

August 28, 2012

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
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Notice concerning Borrowing of Fund and Early Repayment of Existing Borrowing

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") decided today to borrow a fund of 2,000 million yen (the "borrowing") as outlined below.

1. Reason for Borrowing of Fund

The fund is going to be borrowed as follows to provide for the repayment of 1,000 million yen of the long-term loans due on September 18, 2012 and the early repayment of 1,000 million yen borrowed from the Shizuoka Bank, Ltd. on February 26, 2010.

2. Borrowing Details

Scheduled Lender	Loan Amount	Interest Rate	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Date
The Shizuoka Bank, Ltd.	2,000 million yen	3 month Japanese Yen TIBOR +0.25% (Note1)	August 31, 2012	Unsecured Repayment in lump sum	August 31, 2015

(Note1) Interest payment shall be paid at the end of February, May, August and November (on the last business day if not business day) and the repayment date. Interest Rate is calculated based on 3 month Japanese Yen TIBOR which Japanese Bankers Association ("JBA") announces two business days prior to the first day between applicable period. Please refer to Japanese Yen TIBOR from the website of JBA.
(<http://www.zenginkyo.or.jp/en/tibor/>)

3. Date of contracts

August 29, 2012

4. Repayment of Existing Loan

(Early Repayment)

Lender	Interest Rate	Repayment Date	Repayment Amount
The Shizuoka Bank, Ltd. (Note2)	6 month Japanese Yen TIBOR +1.00%	August 31, 2012	1,000 million yen

(Note2) The contractual maturity date of the loan borrowed from the Shizuoka Bank Ltd. on February 26, 2010 is February 28, 2013.

5. 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.

6. Investment Status Outlook

Regarding borrowing of fund and early repayment, the impact on the accounts for the fiscal period ending November 2012 (14th Fiscal Period) and the fiscal period ending May 2013 (15th Fiscal Period) is limited. The forecasts of the financial results on 14th Fiscal Period and 15th Fiscal Period have not been changed.

7. 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 on August 24, 2012 with respect to the risks involved in repayment etc.

- End -

[Reference Material]

**Balance of Interest-Bearing Liabilities after Drawdown of the Loans and
Repayment of the Existing Loan (as of August 31, 2012)**

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	35,250	34,250	▲ 1,000
Long-term loans (loan period: over 1 year) (*)	67,600	69,600	+2,000
Total loans	102,850	103,850	+1,000
Investment corporation bonds	5,000.00	5,000	0
Subordinated investment corporation bonds	3,500.00	3,500	0
Total interest-bearing liabilities	111,350	112,350	+1,000

* 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 August 31, 2012)

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	18,462.5	16.4%
Fixed-rate interest-bearing liabilities(*)	93,887.5	83.6%

* Fixed-rate interest-bearing liabilities are included in debts which are changed from floating-rate to fixed-rate through the interest-bearing liability swap transaction.

Lender List of the Investment Corporation (as of August 31, 2012)

(Unit: million yen)

Lender	Total Outstanding Amount*	Borrowings	Rate
Sumitomo Mitsui Banking Corporation	24,387		23.48%
Development Bank of Japan Inc.	13,750		13.24%
Sumitomo Mitsui Trust Bank Limited (*)	13,383		12.89%
Shinsei Bank, Ltd.	8,000		7.70%
Resona Bank Limited	7,000		6.74%
Mizuho Corporate Bank, Ltd.	6,900		6.64%
Aozora Bank, Ltd.	5,000		4.81%
Kansai Urban Banking Co., Ltd.	5,000		4.81%
Mizuho Trust and Banking Co., Ltd.	4,500		4.33%
The Bank of Fukuoka, Ltd.	3,000		2.89%
Mitsubishi UFJ Trust and Banking Corporation	3,000		2.89%
ORIX Bank Corporation	2,500		2.41%
The Shizuoka Bank, Ltd.	2,000	+1,000	1.93%
The Gunma Bank, Ltd.	1,981		1.91%
The 77 Bank, Ltd.	985		0.95%
The Kagawa Bank, Ltd.	981		0.94%
Taiyo Life Insurance Company	981		0.94%
The Bank of Yokohama, Ltd.	500		0.48%
Sub- total (Loan)	103,850	+1,000	100%
Subordinated Investment Corporate Bond	3,500		
Ordinary Investment Corporate Bond	5,000		
Total	112,350	+1,000	

(*) Total outstanding amount less than a million yen have been rounded down.