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August 31, 2010

REIT Issuer:
DA Office Investment Corporation
6-2-1 Ginza, Chuo-ku, Tokyo
Representative: Kazuo Otaka, Executive Director
(Stock Code No.: 8976)

Asset Manager:
Daiwa Real Estate Asset Management Co., Ltd.
Representative: Akira Yamanouchi,
President and Representative Director
Inquiries to: Yoji Ueda,
Director and Head of Finance Department
Tel: 03-6215-9649

Notice concerning Borrowing of Fund

We hereby give notice that DA Office Investment Corporation (hereinafter referred to as the “Investment Corporation”, whose name will be changed to “Daiwa Office Investment Corporation” on September 1, 2010) decided to borrow a fund as outlined below.

1. Reason for Borrowing

The fund is being borrowed to provide for achievement of future properties.

2. Borrowing Details

(1)	Lender	Shinsei Bank, Ltd.
(2)	Interest Rate	1.26846% (3month TIBOR + 0.90%) (from September 2, 2010 to November 30, 2010)
(3)	Loan Amount	2,000 million yen
(4)	Scheduled Agreement Date	August 31, 2010
(5)	Scheduled Drawdown Date	September 2, 2010
(6)	Borrowing / Repayment Method	Unsecured / Repayment in lump sum
(7)	Repayment Deadline	July 31, 2013

3. Status of Interest-Bearing Liabilities after Drawdown of the Loans and Repayment of the Existing Loan

Please refer to Reference Material for the status of interest-bearing liabilities* after drawdown of the loans and repayment of the existing loan.

*Interest-bearing liabilities also include subordinated investment corporation bonds.

- End -

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.

[Reference Material]

Balance of Interest-Bearing Liabilities after Drawdown of the Loans and
Repayment of the Existing Loan (as of September 2, 2010)

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	10,758.75	10,758.75	0
Long-term loans (loan period: over 1 year) (*)	58,108.75	60,108.75	+2,000
Total loans	68,867.5	70,867.5	+2,000
Investment corporation bonds	5,000	5,000	0
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	77,367.5	79,367.5	+2,000

* Of the long-term loans, there is no balance of the current portion of long-term loans other than amounts to be repaid in 1 year or less.

Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities (as of September 2, 2010)

(Unit: million yen)

	Aggregate amount	Ratio (aggregate amount as a percentage of the interest-bearing liabilities amount)
Floating-rate interest-bearing liabilities (*)	43,592.5	54.92%
Fixed-rate interest-bearing liabilities	35,775.0	45.08%

*Of the floating-rate interest-bearing liabilities, the interest rate has been capped for 7,100 million yen through the purchase of an interest rate cap. That portion as a percentage of the interest-bearing liabilities amount is 8.94%.

The aggregate amount of interest-bearing liabilities for fixed-rate loans and loans for which the interest rate has been capped through the purchase of an interest rate cap as a percentage of the interest-bearing liabilities amount is 54.02%.

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