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July 19, 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 Acquisition of Asset (Akasaka Business Place)

We hereby announce that today Daiwa Office Investment Corporation (the “Investment Corporation”) determined to acquire a trust beneficial interest in real estate (the “Acquisition”) as follows.

1. Summary of Asset to be Acquired

Type of Assets	Trust beneficial interest in real estate
Property Name	Akasaka Business Place (the “Property”)
Location	2-14-5 Akasaka Minato-ku, Tokyo
Acquisition Price	9,200 million yen (Excluding acquisition costs, consumption tax, etc.)
Date of Execution of Purchase Agreement	July 19, 2013
Date of Delivery (scheduled)	August 9, 2013
Seller	Hakuba Capital 1 TMK
Funding for Acquisition	Loans announced today (Note 1) and loans to be announced or cash in hand
Payment Method	Lump-sum payment at the time of delivery
Intermediary	Not applicable

(Note 1) Please refer to the press release “Notice Concerning Borrowing of Funds” announced today.

2. Reason for Acquisition

We believe that the Property is appropriate to the basic policy for the asset management set forth in the Articles of Incorporation of the Investment Corporation and the management policy of the Investment Corporation. We decided to acquire the Property because we appreciate the rarity and profitability of the Property.

(1) Location of the Property:

The Property is located within about a 2-minute walk from the “Akasaka Station” on Tokyo Metro Chiyoda Line. “Akasakamitsuke Station” on Tokyo Metro Marunouchi / Ginza Lines and “Tameikesanno Station” on Tokyo Metro Ginza / Nanboku Lines are also accessible. By such multiple accessibility, the location is convenient to access key business and commercial districts of the Tokyo metropolitan area.

The Property is situated in the Akasaka area which is constituted around “Aoyama Dori”, “Sotobori Dori” and “Roppongi Dori”. These main roads are lined with medium-scale buildings occupied with

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both domestic companies and foreign capital companies in quantity. On the back side of the main streets, service-related tenants such as restaurants, cafes, etc., are densely packed making the area one of the largest downtown in the Tokyo metropolitan area.

Around the Property, television stations, major advertising agency, IT and media related industries are located, that creates high integration of such related companies including the Property. Therefore, we expect various demands of new leases mainly from media industries which enable stable operation after acquisition.

In the area and its surrounding, large-scale building has been completed recently and large-scale development plans such as “Akasaka 1-Chome Redevelopment Project” and other redevelopment plans are actively in progress.

(2) Building Facilities:

The Property is provided with 7 stories above ground and 2 below, the total floor area of 13,554.49 m² (4,100.23 tsubo), multiple partition design within one floor enables flexible layouts ranging from 44 to 203 tsubo in size, 2,685mm of ceiling height for a standard floor (including OA floor) with sufficient specs like combined central and partly individual air-conditioning. Also the curved figure created by a warmth texture-like fabric has a high-profile appearance and the open-plan entrance can be assumed to attract creative and visitor-oriented industries.

3. Details of the Property to be Acquired

Property Name	Akasaka Business Place
Type of Specified Assets	Trust beneficial interest in real estate
Trustee (scheduled)	Sumitomo Mitsui Trust and Banking Ltd.
Trust Period	From August 9, 2013 to August 8, 2023
Location (Lot Number)	2-1444-1 / 1447-7 Akasaka Minato-ku, Tokyo
Use	Office, Store, Parking lot
Ownership Form	(i) Land: Ownership (ii) Building: Ownership
Site Area	2,521.95 m ² (officially registered)
Total Floor Area	13,554.49 m ² (officially registered) (Note 1)
Structure	Steel, Reinforced concrete construction with 7stories above ground and 2 below (Description in the register book)
Construction Date	September 13, 1990
Building Engineer	Edward Suzuki Associates Inc.
Constructor	Hazama Ando Corporation
Structural-design Engineer	Edward Suzuki Associates Inc.
Floor Height/Ceiling Height	3,800 mm (for standard floor) / 2,685mm (for standard floor)
Air-conditioning System/OA Laying	Combined central and partly individual air-conditioning / OA-capable floor
Building Inspection Agency	Tokyo Prefecture
Engineering Due Diligence Company	TOKIO MARINE & NICHIDO RISK CONSULTING Co., Ltd.
Soil Contamination Risk Survey Company	Earth-Appraisal Co., Ltd.

