

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.

February 19, 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 Borrowing of Funds

We hereby give notice that DA Office Investment Corporation (the “Investment Corporation”) decided to borrow funds as outlined below.

1. Reason for Borrowing

Funds are being borrowed to repay the following existing loan that was drawn down on August 29, 2008.

Lender	Repayment Amount	Repayment Date
Aozora Bank, Ltd.	5,500 million yen	February 26, 2010
Total	5,500 million yen	

2. Borrowing Details

Scheduled Lenders (Note 1)	Loan Amount	Interest Rate (Note 2)	Scheduled Agreement Date	Scheduled Drawdown Date	Borrowing/Repayment Method	Repayment Deadline
Aozora Bank, Ltd.	3,500 million yen	TBD (floating rate)	February 24, 2010	February 26, 2010	Secured Repayment in lump sum	February 28, 2013
The Shizuoka Bank, Ltd.	1,000 million yen	TBD (floating rate)	February 24, 2010	February 26, 2010	Secured Repayment in lump sum	February 28, 2013
The Kagawa Bank, Ltd.	1,000 million yen	TBD (floating rate)	February 24, 2010	February 26, 2010	Secured Repayment in installments (Note 3)	February 28, 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.

(Note 3) Another notice will be given once the method of repayment in installments is decided.

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.

Please refer to Reference Material (1) for the status of dispersion of repayment deadlines after drawdown of the loans, and the changes in the balance of interest-bearing liabilities and ratio of interest-bearing liabilities.

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

Please refer to Reference Material (2) 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.

4. Other Matters Required for Investors to Appropriately Understand / Exercise Discretion Over the Abovementioned Information

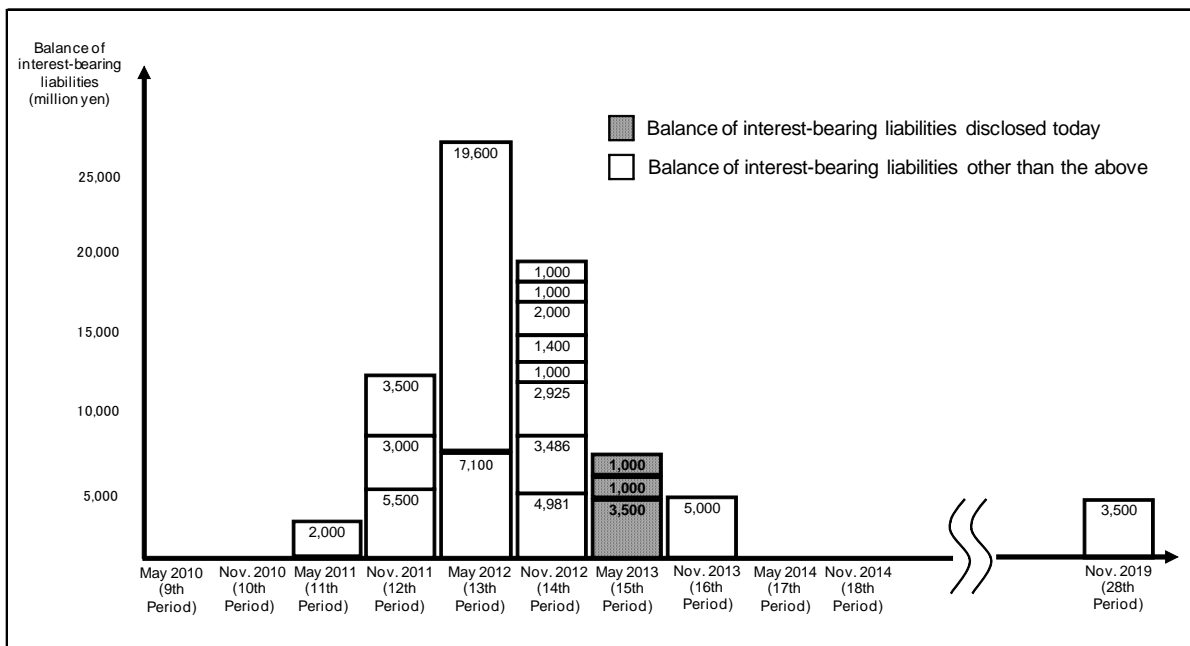
Concerning the risks involved with repayment, etc. of the loans, there is no change in the content presented in “Part 1: Fund Information; Section 1: Fund Status; 3. Investment Risks” of the Periodic Securities Report (*Yuka Shoken Hokokusho*) submitted on August 27, 2009.

