

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.

November 26, 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 Determination of Interest Rate

We hereby give notice that the interest rate corresponding to the applicable interest rate period for the following loans of Daiwa Office Investment Corporation has been determined.

1. Existing Loan (Floating-Rate Loan)

< Long-term loan 1 >

- (1) Lender: Aozora Bank, Ltd.
- (2) Interest rate: 2.530% (3-month TIBOR + 2.19%)
(from December 1, 2010 to February 28, 2011)
- (3) Loan balance: 19,600,000,000 yen
- (4) Drawdown date: May 19, 2009
- (5) Principal repayment date: May 21, 2012

< Long-term loan 2 >

- (1) Lender: Mizuho Bank, Ltd.
- (2) Interest rate: 1.340% (3-month TIBOR + 1.00%)
(from December 1, 2010 to February 28, 2011)
- (3) Loan balance: 3,500 million yen
- (4) Drawdown date: September 30, 2008
- (5) Principal repayment date: September 30, 2011

< Long-term loan 3 >

- (1) Lender: Shinsei Bank, Ltd.
- (2) Interest rate: 1.240% (3-month TIBOR + 0.90%)
(from November 30, 2010 to February 28, 2011)
- (3) Loan balance: 2,000 million yen
- (4) Drawdown date: September 2, 2010
- (5) Principal repayment date: July 31, 2013

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

< Long-term loan 4 >

- (1) Lender: The Bank of Fukuoka, Ltd.
- (2) Interest rate: 1.190% (3-month TIBOR + 0.85%)
(from November 30, 2010 to February 28, 2011)
- (3) Loan balance: 2,000 million yen
- (4) Drawdown date: September 30, 2010
- (5) Principal repayment date: September 30, 2013

< Long-term loan 5 >

- (1) Lender: ORIX Trust and Banking Corporation
- (2) Interest rate: 1.190% (3-month TIBOR + 0.85%)
(from November 30, 2010 to February 28, 2011)
- (3) Loan balance: 1,500 million yen
- (4) Drawdown date: September 30, 2010
- (6) Principal repayment date: September 30, 2013

- End -

- * 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 Daiwa Office Investment Corporation: <http://www.daiwa-office.co.jp>

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