

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.

March 22, 2011

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
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Notice concerning Borrowing of Fund

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided to borrow funds from Sumitomo Mitsui Banking Corporation and Risona Bank, Limited. announced “Notice concerning Change of Borrowings” dated March 15, 2011 as outlined below.

1. Reason for Borrowing

The funds are being borrowed as follows to provide for the portion of amount to achieve Daiwa Kayabacho Building announced “Notice concerning Acquisition of Assets (Execution of Agreement)” dated March 3, 2011.

2. Borrowing Details

Scheduled Lenders (Note 1)	Loan Amount	Interest Rate (Note 2)	Scheduled Agreement Date	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Baking Corporation	2,000 million yen	TBD (floating rate)	March 23, 2011	March 25, 2011	Unsecured Repayment in lump sum	March 25, 2014
Risona Bank, Limited.	2,000 million yen	TBD (floating rate)	March 23, 2011	March 25, 2011	Unsecured Repayment in lump sum	March 18, 2014

(Note 1) The term loan agreement with the lender has not been executed as of this date and thus lenders are shown as scheduled lenders.

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

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.

4. 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 as of February 24, 2011 with respect to the risks involved in repayment etc.

- End -

Note: This press release was prepared as a public announcement regarding borrowing of fund 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 March 25 2011)

(Unit: million yen)

	Before drawdown and repayment (**)	After drawdown and repayment	Increase/Decrease
Short-term loans (loan period: 1 year or less)	19,358.75	19,358.75	0
Long-term loans (loan period: over 1 year) (*)	54,875.625	58,875.625	+ 4,000
Total loans	74,234.375	78,234.375	+ 4,000
Investment corporation bonds	5,000	5,000	0
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	82,734.375	86,734.375	+4,000

* 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.

** The loan of 2.0 billion yen from Risona Bank announced “Notice concerning Determination of Interest Rate” dated March 16, 2011 is included in before drawdown and repayment.

Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities (as of March 25, 2011)

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities (*)	53,085	61.20%
Fixed-rate interest-bearing liabilities	33,649.375	38.80%

*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 8.18%. 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 46.98%.

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