- End -

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[Reference Material (1)]

Status of Dispersion of Repayment Deadlines after Drawdown of the Loans (As of February 26, 2010)*

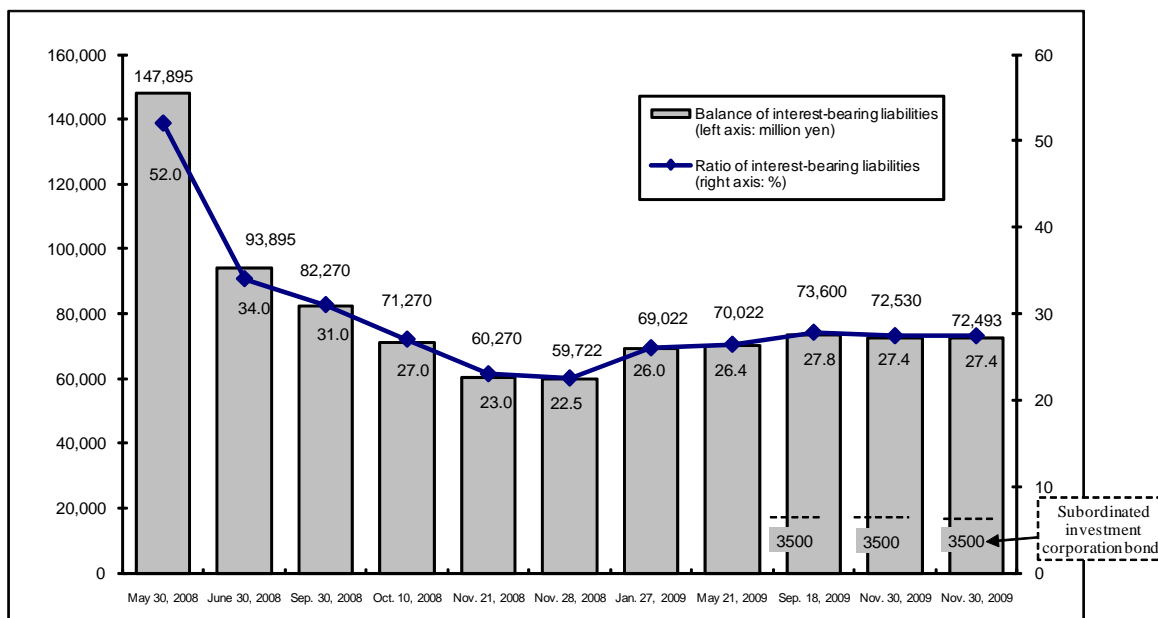


* For each date of the settlement of accounts (every six months), the balance of interest-bearing liabilities that are to become due for repayment are shown broken down by agreement.

* The total balance of loans as of February 26, 2010 have been recorded for each period. As such, loans which are repaid in installments and which are redeemed before maturity have not been allocated by period.

* Figures have been rounded off to the nearest million yen.

Changes in Balance of Interest-Bearing Liabilities and Ratio of Interest-Bearing Liabilities*



* The ratio of interest-bearing liabilities (LTV ratio) is the amount of interest-bearing liabilities as a percentage of the amount of total assets calculated based on acquisition prices.

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[Reference Material (2)]

Balance of Interest-Bearing Liabilities after Drawdown of the Loans and
Repayment of the Existing Loan (as of February 26, 2009)

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/Decrease
Short-term loans (loan period: 1 year or less)	0	0	0
Long-term loans (loan period: over 1 year) (*)	68,993	68,993	0
Total loans	68,993	68,993	0
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	72,493	72,493	0

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

The figures for Before drawdown and repayment represent figures after the payment in installments of loans repaid on February 26, 2010.

Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities (as of February 26, 2009)

(Unit: million yen)

	Aggregate amount	Ratio (aggregate amount as a percentage of the interest-bearing liabilities amount)
Floating-rate interest-bearing liabilities (*)	41,600	57.38%
Fixed-rate interest-bearing liabilities	30,893	42.62%

*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 9.79%. 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 52.40%.

* 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/>

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