transactions with the seller to acquire the respective asset to be acquired after going through decision-making procedures stipulated in the regulation concerning conflicts of interest.

Names, relationships with a specially interested party, history/reason for acquisition and other factors of the past owners including earlier previous owner are indicated in the following table.

	Previous owner	Earlier previous owner
Name	Godo kaisha Yokohama Office Management	—
Relationship with a specially interested party	A party in which a subsidiary of the Asset Manager's parent company holds silent partnership equity interest	Not a party having special relationship of interest
History/Reason for acquisition	Acquired for the purpose of investment	—
Acquisition Price	38,100 million yen	—
Date of Acquisition	June 1, 2017	—

II. Nippon Manpower Building

The acquisition of the trust beneficial interest in Nippon Manpower Building is not an acquisition from any persons having a special interest in the Investment Corporation or the Asset Manager.

6. Status of Intermediary

Not applicable

7. Acquisition Schedule

Name of Property	CONCURRED Yokohama	Nippon Manpower Building
Date of Determination of the Acquisition	December 19, 2017	
Date of Execution of Purchase Agreement		

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Scheduled Payment Date	January 11, 2018	January 12, 2018
Scheduled Delivery Date		

8. Future Prospect

The dates of delivery of the Two Properties are scheduled to be January 11, 2018 and January 12, 2018. There is thus no impact of the acquisition of the properties on the forecast of management status for the fiscal period ended November 2017 (24th Fiscal Period). The impact of the acquisition of the properties on the forecast of management status for the fiscal period ending May 2018 (25th Fiscal Period), as well as the impact of the divestment of Daiwa Meieki Building and the partial divestment of Shinjuku Maynds Tower which were announced on December 19 2017, is scheduled to be announced at the time of announcement of the final accounts for the fiscal period ended November 2017 (24th Fiscal Period), which is scheduled to be announced on January 18, 2018. The impact is expected to be minimal.

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9. Summary of Appraisal Report
I. CONCURRED Yokohama

Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Appraisal Date	December 1, 2017
Appraisal Value	39,300 million yen

Items	(million yen) (Note 1)	Outline, etc.
Income Approach Value	39,300	Based on DCF method with reference/verification to direct capitalization value
Direct Capitalization Value	40,800	
(1) Operating Revenue	2,946	
Potential Annual Rent Revenue	3,100	Mid-to-long-term competitiveness is accounted for the standardized rent
Amount of Loss due to Vacancy	154	Stable occupancy ratio is estimated for the mid-to long-term
(2) Operating Expenses	583	
Maintenance and Operation Cost	180	Maintenance and operating cost is based on of peer properties and of the current contract and PM fee is based on the current PM contract, with verification using the standard fee levels of peer properties
PM Fee	(Note 2)	
Water & Utility Charges	190	Based on actual historical data
Repair	9	Based on annualized repair expense on ER judged appropriate
Leasing Fee	26	Based on the standard fee levels of peer properties
Tax	154	Based on actual historical data
Non-life Insurance	2	Based on the current contract judged appropriate
Other	20	Based on fees including renewal contracts
(3) Net Operating Revenue	2,363	
(4) Profit from deposits/guarantees	26	Return yield is assumed at 1.0%.
(5) Capital Expenditures	50	Based on annualized large-scale repair expense and renewal fee on ER taking into consideration CM fees
(6) Net Revenue ((3)+(4)-(5))	2,338	
(7) Capitalization Rate	4.3%	Peer property comparison as well as investor sounding has been referenced
(8) Co-ownership	75%	
Discounted Cash Flow Value	38,700	
Discount Rate	4.1%	Based on historical discount rates of peer properties as well as comparison with cap rate related to other financial instruments
Terminal Capitalization Rate	4.5%	Consideration of marketability of the Property at the end of the period that the DCF valuation assumed
Integrated Value by Using Cost Method	32,900	
Ratio of Land	78.5%	
Ratio of Building	21.5%	

Other, things appraiser noted upon valuation	—
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(Note 1) The above revenue and expenses are based on the appraisal report and are not the figures forecasted by the Investment Corporation or the Asset Manager.

(Note 2) With no prospective PM's permission given for a specific disclosure of the PM fees, there is no disclosure of the breakdown of the fees. Disclosure of the PM fee figure in a specific manner may cause an adverse effect on the other business operations of the prospective PM, leading to bring about negative impact on the planned efficient operation that the Investment Corporation is to contract with the PM. This may in return further cause adverse effect on unitholders' interest. Therefore, the figure presented at this column is summed up with maintenance and operation cost.