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Probable Maximum Loss Level (Assessor)	9.81% (Sompo Japan Nipponkoa Risk Management Inc.)	
Acquisition Price	9,200 million yen (excluding acquisition costs and consumption tax, etc.)	
Appraisal Value (Appraisal Date)	10,200 million yen (as of June 30, 2013)	
Appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD	
Collateral	None	
Summary of Tenants		
Total Number of Tenants	12 (As of scheduled delivery date)	
Rent Revenue	Not disclosed (Note 2)	
Security Deposit and Guaranty	Not disclosed (Note 2)	
Total Leased Floor Space	7,825.35 m ² (estimated as of the scheduled delivery date) (Note 3)	
Total Leasable Floor Space	8,770.74 m ² (Note 3)	
Trend in occupancy rates the last 5 years (Note 2)	December 31, 2009	80.4%
	December 31, 2010	80.9%
	December 31, 2011	85.5%
	December 31, 2012	92.9%
	Scheduled delivery date	89.2%
Expected NOI (NOI Yield)	438 million yen (4.8%) (Note 4)	
Other Relevant Information	<p>A parking space which violates the “Tokyo Construction Safety Ordinance” was provided as a part of the basement parking area. The property is scheduled to be delivered after confirming the rectification such as clearance under the Seller’s responsibility and expense by the Investment Corporation.</p> <p>There are items to be rectified for the non-utility electrical facility upon periodical inspection. These items are scheduled to be rectified under the Seller’s expense.</p> <p>The roads on the southeast of this Property land are defined by second clause of Article 42 of the Building Standards Act and part of the road being put to the use of this land is 97.24 m².</p> <p>The Property has made an extension after completion but the extended part has not been registered at this moment.</p>	

(Note1) The Property has made an extension after completion but the extended part has not been registered at this moment, thus the total floor area does not include such part.

(Note2) The figure is not disclosed by the related persons’ request.

(Note3) The above-mentioned figures are based on the data from the Seller

(Note4) The above-mentioned figures are the expected annual amounts based on leasing agreements as of the scheduled delivery date and taking into account of taxes imposed, and calculated on the assumption that the expected occupancy rate is 95.0%. (These figures are not official forecasts.)

4. Details of the Seller

(1) Company Name	Hakuba Capital 1 TMK
(2) Location	1-6-1 Roppongi Mlnato-ku, Tokyo

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(3) Title and Name of Representative	Director / Takeshi Nakamura
(4) Description of Business	1. Business pertaining to specified asset securitization 2. All other business incidental to the business pertaining to specified asset securitization stated above
(5) Amount of Capital	300,100,000 yen
(6) Date of Incorporation	March 19, 2010
(7) Relationship with the Investment Corporation/Asset Manager	
Capital Relationship	There is no capital relationship required to be stated between the Investment Corporation/Asset Manager and the Intermediary. Also, the affiliated parties and the affiliated companies of the Seller do not fall under the Capital Relationship of the Investment Corporation/Asset Manager.
Personnel Relationship	There is no personnel relationship required to be stated between the Investment Corporation/Asset Manager and the Intermediary. Also, the affiliated parties and the affiliated companies of the Seller do not fall under the Personnel Relationship of the Investment Corporation/Asset Manager.
Business Relationship	There is no business relationship required to be stated between the Investment Corporation/Asset Manager and the Intermediary. Also, the affiliated parties and the affiliated companies of the Seller do not fall under the Business Relationship of the Investment Corporation/Asset Manager.
Status of Classification as Related Party	The Seller does not fall under the Related Party of the Investment Corporation/Asset Manager. Also, the affiliated parties and the affiliated companies of the Intermediary do not fall under the Related Persons of the Investment Corporation/Asset Manager.

5. Status of Owners etc. of Properties

The acquisition of the trust beneficial interest is not an acquisition from any persons having a special interest in the Investment Corporation or the Asset Manager.

6. Status of Intermediary

Not applicable.

7. Acquisition Schedule

Date of Determination of the Acquisition	July 19, 2013
Date of Execution of Purchase Agreement	July 19, 2013
Scheduled Payment Date	August 9, 2013
Scheduled Delivery Date	August 9, 2013

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8. Future Prospects

Please refer to the “REIT Financial Report for the Fiscal Period ending May 2013, body text; 2. Management Policy and Management Status, 2.2 Management Status, (2) Outlook for the Next Fiscal Period, D. Outlook for Management Status” announced separately today for the forecast results on the fiscal period ending November 2013 (16th Fiscal Period) and the fiscal period ending May 2014 (17th Fiscal Period).

