

Daiwa Office Investment Corporation

This translation of the original Japanese notice is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

September 22, 2010

REIT Issuer:

Daiwa 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 Daiwa Office Investment Corporation (the “Investment Corporation”) 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

Scheduled Lenders (Note 1)	Loan Amount	Interest Rate (Note 2)	Scheduled Agreement Date	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Deadline
The Bank of Fukuoka, Ltd.	2,000 million yen	TBD (floating rate)	September 28, 2010	September 30, 2010	Unsecured Repayment in lump sum	September 30, 2013
ORIX Trust and Banking Corporation	1,500 million yen	TBD (floating rate)	September 28, 2010	September 30, 2010	Unsecured Repayment in lump sum	September 30, 2013

(Note 1) All procedures of scheduled lenders are yet to be completed as of this date and thus lenders are shown as scheduled lenders.

(Note 2) Another notice will be given once the interest rates are decided.

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.

Daiwa Office Investment Corporation

[Reference Material]

Balance of Interest-Bearing Liabilities after Drawdown of the Loans and Repayment of the Existing Loan (as of September 30, 2010)

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	14,258.75	14,258.75	0
Long-term loans (loan period: over 1 year) (*)	56,601.25	60,101.25	+3,500.00
Total loans	70,860.00	74,360.00	+3,500.00
Investment corporation bonds	5,000.00	5,000.00	0
Subordinated investment corporation bonds	3,500.00	3,500.00	0
Total interest-bearing liabilities	79,360.00	82,860.00	+3,500.00

* 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 30, 2010)

(Unit: million yen)

	Aggregate amount	Ratio (aggregate amount as a percentage of the interest-bearing liabilities amount)
Floating-rate interest-bearing liabilities (*)	47,092.50	56.83%
Fixed-rate interest-bearing liabilities	35,767.50	43.17%

*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 8.57%.

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 51.74%.

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.