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II. Nippon Manpower Building

Appraiser	Japan Real Estate Institute
Appraisal Date	December 1, 2017
Appraisal Value	5,000 million yen

Items	(million yen) (Note 1)	Outline, etc.
Income Approach Value	5,000	Based on DCF method with reference to direct capitalization method
Direct Capitalization Value	5,040	
(1) Operating Revenue	268	
Potential Annual Rent Revenue	281	Stable receivable rent is estimated for the mid-to-long-term
Amount of Loss due to Vacancy	13	Stable occupancy ratio is estimated for the mid-to-long-term
(2) Operating Expenses	65	
Maintenance and Operation Cost	21 (Note 2)	Maintenance and operation cost is based on historical data of the past fiscal year and maintenance and operation cost of peer properties; and PM fee based on scheduled PM agreement, taking into consideration factors specific to the property.
PM Fee		
Water & Utility Charges	18	Based on historical data, taking into consideration the occupancy rates of rented portion, etc.
Repair	3	Based on repair expenses and expenses for restoring original state, taking into consideration historical data, annual average amount stated in ER, etc.
Leasing Fee	2	Based on leasing fee, contract renewal fee, etc.
Tax	20	Taking into consideration tax base, details of measures to adjust burden, etc.
Non-life Insurance	0	Taking into consideration the planned insurance contract, insurance premiums of peer buildings, etc.
Others	0	There are no other specific expenses.
(3) Net Operating Revenue	202	
(4) Profit from deposits/guarantees	1	Return yield is assumed at 1.0%.
(5) Capital Expenditures	7	Taking into consideration annual average of repair and renewal expenses stated in ER, level in peer properties, etc.
(6) Net Revenue ((3)+(4)-(5))	196	
(7) Capitalization Rate	3.9%	Taking into consideration future uncertainties, transaction yield of peer properties, etc., reflecting spread attributable to property conditions in regard to location, building, etc.
Discounted Cash Flow Value	4,950	
Discount Rate	3.6%	Comprehensive consideration of individuality of the property based on investment yield of peer properties
Terminal Capitalization Rate	4.0%	Comprehensive consideration of future trends of investment yield, etc. based on transaction yield of peer properties.
Integrated Value by Using Cost Method	4,840	
Ratio of Land	81.6%	
Ratio of Building	18.4%	

Other, things appraiser noted upon valuation	—
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-End-

