

September 20, 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 10,900 million yen (the "borrowings") as below.

1. Borrowing Details /Reason for Borrowing of Funds

(1) Fund for acquisition of the property

The Investment Corporation will borrow the below loans to be used as part of the funds for the acquisition of the property released "Notice concerning Acquisition of Asset (Nisseki Shibuya Building)" on September 20, 2013.

<Long-term Loans>

Scheduled Lender (Note 1)	Loan Amount (million yen)	Interest Rate (basic applicable interest rate + spread)	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
Mizuho Bank, Ltd.	4,000	1 month Japanese Yen TIBOR(*) + 0.33% (Note 2)	2013/9/27	Unsecured Repayment in lump sum	2021/3/31
Sumitomo Mitsui Banking Corporation	1,400	1 month Japanese Yen TIBOR(*) + 0.33% (Note 2)	2013/9/27	Unsecured Repayment in lump sum	2021/3/31
Mitsubishi UFJ Trust and Banking Corporation	2,000	1 month Japanese Yen TIBOR(*) + 0.20% (Note 2)	2013/9/27	Unsecured Repayment in lump sum	2018/11/30

(Note 1) The contract of this borrowing has not been closed as of today.

(Note 2) Interest payments 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 of the month.) 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.

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

(2) Fund for repayment of the borrowings

The loans of 2,000 million yen from The Bank of Fukuoka, Ltd. and the loans of 1,500 million yen from the ORIX Bank Corporation will be provided for the repayment of 3,500 million yen borrowed in total from both of the banks due on September 30, 2013.

<Long-term Loans>

Scheduled Lender (Note 1)	Loan Amount (million yen)	Interest Rate (basic applicable interest rate + spread)	Scheduled Borrowing Date	Borrowing / Repayment Method	Repayment Date
The Bank of Fukuoka, Ltd.	2,000	1 month Japanese Yen TIBOR(*) + 0.20% (Note 2)	2013/9/30	Unsecured Repayment in lump sum	2019/3/31
ORIX Bank Corporation	1,500	TBD (Note 3) (Fixed Rate)	2013/9/30	Unsecured Repayment in lump sum	2019/2/28

(Note 1) The contract of this borrowing has not been closed as of today.

(Note 2) Interest payments 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 of the month.) 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.

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

(Note 3) The Investment Corporation will announce as soon as the interest rate is decided.

2. Date of signing contract

The loan (scheduled Borrowing Date: September 27, 2013): September 25, 2013

The loan (scheduled Borrowing Date: September 30, 2013): September 26, 2013

3. Repayment of Loan

Repayment for the maturity on September 30, 2013

Lender	Interest Rate	Repayment Date	Repayment Amount
The Bank of Fukuoka, Ltd.	3 month Japanese Yen TIBOR + 0.85%	September 30, 2013	2,000 million yen
ORIX Bank Corporation	3 month Japanese Yen TIBOR + 0.85%	September 30, 2013	1,500 million yen

4. Status of Interest-Bearing Liabilities after the Borrowings and Repayment of the Existing Loans

Please refer to “Reference” for the status of interest-bearing liabilities after the borrowings and repayment of the existing loans as of September 30, 2013.

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 26, 2013 with respect to the risks involved in repayment etc.

- End -

[Reference]
(1) Outstanding Balance of Interest-Bearing Liabilities after the Borrowings and Repayment of the Existing Loans

As of September 30, 2013

(Unit: million yen)

	Before loans and redemption	After loans and redemption	Increase/Decrease
Short-term loans (loan period: 1 year or less) (Note 1)	43,400	39,900	-3,500
Long-term loans (loan period: over 1 year)	95,400	106,300	+10,900
Total loans	138,800	146,200	+7,400
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	142,300	149,700	+7,400

(Note 1) The short-term loans include long-term loans to be repaid within 1 year.

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

As of September 30, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	58,400	39.0%
Fixed-rate interest-bearing liabilities*	91,300	61.0%

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

 * Website URL of the Investment Corporation: <http://www.daiwa-office.co.jp/en/>