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May 29, 2012

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## **Notice Concerning Conclusion of Interest-Rate Swap Contract**

We hereby give notice that Daiwa Office Investment Corporation (the "Investment Corporation") agreed to enter into the interest-rate swap contracts (the "Contracts") regarding the following existing debt loans ( the total notional principal : 17,500 million yen) with the financial institutions who are the counterparties.

### **1. Reasons for Conclusions of Interest-Rate Swap Contracts**

The Investment Corporation can offset the risks of the future interest payments by converting the following existing loans (the "Loans") from floating-rate to fixed-rate.

### **2. Summary of Interest-Rate Swap Contracts**

Lender	Notional Principal (million yen)	Counterparty	Interest-Rate		Scheduled Start Date	Scheduled Termination Date
			Fixed Payment	Variable Receipt		
Sumitomo Mitsui Banking Corporation	13,500	Shinsei Bank ,Limited	0.34125%	3month yen TIBOR(*1)	2012/5/31	2014/7/8
Resona Bank, Limited	2,000	Shinsei Bank ,Limited	0.34125%	3month yen TIBOR(*2)	2012/5/31	2014/3/18
Resona Bank, Limited	2,000			3month yen TIBOR(*1)	2012/5/31	2014/3/18

(\*1) Interest payments are due on the last business day of February, May, August and November. The last payment of interest-rate is calculated based on 1 month yen TIBOR. Please refer to Japanese Bankers Association ("JBA") web-site (<http://www.zenginkyo.or.jp/en/tibor/rate>) for checking the variable receipt of 3 month yen TIBOR.

### **3. Fixed Interest-Rate after Concluding Interest-Rate Swap Contracts**

Lender	Amount (million yen)	Current Variable Interest-Rate	Fixed Interest- Rate	Borrowing Date	Repayment Date
Sumitomo Mitsui Banking Corporation	13,500	3month yen TIBOR+0.60%	0.94125%	2011/7/8	2014/7/8
Resona Bank, Limited	2,000	3month yen TIBOR+0.70%	1.04125%	2011/3/18	2014/3/18
Resona Bank, Limited	2,000	3month yen TIBOR+0.70%		2011/3/18	2014/3/18

### **4. Investment Status Outlook**

The impact regarding the Contracts on the accounts for the fiscal period ending May 2012 (13<sup>th</sup> Fiscal Period) and the fiscal period ending November 2012 (14<sup>th</sup> Fiscal Period) is limited. Thus, forecasts of the financial results on 13<sup>th</sup> Fiscal Period and 14<sup>th</sup> Fiscal Period have not been changed.

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Note: This press release was prepared as a public announcement regarding Conclusion of Interest-Rate Swap Contract and was not prepared with the aim of soliciting investments.
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