[Reference Material 1] Photograph/Map

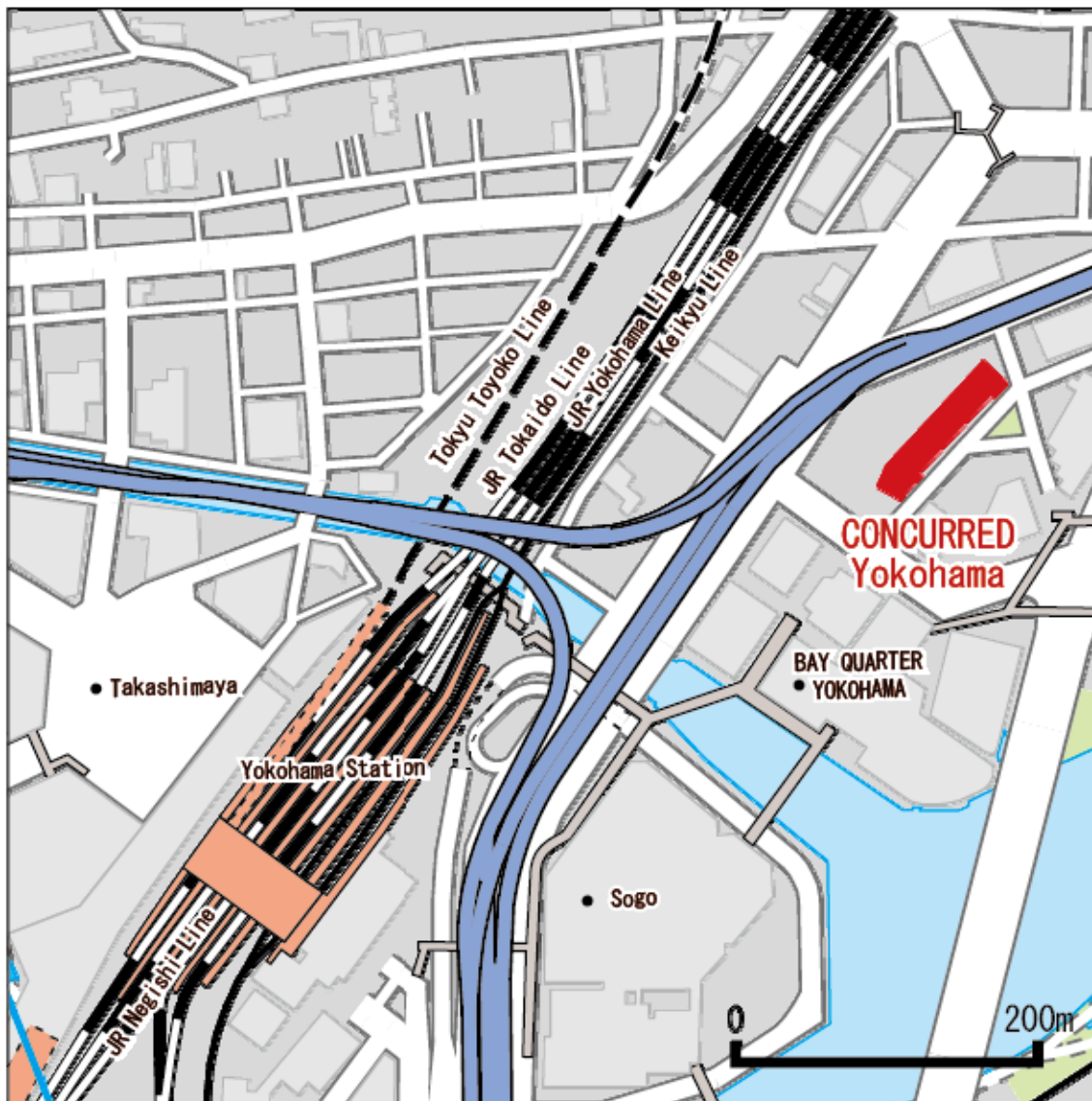
I. CONCURRED Yokohama

<External View>



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<Map>



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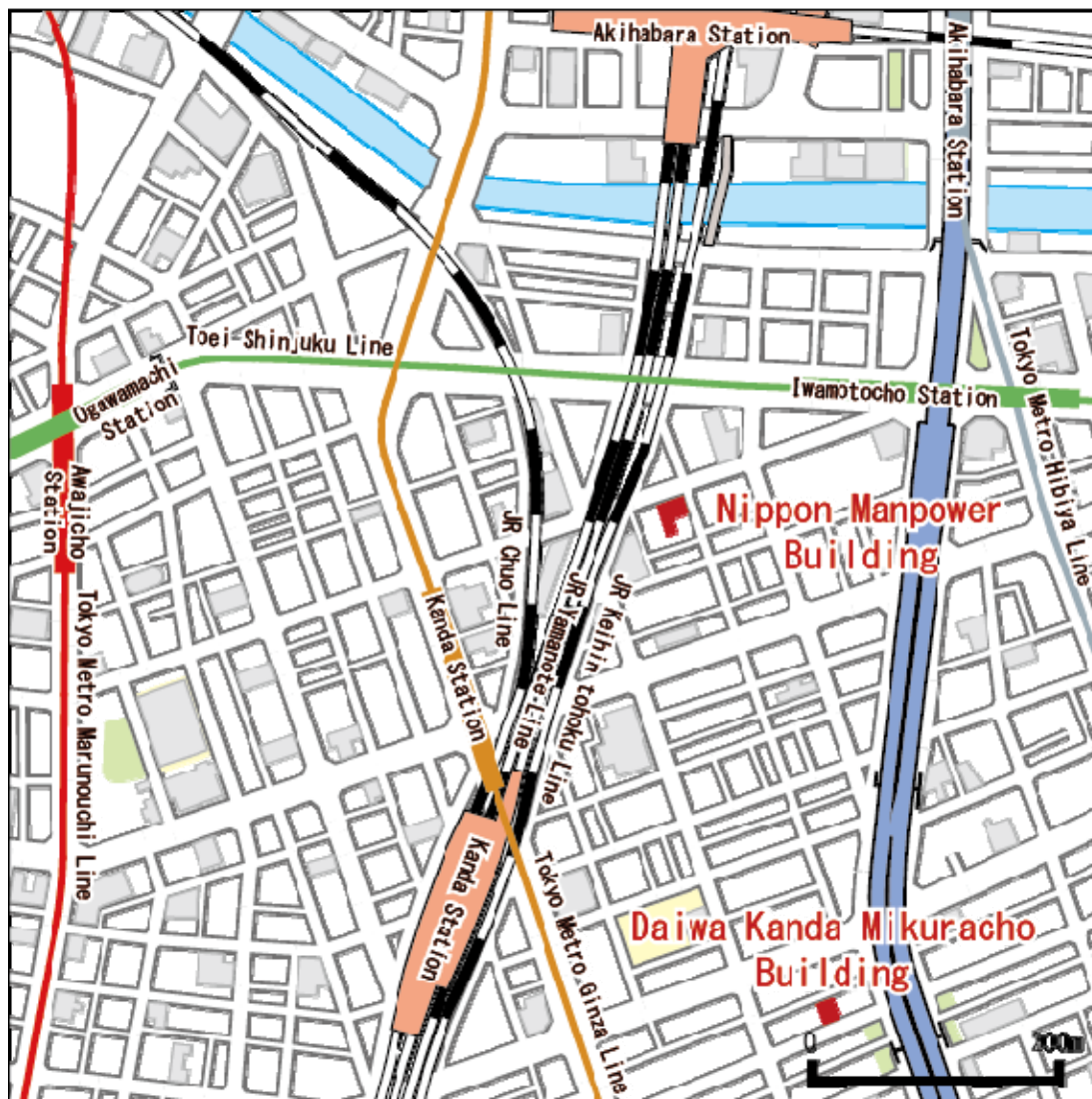
II. Nippon Manpower Building