- End -

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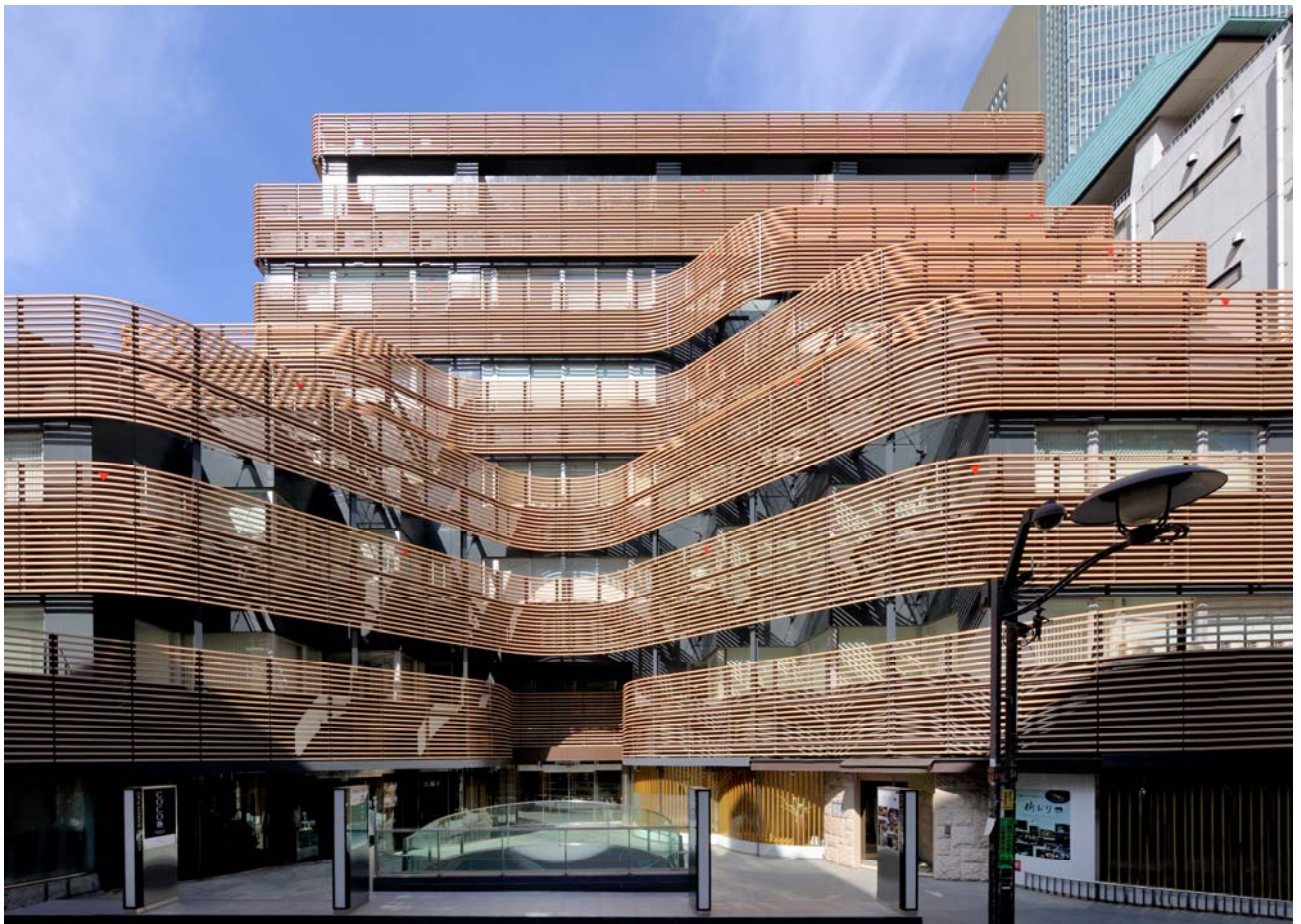
【Reference Material 1】 Summary of Appraisal Report

Appraiser	DAIWA REAL ESTATE APPRAISAL CO., LTD
Appraisal Date	June 30, 2013
Appraised Value	10,200 million yen

