

## 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.

May 27, 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 Determination of Interest Rate

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

#### <Existing Loan (Floating-Rate Loan) 1>

| Lender             | Outstanding<br>(¥ million) | Interest Rate  | Borrowing<br>Date | Repayment<br>Date |
|--------------------|----------------------------|--|-------------------|-------------------|
| Shinsei Bank, Ltd. | 7,100                      | 1.99563%<br>3-month JPY Libor + 1.80%<br>(2011/5/31 ~ 2011/8/31) | 2009/2/20         | 2012/2/24         |

#### <Existing Loan (Floating-Rate Loan) 2>

We have described the floating rate as the following "[Reference]", but we change the method of description as the following "Interest Rate" from this announcement.

| Lender                                 | Outstanding<br>(¥ million) | Interest Rate         | [Reference]<br>(description<br>before) | Borrowing<br>Date | Repayment<br>Date |
|--|----------------------------|-----------------------|--|-------------------|-------------------|
| Mizuho Bank, Ltd.                      | 3,500                      | 3-month TIBOR + 1.00% | 1.340%                                 | 2008/9/30         | 2011/9/30         |
| Aozora Bank, Ltd.                      | 19,600                     | 3-month TIBOR+2.19%   | 2.530%                                 | 2009/5/19         | 2012/5/21         |
| Shinsei Bank, Ltd.                     | 2,000                      | 3-month TIBOR+0.90%   | 1.240%                                 | 2010/9/2          | 2013/7/31         |
| The Bank of Fukuoka,<br>Ltd.           | 2,000                      | 3-month TIBOR+0.85%   | 1.190%                                 | 2010/9/30         | 2013/9/30         |
| ORIX Trust and Banking<br>Corporation  | 1,500                      | 3-month TIBOR+0.85%   | 1.190%                                 | 2010/9/30         | 2013/9/30         |
| Risona Bank, Limited                   | 2,000                      | 3-month TIBOR+0.70%   | 1.040%                                 | 2011/3/18         | 2014/3/18         |
| Sumitomo Mitsui<br>Banking Corporation | 2,000                      | 3-month TIBOR+0.60%   | 0.940%                                 | 2011/3/25         | 2014/3/25         |
| Risona Bank, Limited                   | 2,000                      | 3-month TIBOR+0.70%   | 1.040%                                 | 2011/3/25         | 2014/3/18         |

(Note): Interest payments shall be paid at the end of February, May, August and November (on the last business day of the end of each month if interest payment date is not business day) and the repayment date.

Interest Rate is calculated based on 3-month Japanese Yen TIBOR which Japanese Bankers Association ("JBA") releases two business days before interest payment date.

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

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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.