<External View>



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<Map>



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[Reference Material 2] Portfolio Overview after Acquisition of the Two Properties

Region	Name of Property	Date of (Scheduled) Acquisition	Acquisition Price (million yen)	Investment Ratio (Note 4)
Five Central Wards of Tokyo (Note 1)	Daiwa Ginza	Oct 21, 2005	14,100.0	3.2%
	Daiwa Ginza Annex	Oct 21, 2005	3,050.0	0.7%
	Daiwa Shibaura	Oct 21, 2005	8,265.0	1.9%
	Daiwa Minami-Aoyama	Oct 21, 2005	4,550.0	1.0%
	Daiwa Sarugakucho	Oct 21, 2005/ Mar 30, 2012	3,190.0	0.7%
		Daiwa A Hamamatsucho		
	Daiwa Jingumae	Oct 21, 2005	2,800.0	0.6%
	Daiwa Shibadaimon	Oct 21, 2005	2,578.0	0.6%
	Daiwa Misakicho	Oct 21, 2005	2,346.0	0.5%
	Daiwa Shimbashi 510	Oct 21, 2005	2,080.0	0.5%
	Daiwa Tsukijiekimae	Jan 27, 2006	1,560.0	0.4%
	Daiwa Tsukiji	Jan 27, 2006	1,240.0	0.3%
	Daiwa Tsukishima	Mar 24, 2006	7,840.0	1.8%
	Daiwa Nihombashi Horidomecho	May 1, 2006	2,520.0	0.6%
	Daiwa Azabudai	May 1, 2006	1,600.0	0.4%
	Daiwa Kyobashi	Jul 31, 2006	3,460.0	0.8%
	Daiwa Kojimachi 4 Chome	Oct 6, 2006 Mar 29/ May 29, 2013	2,910.0	0.7%
		Daiwa Onarimon		
	Shinjuku Maynds Tower	Jul 13/ Nov 26, 2007	66,900.0	15.2%
	SHIBUYA EDGE	Jul 13, 2007	5,900.0	1.3%
	Daiwa Kodenmacho	Aug 31, 2007	2,460.0	0.6%
	Daiwa Jimbocho	Mar 10, 2010	4,150.0	0.9%
	Daiwa Nishi-Shimbashi	Aug 13, 2010	5,000.0	1.1%
	Daiwa Kayabacho Building	Mar 25, 2011	5,600.0	1.3%
	Daiwa Jimbocho 3 Chome	Mar 29, 2011	3,550.0	0.8%
	E SPACE TOWER	Jul 8, 2011	24,000.0	5.5%
	Daiwa Nihonbashi Hongokucho	May 11, 2012	1,721.0	0.4%
	shinyon curumu	Dec 3, 2012/ Apr 12, 2013	9,650.0	2.2%
		Daiwa Akasaka		
	Daiwa Shibuya Miyamasuzaka	Sep 27, 2013	7,000.0	1.6%
	Azabu Green Terrace	July 4, 2014	14,000.0	3.2%
	Daiwa Ebisu 4-chome	December 1, 2014	4,135.2	0.9%
	LAQAS Higashi Shinjuku	December 3, 2014	8,450.0	1.9%
Daiwa Aoyama	March 2, 2015	9,800.0	2.2%	
Shinsen Place	March 2, 2015	4,800.0	1.1%	
Grass City Shibuya	May 1, 2015	16,000.0	3.6%	
Daiwa River Gate	Jun 2, 2015	28,000.0	6.4%	