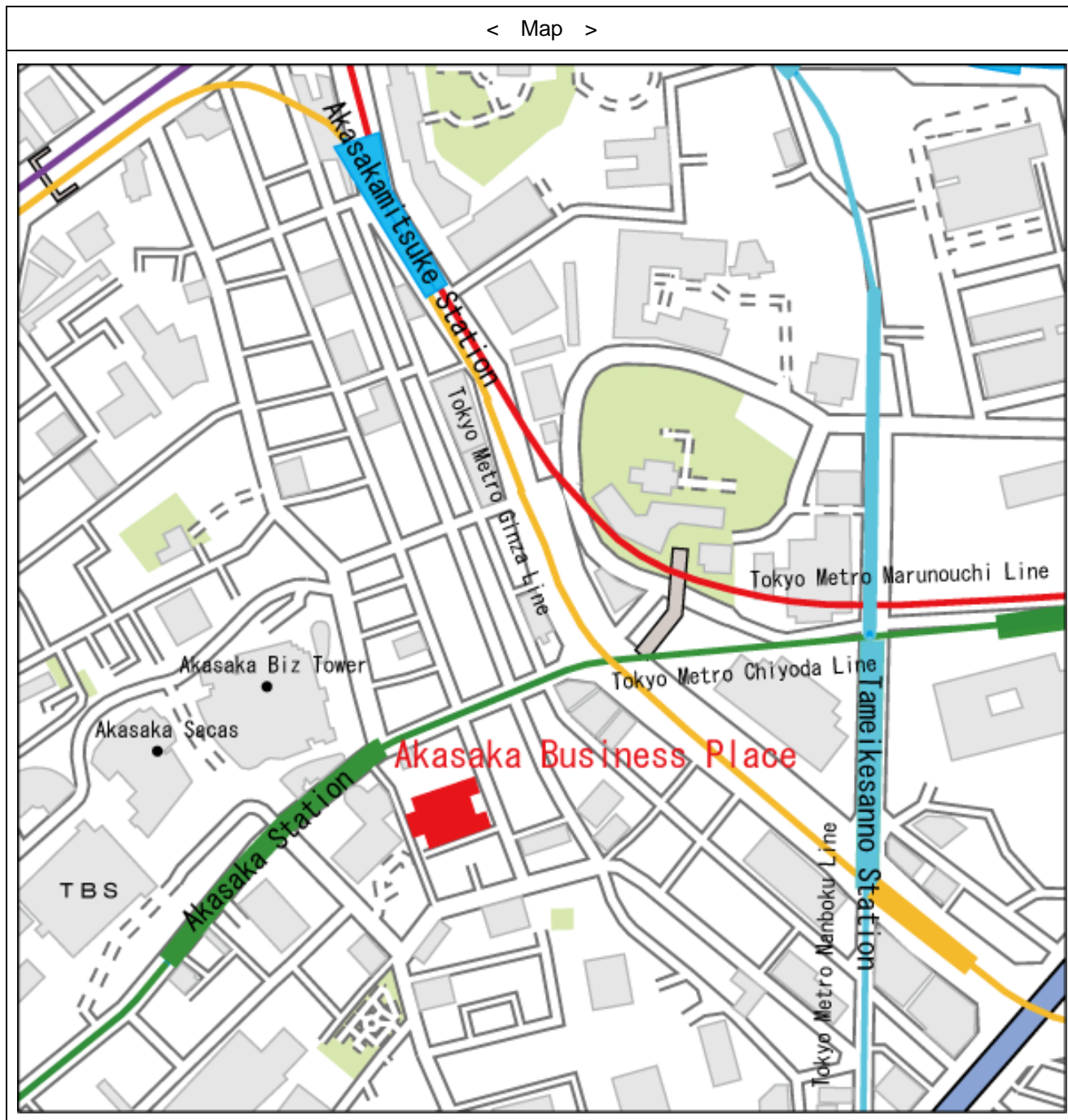
Items	(million yen) (Note 1)
Income Approach Value	10,200
Direct Capitalization Value	10,400
(1) Operating Revenue (a-b)	700
a. Potential Annual Rent Revenue	736
b. Amount of Loss due to Vacancy	35
(2) Operating Expenses (c+d+e+f)	229
c. Maintenance and Operation Cost (including cost of management, utility and PM fee)	155
d. Taxes and Public Charges	65
e. Non-life Insurance Premium	0
f. Other Expenses	7
(3) Net Operating Revenue	471
(4) Profit from deposits/guarantees, etc.	9
(5) Capital Expenditures	34
(6) Net Revenue ((3)+(4)-(5))	446
Capitalization Rate	4.3%
Discounted Cash Flow Value	10,100
Discount Rate	4.1%
Terminal Capitalization Rate	4.5%
Integrated Value by Using Cost Method	11,100
Ratio of Land	86.6%
Ratio of Building	13.4%

(Note 1) The above revenue and expenses are based on the appraisal report and is not the revenue and expenses forecasted by the Investment Corporation or the Asset Manager.

