

September 7, 2012

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

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## Notice concerning Borrowing of Funds

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") decided today to borrow a total of 13,900 million yen (the "borrowings") as outlined below.

### 1. Borrowing Details

#### <Long Term Loan>

Scheduled Lender	Loan Amount (million yen)	Interest Rate	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	3,400	1 month TIBOR + 0.35% (Note2)	September 18, 2012	Unsecured Repayment in lump sum	February 28, 2018
	1,950	1 month TIBOR + 0.35% (Note2)	November 30, 2012		
Development Bank of Japan Inc.	2,550	TBD (Note1) (Fixed Rate)	September 18, 2012	Unsecured Repayment in lump sum	August 31, 2017
Sumitomo Mitsui Banking Corporation	1,500	1 month TIBOR + 0.40% (Note2)			
Mizuho Corporate Bank, Ltd.	1,000	1 month TIBOR + 0.40% (Note2)			
The Hiroshima Bank, Ltd.	1,000	3 month TIBOR + 0.40% (Note3)			
Sumitomo Mitsui Banking Corporation The Musashino Bank, Ltd. (Note4)	1,500	3 month TIBOR + 0.30% (Note3)	September 18, 2012	Unsecured Repayment in lump sum	August 31, 2015
The 77 Bank, Ltd.	1,000	3 month TIBOR + 0.30% (Note3)			

(Note1) The Investment Corporation will announce as soon as the interest rate is decided.

(Note2) Interest payment shall be paid at the end of every month (on the last business day of the end of each month if interest payment date is not 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 between applicable period.

(Note3) Interest payment shall be paid at the end of February, May, August and November (on the last business day of the end of each month if interest payment date is not business day) and the repayment date. Interest Rate is calculated based on 3 month Japanese Yen TIBOR which Japanese Bankers Association ("JBA") announces two business days prior to the first day between applicable period.

(Note4) The loan borrowed from Sumitomo Mitsui Banking Corporation and the Musashino Bank, Ltd. is the syndicated loan arranged by Sumitomo Mitsui Banking Corporation and Daiwa Securities Co.Ltd.. The Investment Corporation will borrow 500 million yen from Sumitomo Mitsui Banking Corporation and 1,000 million yen from the Musashino Bank, Ltd.

(\*) 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 11,950 million yen to provide for the acquisition of the new property and the repayment of 11,843.75 million yen borrowed on September 18, 2009. The Investment Corporation will provide cash and deposits (including 1,000 million yen borrowed from the Shizuoka Bank, Ltd. on August 31, 2012) for the short amount of the repayment. And the Investment Corporation will borrow the loan of 1,950 million yen to provide for the repayment of 1,962.5 million yen borrowed on November 30, 2009. The Investment Corporation will provide cash and deposits for the short amount of the repayment. For more information concerning the acquisition of the new property, please refer to the press release “Notice concerning Acquisition of Asset (West Park Osaki)” announced today.

## 3. Date of contracts

September 13, 2012

## 4. Repayment of Loans

(1) Repayments at maturity on September 18, 2012

Lender	Interest Rate	Repayment Date	Repayment Amount
Sumitomo Mitsui Banking Corporation	1.81069%	September 18, 2012	4,887.50 million yen
Sumitomo Mitsui Trust Bank, Limited	1.81069%	September 18, 2012	3,421.25 million yen
Development Bank of Japan Inc.	1.54%	September 18, 2012	2,550.00 million yen
The 77 Bank, Ltd.	1.81069%	September 18, 2012	985.00 million yen
Total	—	—	11,843.75 million yen

(2) Repayments at maturity on November 30, 2012

Lender	Interest Rate	Repayment Date	Repayment Amount
Sumitomo Mitsui Trust Bank, Limited	1.78809%	November 30, 2012	1,962.50 million yen
Total	—	—	1,962.50 million yen

## 5. 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.

## 6. 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 -

Note: This press release was prepared as a public announcement regarding borrowing of funds and was not prepared with the aim of soliciting investments.

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

 (a) As of September 18, 2012 (Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	34,250.00	22,406.25	▲ 11,843.75
Long-term loans* (loan period: over 1 year)	69,600.00	81,550.00	+11,950.00
Total loans	103,850.00	103,956.25	+106.25
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	112,350.00	112,456.25	+106.25

 (b) As of November 30, 2012 (Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	26,906.25	24,943.75	▲ 1,962.50
Long-term loans* (loan period: over 1 year)	77,050.00	79,000.00	+1,950.00
Total loans	103,956.25	103,943.75	▲ 12.50
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	112,456.25	112,443.75	▲ 12.50

\* 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.

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

 (a) As of September 18, 2012 (Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	27,862.50	24.8%
Fixed-rate interest-bearing liabilities	84,593.75	75.2%

 (b) As of November 30, 2012 (Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	29,812.50	26.5%
Fixed-rate interest-bearing liabilities	82,631.25	73.5%

\* Fixed-rate interest-bearing liabilities are included in the debts changed from floating-rate to fixed-rate through swap transactions.

**Lender List after Drawdown of the Loans and Repayment of the Existing Loan  
(as of September 18, 2012)**

(Unit: million yen)

Lender	Total Outstanding Amount	Borrowings	Rate
Sumitomo Mitsui Banking Corporation	21,500.00	▲2,887.50	20.7%
Development Bank of Japan Inc.	13,750.00		13.2%
Sumitomo Mitsui Trust Bank Limited (*)	13,362.50	▲21.30	12.9%
Shinsei Bank, Ltd.	8,000.00		7.7%
Mizuho Corporate Bank, Ltd.	7,900.00	+1,000.00	7.6%
Resona Bank Limited	7,000.00		6.7%
Kansai Urban Banking Co., Ltd.	5,000.00		4.8%
Aozora Bank, Ltd.	5,000.00		4.8%
Mizuho Trust and Banking Co., Ltd.	4,500.00		4.3%
Mitsubishi UFJ Trust and Banking Corporation	3,000.00		2.9%
The Bank of Fukuoka, Ltd.	3,000.00		2.9%
ORIX Bank Corporation	2,500.00		2.4%
The Shizuoka Bank, Ltd.	2,000.00		1.9%
The Gunma Bank, Ltd.	1,981.25		1.9%
The Hiroshima Bank, Ltd.	1,000.00	+1,000.00	1.0%
The 77 Bank, Ltd.	1,000.00	+15.00	1.0%
The Musashino Bank, Ltd.	1,000.00	+1,000.00	1.0%
The Kagawa Bank, Ltd.	981.25		0.9%
Taiyo Life Insurance Company	981.25		0.9%
The Bank of Yokohama, Ltd.	500.00		0.5%
<b>Sub- total (Loan)</b>	<b>103,956.25</b>	<b>+106.30</b>	<b>100.0%</b>
Subordinated Investment Corporate Bond	3,500.00		
Ordinary Investment Corporate Bond	5,000.00		
<b>Total</b>	<b>112,456.25</b>		

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