Note: This press release has been prepared as a public announcement regarding the Investment Corporation's acquisition of assets and lease and not prepared with the aim of soliciting investments.

Region	Name of Property	Date of Acquisition	Acquisition Price (million yen)	Investment Ratio (Note 4)
Five Central Wards of Tokyo (Note 1)	Daiwa Hatchobori ekimae	September 11, 2015	2,871.0	0.7%
	Daiwa Hatchobori ekimae West	September 11, 2015	1,647.0	0.4%
	Nikko Building	Mar 29, 2016	13,710.0	3.1%
	Kirin Nihonbashi Building	May 26, 2016	8,180.0	1.9%
	Daiwa Higashi-Nihonbashi	Jun 1, 2016	6,370.0	1.4%
	Square Daikanyama Building	Jun 29, 2016	2,280.0	0.5%
	Shinjuku West Building	Jul 21, 2016	942.0	0.2%
	Daiwa Kanda Mikuracho Building	Dec 21, 2016	1,592.0	0.4%
	Nippon Manpower Building	Jan 12, 2018 (Scheduled)	4,200.0	1.0%
Total Number of Properties located in Five Central Wards of Tokyo: 46			352,922.2	80.3%
Greater Tokyo (Note 2)	Daiwa Higashi-Ikebukuro	Oct 21, 2005	2,958.0	0.7%
	Daiwa Shinagawa North	Jul 13, 2007	7,710.0	1.8%
	Daiwa Osaki 3 Chome	Sep 18, 2012	1,650.0	0.4%
	Daiwa Kamiooka	Mar 1, 2013	2,000.0	0.5%
	Integral Tower	May 29, 2014	15,220.0	3.5%
	Daiwa Meguro Square	May 1, 2015	5,600.0	1.3%
	Daiwa Ogikubo	Jul 21, 2016	3,800.0	0.9%
	CONCUREDD Yokohama	Jan 11, 2018 (Scheduled)	38,100.0	8.7%
Total Number of Properties located in Greater Tokyo: 8			77,038.0	17.5%
Major Regional Cities (Note 3)	Daiwa Kitahama	Aug 1, 2014	9,481.5	2.2%
Total Number of Properties located in Major Regional Cities: 1			9,481.5	2.2%
Total Number of Properties: 55			439,441.7	100.0%

(Note 1) "Five Central Wards of Tokyo" means Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku and Shibuya-ku.

(Note 2) "Greater Tokyo" means Tokyo excluding the Five Central Wards of Tokyo, Kanagawa, Chiba and Saitama Prefectures.

(Note 3) "Major Regional Cities" means Osaka area (i.e., Osaka, Kyoto and Hyogo Prefectures), Nagoya area (Aichi, Mie and Gifu Prefectures), ordinance-designated cities and core cities under Local Autonomy Act.

(Note 4) Figures in the "Investment Ratio" column represent the percentage of the (scheduled) acquisition price of each property to the aggregate amount of the (scheduled) acquisition price, and are rounded to the first decimal place. Please note that adding up of the investment ratio of the properties may not exactly match the investment ratio for each investment region or for the overall portfolio.

(Note 5) Divestment of Daiwa Meieki Building is applied in the above list as described in "Notice Concerning Divestment of Asset (Daiwa Meieki Building)" separately announced on December 19, 2017 and 3/7 of co-ownership interest is indicated for Shinjuku Maynds Tower as described in "Notice Concerning Partial Divestment of Asset (Shinjuku Maynds Tower)" separately announced on December 19, 2017.

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

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