

January 28, 2013

REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Nobuaki Omura, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.
Representative: Akira Yamanouchi, President and Representative Director
Inquiries to: Yuji Shinotsuka, Vice President and Representative Director
(Tel: +81-3-6215-9649)

Notice concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided today to borrow a total of 7,500 million yen (the “borrowings”) as outlined below.

1. Borrowing Details

<Long Term Loan>

Scheduled Lender (Note 3)	Loan Amount (million yen)	Interest Rate	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Banking Corporation	2,000	1 month Japanese Yen TIBOR(*) + 0.43% (Note 2)	2013/2/1	Unsecured Repayment in lump sum	2020/2/28
Sumitomo Mitsui Trust Bank, Limited	1,500	1 month Japanese Yen TIBOR(*) + 0.43% (Note 2)	2013/2/1	Unsecured Repayment in lump sum	2020/2/28
Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	TBD (Note1) (Fixed Rate)	2013/2/1	Unsecured Repayment in lump sum	2017/11/30
The Yamaguchi Bank, Ltd.	500	TBD (Note1) (Fixed Rate)	2013/2/1	Unsecured Repayment in lump sum	2017/11/30
The Higashi-Nippon Bank, Limited	500	1 month Japanese Yen TIBOR(*) + 0.35% (Note 2)	2013/2/1	Unsecured Repayment in lump sum	2018/2/28
Resona Bank Limited	2,000	1 month Japanese Yen TIBOR(*) + 0.43% (Note 2)	2013/3/1	Unsecured Repayment in lump sum	2020/2/28

(Note1) We will announce the interest rate as soon as it is decided.

(Note2) Interest payment shall be paid at the end of every month (If any such date is not a business day, the immediately following business day, and if such date falls within the next month, the immediately last business day) and the repayment date. Interest Rate is calculated based on 1 month Japanese Yen TIBOR which Japanese Bankers Association (“JBA”) announces two business days prior to the first day of the applicable period.

(Note3) The contract of this borrowing is not yet closed as of today.

(*) Please refer to Japanese Yen TIBOR from the website of JBA. (<http://www.zenginkyo.or.jp/en/tibor/>)

2. Reason for Borrowing of Fund

The Investment Corporation will borrow the loans of 7,500 million yen in total to provide for the acquisition of the new properties released “Notice concerning Acquisition of Asset (Honshu Meieki Building & Kamiooka Eye Mark Building)” on December 26, 2012.

The Investment Corporation will borrow the loan of 5,500 million yen on February 1, 2013 to provide for

Note: This press release was prepared as a public announcement regarding borrowing of funds and was not prepared with the aim of soliciting investments.
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the acquisition of Honshu Meieki Building and the loan of 2,000 million yen on March 1, 2013 to provide for the acquisition of Kamiooka Eye Mark Building.

3. Date of contracts

The loan (scheduled Drawdown Date: February 1, 2013): January 30, 2013

The loan (scheduled Drawdown Date: March 1, 2013): February 27, 2013

4. 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.

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

- End -

[Reference Material]
(1) Balance of Interest-Bearing Liabilities after Drawdown of the Loans and Repayment of the Existing Loan

As of February 1, 2013

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/Decrease
Short-term loans (loan period: 1 year or less)	21,981.25	21,981.25	0.00
Long-term loans* (loan period: over 1 year)	85,600.00	91,100.00	+5,500.00
Total loans	107,581.25	113,081.25	+5,500.00
Investment corporation bonds	5,000.00	5,000.00	0.00
Subordinated investment corporation bonds	3,500.00	3,500.00	0.00
Total interest-bearing liabilities	116,081.25	121,581.25	+5,500.00

* Of the long-term loans, the amounts to be repaid in 1 year or less are listed in the short-term loans.

As of March 1, 2013

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/Decrease
Short-term loans (loan period: 1 year or less)	21,981.25	21,981.25	0.00
Long-term loans* (loan period: over 1 year)	91,100.00	93,100.00	+2,000.00
Total loans	113,081.25	115,081.25	+2,000.00
Investment corporation bonds	5,000.00	5,000.00	0.00
Subordinated investment corporation bonds	3,500.00	3,500.00	0.00
Total interest-bearing liabilities	121,581.25	123,581.25	+2,000.00

* Of the long-term loans, the amounts to be repaid in 1 year or less are listed in the short-term loans.

* The loans due on February 28, 2013 are listed as the borrowings amount as of January 28, 2013.

(2) Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities

As of February 1, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	19,481.25	16.0%
Fixed-rate interest-bearing liabilities	102,100.00	84.0%

* Fixed-rate interest-bearing liabilities include debts changed from floating-rate to fixed-rate through swap transactions.

As of March 1, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	21,481.25	17.4%
Fixed-rate interest-bearing liabilities	102,100.00	82.6%

* Fixed-rate interest-bearing liabilities include debts changed from floating-rate to fixed-rate through swap transactions.

* The loans due on February 28, 2013 are listed as the borrowings amount as of January 28, 2013.