< External View >



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Region	Name of Property	Date of (Scheduled) Acquisition	Acquisition Price (million yen)	Investment Ratio (Note 4)
Five Central Wards of Tokyo (Note 1)	Daiwa Ginza	Oct 21, 2005	14,100	4.1%
	Daiwa Ginza Annex	Oct 21, 2005	3,050	0.9%
	Daiwa Shibaura	Oct 21, 2005	8,265	2.4%
	Daiwa Minami-Aoyama	Oct 21, 2005	4,550	1.3%
	Daiwa Sarugakucho	Oct 21, 2005/ Mar 30, 2012	3,190	0.9%
	Daiwa A Hamamatsucho	Oct 21, 2005	2,865	0.8%
	Daiwa Jingumae	Oct 21, 2005	2,800	0.8%
	Daiwa Shibadaimon	Oct 21, 2005	2,578	0.7%
	Daiwa Misakicho	Oct 21, 2005	2,346	0.7%
	Daiwa Shimbashi 510	Oct 21, 2005	2,080	0.6%
	Daiwa Tsukijiekimae	Jan 27, 2006	1,560	0.5%
	Daiwa Tsukiji	Jan 27, 2006	1,240	0.4%
	Daiwa Tsukiji 616	Mar 24, 2006	2,440	0.7%
	Daiwa Tsukishima	Mar 24, 2006	7,840	2.3%
	Nihombashi MS Bldg.	May 1, 2006	2,520	0.7%
	Daiwa Azabudai	May 1, 2006	1,600	0.5%
	Daiwa Shibuya SS	May 1, 2006	3,930	1.1%
	Daiwa Nihombashi Honcho	Jul 31, 2006	7,420	2.1%
	Daiwa Ginza 1-chome	Jul 31, 2006	4,620	1.3%
	Daiwa Kyobashi	Jul 31, 2006	3,460	1.0%
	Sunline Building No. 7	Oct 6, 2006/ Mar 29/ May 29, 2013	2,910	0.8%
	Daiwa Onarimon	Dec 1, 2006	13,860	4.0%
	Shinjuku Maynds Tower	Jul 13/ Nov 26, 2007	133,800	38.7%
	SHIBUYA EDGE	Jul 13, 2007	5,900	1.7%
	Daiwa Kodenmacho	Aug 31, 2007	2,460	0.7%
	Daiwa Jimbocho	Mar 10, 2010	4,150	1.2%
	Daiwa Nishi-Shimbashi	Aug 13, 2010	5,000	1.4%
	Daiwa Kudan	Sep 2, 2010	4,000	1.2%
	Daiwa Kayabacho Building	Mar 25, 2011	5,600	1.6%
	Jimbocho Place	Mar 29, 2011	3,550	1.0%
	E SPACE TOWER	Jul 8, 2011	24,000	6.9%
	Nihonbashi Hongokucho Tosei Building	May 11, 2012	1,721	0.5%
	shinyon curumu	Dec 3, 2012/ Apr 12, 2013	9,650	2.8%
	Tousen Dogenzaka Daini Building	Jul 3, 2013	4,500	1.3%
	Akasaka Business Place	August 9, 2013 (scheduled)	9,200	2.7%
Total Number of Properties located in Five Central Wards of Tokyo: 35			312,755	90.4%

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Greater Tokyo (Note 2)	Daiwa Kinshicho	Oct 21, 2005	3,653	1.1%
	Daiwa Higashi-Ikebukuro	Oct 21, 2005	2,958	0.9%
	Benex S-3	May 1, 2006	4,950	1.4%
	Daiwa Shinagawa North	Jul 13, 2007	7,710	2.2%
	West Park Osaki	Sep 18, 2012	1,650	0.5%
	Kamiooka Eye Mark Building	Mar 1, 2013	2,000	0.6%
Total Number of Properties located in Greater Tokyo: 6			22,921	6.6%
Regional Major Cities (Note 3)	Daiwa Minami-Senba	Aug 31, 2007	4,810	1.4%
	Honshu Meieki Building	Feb 1, 2013	5,300	1.5%
Total Number of Properties located in Regional Major Cities: 2			10,110	2.9%
Total Number of Properties: 43			345,786	100.0%

(Note 1) "Five Central Wards of Tokyo" means Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku and Shibuya-ku.

(Note 2) "Greater Tokyo" means Tokyo excluding the Five Central Wards of Tokyo, Kanagawa, Chiba and Saitama Prefectures.

(Note 3) "Regional Major Cities" means Osaka area (i.e., Osaka, Kyoto and Hyogo Prefectures), Nagoya area (Aichi, Mie and Gifu Prefectures), ordinance-designated cities and core cities under Local Autonomy Act.

(Note 4) Figures in the "Investment Ratio" columns represent the percentage of the (scheduled) acquisition price of each property to the aggregate amount of the (scheduled) acquisition price, and are rounded to the nearest first decimal place. Please note that adding up of the investment ratio of the properties may not exactly match the investment ratio for each investment regions or for the overall portfolio.

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

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