

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.

August 25, 2011

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

Asset Manager: Daiwa Real Estate Asset Management Co., Ltd.
Representative: Akira Yamanouchi, President and Representative Director
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Notice concerning Borrowing of Fund

We hereby give notice that Daiwa Office Investment Corporation (the “Investment Corporation”) decided to borrow funds as outlined below.

1. Reason for Borrowing

The fund is being borrowed to provide for the repayment amount of the existing loan.

2. Borrowing Details

Scheduled Lender	Loan Amount	Interest Rate	Scheduled Drawdown Date	Borrowing / Repayment Method	Repayment Date
Risona Bank, Limited	3,000 million yen	3month Japanese Yen TIBOR +0.50% (Note1)	August 31, 2011	Unsecured Repayment in lump sum	February 27, 2015

(Note 1) * Interest payment dates are last business day of February, May, August and November. Interest Rate is calculated based on 3 month Japanese Yen TIBOR which Japanese Bankers Association (“JBA”) releases two business days prior to interest payment date. The applicable interest rate from August 31, 2011 to November 30, 2011 is calculated based on 3 month Japanese Yen TIBOR which JBA is going to release on August 29, 2011. (<http://www.zenginkyo.or.jp/en/tibor/>)

3. Repayment of Existing loan (borrowed on August 29, 2008)

Lender	Repayment Amount	Repayment Date
Risona Bank, Limited	3,000 million yen	August 31, 2011

4. 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.

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 25, 2011 with respect to the risks involved in repayment etc.

- End -

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

[Reference Material]

Balance of Interest-Bearing Liabilities after Drawdown of the Loans and
Repayment of the Existing Loan (as of August 31, 2011)

(Unit: million yen)

	Before drawdown and repayment	After drawdown and repayment	Increase/ Decrease
Short-term loans (loan period: 1 year or less)	33,458.75	30,458.75	▲ 3,000
Long-term loans (loan period: over 1 year) (*)	69,750.00	72,750.00	+3,000
Total loans	103,208.75	103,208.75	0
Investment corporation bonds	5,000	5,000	0
Subordinated investment corporation bonds	3,500	3,500	0
Total interest-bearing liabilities	111,708.75	111,708.75	0

* 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.

Ratio of Floating-Rate and Fixed-Rate Interest-Bearing Liabilities (as of August 31, 2011)

(Unit: million yen)

	Aggregate amount of interest-bearing liabilities	Ratio
Floating-rate interest-bearing liabilities (*)	81,677.50	73.12%
Fixed-rate interest-bearing liabilities	30,031.25	26.88%

* Of the floating-rate interest-bearing liabilities, the interest rate has been capped for 7,100 million yen through the purchase of an interest rate cap. That portion as a percentage of the interest-bearing liabilities amount is 6.36%.

The aggregate amount of interest-bearing liabilities for fixed-rate loans and loans for which the interest rate has been capped through the purchase of an interest rate cap as a percentage of the interest-bearing liabilities amount is 33.24%.

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