

February 25, 2013

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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 4,500 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
Aozora Bank, Ltd.	2,000	1 month Japanese Yen TIBOR(*) + 0.43% (Note 1)	2013/2/28	Unsecured Repayment in lump sum	2020/2/28
Aozora Bank, Ltd.	1,500	1 month Japanese Yen TIBOR(*) + 0.25% (Note 1)	2013/2/28	Unsecured Repayment in lump sum	2016/8/31
The Kagawa Bank, Ltd.	1,000	3 month Japanese Yen TIBOR(*) + 0.40% (Note 2)	2013/2/28	Unsecured Repayment in lump sum	2019/2/28

(Note1) 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.

(Note2) Interest payment shall be paid at the end of February, May, August and November (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 3 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 4,500 million yen on February 28, 2013 to provide for the repayment of 4,481.25 million yen borrowed on February 26, 2010. The difference between the borrowing and the repayment amount from The Kagawa Bank, Ltd. will be provided for the purchase of Kamioka Eye Mark Building scheduled for acquisition on March 1, 2013.

### 3. Date of contracts

February 26, 2013

#### 4. Repayment of Loans

Repayments at maturity on February 28, 2013

Lender	Interest Rate	Repayment Date	Repayment Amount
Aozora Bank, Ltd.	6 month Japanese Yen TIBOR + 1.00%	February 28, 2013	3,500 million yen
The Kagawa Bank, Ltd.	6 month Japanese Yen TIBOR + 1.00%	February 28, 2013	981.25 million yen (Note 1)

(Note1) The figure is the final repayment amount after contractual repayment during the loan period. The initial loan amount was 1,000 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 February 22, 2013 with respect to the risks involved in repayment etc.

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#### [Reference Material]

##### (1) Balance of Interest-Bearing Liabilities after Drawdown of the Loans and Repayment of the Existing Loan

As of February 28, 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	17,500.00	▲4,481.25
Long-term loans* (loan period: over 1 year)	91,100.00	95,600.00	+4,500.00
Total loans	113,081.25	113,100.00	+18.75
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	121,600.00	+18.75

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

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

As of February 28, 2013

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities	19,500.00	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.

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