

February 21, 2012

Daiwa Securities Group Inc.
Daiwa PI Partners Co. Ltd.

Attention

This is an unofficial translation of an excerpt of the press release issued on February 21, 2012, by Daiwa Securities Group Inc. and Daiwa PI Partners Co. Ltd. The original press release is in Japanese.

Notice Regarding additional acquisition of the investment units of Daiwa Office Investment Corporation by Daiwa PI Partners Co. Ltd. from K.K. Columbus as a result of the foreclosure of the security interest

As announced on our press release, “Notice of the Execution of the Definitive Agreement on the Loan by Daiwa PI Partners Co. Ltd. to K.K. Columbus” dated May 13th, 2011, Daiwa PI Partners Co. Ltd. (“Daiwa PIP”), a consolidated subsidiary of Daiwa Securities Group Inc. (“DSGI”), executed a loan agreement (the “Agreement”) with K.K. Columbus (“Columbus”) dated as of May 13th, 2011, and on May 17th, 2011, provided a loan (the “Loan”) secured by 68,905 investment units (17.41% of the total issued and outstanding investment units) issued by Daiwa Office Investment Corporation (“DOI”) and held by Columbus. We hereby announce that Daiwa PIP has decided to foreclose the security interest pursuant to the provisions of the Agreement and will acquire 52,500 investment units (13.26% of the total issued and outstanding investment units) of DOI held by Columbus (the “Units”, and such acquisition, the “Acquisition”) as of February 21, 2012.

1. Reasons for the Foreclosure of the Security Interest

Since Daiwa PIP provided the Loan on May 17th, 2011, the asset value of Columbus has considerably gone down enough to fulfill the conditions for the foreclosure of the security interest provided for in the Agreement. Therefore, in order to preserve the Loan, Daiwa PIP has decided to foreclose the security interest and to acquire the Units.

2. Outline of the Security Interest Provider of the Units

(as of February 8, 2012)

1. Company Name	K.K. Columbus	
2. Address	10-1, Roppongi 6-chome, Minato-ku, Tokyo	
3. Title and Name of Representative	President, Brian Defoe	
4. Description of Business	<ul style="list-style-type: none"> • 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 acquired and Investor Composition before and after the Acquisition

(1) Number of investment units acquired: 52,500 units

(2) Investor Composition before and after the Acquisition:

(Before the Acquisition)

	DSGI	Daiwa PIP	K.K. Columbus
1. Number of investment units held	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	4th	2nd	1st

※ As of November 30th, 2011

(After the Acquisition)

	DSGI	Daiwa PIP	K.K. Columbus
1. Number of investment units held	51,893 units	112,500units	16,405units
2. Investment-holding ratio against the total outstanding investment units	13.11%	28.42%	4.14%
3. Rank among investment unit holders	3rd	1st	6th

※ The total number of the investment units held by DSGI and Daiwa PIP will be 164,393 (41.53% of the total outstanding investment units).

4. Date of Acquisition (Planned) February 21, 2012

5. Prospects

We believe that the Acquisition will not affect the conduit status of DOI for taxation purposes the requirements for which are stipulated under Article 67-15 of the Act on Special Measures Concerning Taxation (the “Act”), because the aggregate investment-holding in DOI held by DSGI and Daiwa PIP (and those who have special relationships defined in Paragraph 5, Article 39-32-3 of the Enforcement Order for the Act with either of DSGI or Daiwa PIP) after the Acquisition will not exceed 50%.

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