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November 26, 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: Yoji Ueda,  
Director and Head of Finance Department  
Tel: 03-6215-9649

Notice concerning Determination of Interest Rate and Other Matters

We hereby give notice of determination of the interest rate corresponding to the applicable interest rate period and the repayment method for the loans with drawdown scheduled for November 30, 2009, and the interest rate corresponding to the applicable interest rate period for the existing loans of DA Office Investment Corporation (the "Investment Corporation").

1. Loans with drawdown scheduled for November 30, 2009

< Long-term loan 1 >

- |                       |  |
|-----------------------|--|
| (1) Lender:           | The Chuo Mitsui Trust and Banking Company, Limited   |
| (2) Interest rate:    | 1.78809% (fixed-rate loan)   |
| (3) Loan balance:     | 2,000 million yen  |
| (4) Drawdown date:    | November 30, 2009  |
| (5) Repayment method: | Repayment in installments (repayments of 7,500,000 yen each shall be due every 6 months, starting with the first repayment on the last day of May 2010, until the final deadline on which repayment of 1,962,500,000 yen shall be due) |
| (6) Repayment date:   | November 30, 2012  |

< Long-term loan 2 >

- |                    |                              |
|--------------------|------------------------------|
| (1) Lender:        | Taiyo Life Insurance Company |
| (2) Interest rate: | 1.78809% (fixed-rate loan)   |
| (3) Loan balance:  | 1,000 million yen            |
| (4) Drawdown date: | November 30, 2009            |

- (5) Repayment method: Repayment in installments (repayments of 3,750,000 yen each shall be due every 6 months, starting with the first repayment on the last day of May 2010, until the final deadline on which repayment of 981,250,000 yen shall be due)
- (6) Repayment date: November 30, 2012

< Long-term loan 3 >

- (1) Lender: The Gunma Bank, Ltd.
- (2) Interest rate: 1.63364% (6-month TIBOR + 1.00%)  
(from November 30, 2009 to May 31, 2010)
- (3) Loan balance: 1,000 million yen
- (4) Drawdown date: November 30, 2009
- (5) Repayment method: Repayment in installments (repayments of 3,750,000 yen each shall be due every 6 months, starting with the first repayment on the last day of May 2010, until the final deadline on which repayment of 981,250,000 yen shall be due)
- (6) Repayment date: November 30, 2012

2. Existing loans (floating-rate loans)

< Long-term loan 1 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 1.32364% (3-month TIBOR + 0.80%)  
(from December 1, 2009 to February 26, 2010)
- (3) Loan balance: 5,500 million yen
- (4) Drawdown date: August 29, 2008
- (5) Principal repayment date: February 26, 2010

< Long-term loan 2 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 2.71364% (3-month TIBOR + 2.19%)  
(from December 1, 2009 to February 26, 2010)
- (3) Loan balance: 19,600 million yen
- (4) Drawdown date: May 19, 2009
- (5) Principal repayment date: May 21, 2012

< Long-term loan 3 >

- (1) Lender: Mizuho Bank, Ltd.
- (2) Interest rate: 1.52364% (3-month TIBOR + 1.00%)  
(from November 30, 2009 to February 26, 2010)
- (3) Loan balance: 3,500 million yen
- (4) Drawdown date: September 30, 2008
- (5) Principal repayment date: September 30, 2011

< Long-term loan 4 >

- (1) Lender: Mizuho Bank, Ltd.
- (2) Interest rate: 1.77364% (3-month TIBOR + 1.25%)  
(from November 30, 2009 to February 26, 2010)

- (3) Loan balance: 1,400 million yen
- (4) Drawdown date: September 18, 2009
- (5) Principal repayment date: September 18, 2012

- 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>