

August 16, 2010

Daiwa Securities Group Inc.

Daiwa PI Partners Co. Ltd.

Attention

This is an unofficial translation of an excerpt of the press release issued on August 16, 2010, by Daiwa Securities Group Inc. and Daiwa PI Partners Co. Ltd. The original press release is in Japanese.

**Notice Regarding Daiwa PI Partners Co. Ltd. purchase of the investment units of
DA Office Investment Corporation**

On August 16, 2010, Daiwa PI Partners Co. Ltd. ("Daiwa PIP"), a consolidated subsidiary of Daiwa Securities Group Inc. ("DSGI"), reached an agreement with K.K. Columbus ("Columbus") whereby Daiwa PIP will purchase 60,000 investment units (15.16% of the total issued and outstanding investment units, the "Units") issued by DA Office Investment Corporation ("DAO") from Columbus (the "Transaction"), and Daiwa PIP executed a sales and purchase agreement with Columbus that sets forth terms and conditions for the Transaction.

1. Reasons for the Transaction

On July 1, 2009, DSGI, endorsing DAO's management policy whereby DAO mainly invests in office buildings primarily located in the five central wards of Tokyo and other Tokyo metropolitan areas, subscribed for and acquired investment units newly issued by DAO and allocated to DSGI by way of a third party allocation, and acquired all of the issued and outstanding shares in DAO's asset management company, Daiwa Real Estate Asset Management Co., Ltd. ("Daiwa Real Estate", formerly known as K.K. daVinci Select). Since that time, DSGI, having entered into a sponsor support agreement with Daiwa Real Estate, has supported DAO in its sustainable and stable growth, in debt financing, in brand strategy, and in the acquisition of assets, etc. in order to allow DAO to gain the confidence of its stakeholders and to become a leading J-REIT in Japan.

Through continuous discussion with Columbus about measures for promoting the

stability of DAO's investor composition, DSGI determined that it is desirable for DAO that Daiwa Securities Group acquire a portion of the investment units held by Columbus and reached an agreement with Columbus regarding the acquisition of the Units by Daiwa PIP. In addition, although DSGI executed with Columbus a certain Unit Holders' Agreement as of June 17, 2009 which provides for, among other things, the exercise of voting rights in and the tax pay-through nature of DAO, DSGI agreed with Columbus, immediately prior to Daiwa PIP's execution of the sales and purchase agreement with Columbus for the Transaction, to an amendment of the Unit Holders' Agreement, including deletion of provisions relating to exercise of voting rights in DAO, because the total amount of investment holding ratio of DSGI and Daiwa PIP after completion of this Transaction will be 28.27% and the investment holding ratio of Columbus will be decreased to a large degree.

Further, DSGI has been notified by Columbus that Columbus will sell additional 10,000 investment units in DAO to an institutional investor which intends to hold such units over the long-term.

2. Outline of the Seller of the Units

(as of March 31, 2010)

1. Company Name	K.K. Columbus
2. Address	2-1, Ginza 6-chome, Chuo-ku, Tokyo
3. Title and Name of Representative	President, Brian Defoe
4. Description of Business	• Conclusion of <i>Tokumei-Kumiai</i> contracts and management of assets in which such <i>Tokumei-Kumiai</i> invest • Acquisition, possession, sale and purchase of investment securities
5. Amount of Capital	JPY 100 million
6. Shareholders	K.K. daVinci Holdings: 100.0%
7. Relationships with Daiwa Securities Group Inc.	Capital Relationship: Not applicable Personal Relationship: Not applicable Business Relationship: Not applicable Status as a Related Party: Columbus, its subsidiaries and its affiliates are not Related Parties of Daiwa Securities Group Inc.

3. Number of investment units to be purchased, Purchase Price and Investor Composition before and after the Transaction

(1) Number of investment units to be purchased: 60,000units

(2) Purchase Price: JPY200,877per unit

(3) Investor Composition before and after the Transaction:

(Before the Transaction)

	Daiwa Securities Group Inc.	K.K. Columbus
1. Number of investment units	51,893 units	138,905 units
2. Investment-holding ratio against the total outstanding investment units	13.11 %	35.09 %
3. Rank among investment unit holders	2nd	1st

※ As of May 31, 2010

(After the Transaction)

	Daiwa Securities Group Inc.	Daiwa PIP	K.K. Columbus
1. Number of investment units	51,893 units	60,000 units	68,905 units
2. Investment-holding ratio against the total outstanding investment units	13.11%	15.16%	17.41%
3. Rank among investment unit holders	3rd	2nd	1st

※ The total amount of the investment units owned by DSGI and Daiwa PIP is 111,893 (28.27% of the total outstanding investment units).

※ The number of investment units held by K.K. Columbus reflects the number after the sale of 10,000 investment units to an institutional investor as described above.

4. Date of Transfer

August 19, 2010 (scheduled)

5. Prospects

DSGI believes that the Transaction will have only a minor effect on the earnings of Daiwa Securities Group.