



For Translation Purposes Only

December 6, 2007

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Mitsuharu Sato, Executive Director
(Securities Code: 8959)

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Notice Concerning Debt Financing

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced that the Fund decided debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥8,500 million for the payment of borrowings which will mature on December 10, 2007.

2. Details of Debt Financing

Long-Term Borrowings (Term for 3 years and 6 months)

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|----------------------------|---|---|
| 1. Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Banking Corporation, The Chiba Bank, Ltd. The Hachijuni Bank, Ltd. The Hiroshima Bank, Ltd. The Keiyo Bank, Ltd. |
| 2. Amount | : | ¥8,500 million |
| 3. Interest Rate | : | 1.24583% p.a. |
| 4. Scheduled Drawdown Date | : | December 10, 2007 |
| 5. Loan Type | : | Term Loan (3 years and 6 months with floating-rate, contracted on December 6, 2007) |
| 6. Repayment Date | : | June 10, 2011 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | June 10, 2008 and every June 10 and December 10 thereafter until June 10, 2011. (or the following business days if such dates are non-business days, or the prior business days if such dates are on the next months) |
| 9. Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

Loan proceed is to be used for the payment for the existing borrowings.

【Note】 Translation for Appendix is omitted.