



For Translation Purposes Only

June 20, 2013

**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
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(Securities Code: 8959)

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**Notice Concerning Debt Financing**

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

**1. Purpose**

Nomura Office Fund has decided to procure the debt financing to repay the existing borrowing.

**2. Details of Debt Financing**

**(1) Long-Term Borrowing (Term for 2 years and 11 months)**

- |                          |   |
|--------------------------|---|
| 1. Lenders               | : Mitsui Sumitomo Insurance Co., Ltd.   |
| 2. Amount                | : ¥1.0 billion  |
| 3. Interest Rate         | : Basic interest rate (JBA 3 months JPY TIBOR) +0.42% p.a.  |
| 4. Drawdown Date         | : June 24, 2013   |
| 5. Loan Type             | : Term Loan (2 years and 11 months with floating-rate, contracted on June 20, 2013)   |
| 6. Repayment Date        | : May 26, 2016 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)  |
| 7. Terms of Repayment    | : Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date | : August 26, 2013, the first interest payment date, and 26th of every February, May, August, and November thereafter until February 26, 2016, (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral            | : Unsecured, unguaranteed   |

Note: This document is a public announcement regarding a debt financing and has not been prepared as an inducement or invitation for investment. We caution readers to refer to the Fund's Offering Circular for the Issue of New Investment Units and Secondary Offering and the Notices of Amendments thereto and to undertake investment decisions at their own examination and responsibility.

## (2) Long-Term Borrowing (Term for 5 years)

1. Lenders : The Chugoku Bank, Ltd.
2. Amount : ¥2.0 billion
3. Interest Rate : 1.09000%p.a.
4. Drawdown Date : June 24, 2013
5. Loan Type : Term Loan (5 years with fixed-rate, contracted on June 20, 2013)
6. Repayment Date : June 26, 2018 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : December 26, 2013, the first interest payment date, and 26th of every June and December thereafter until December 26, 2017, (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)
9. Collateral : Unsecured, unguaranteed

The basic interest rate applicable to a computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date.

With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

## 3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥3.0 billion which scheduled on June 24, 2013 according to the loan agreement.

## 4. Status of Interest-bearing Debts after Drawdown

| (¥mln)   |                     |                    |                            |
|--|---------------------|--------------------|----------------------------|
|  | Before the drawdown | After the drawdown | Increased/Decreased Amount |
| Short-term Borrowings  | —                   | —                  | —                          |
| Long-term Borrowings to be repaid within a year (Note)         | 24,000              | 21,000             | ▲ 3,000                    |
| Investment Corporation Bonds to be repaid within a year (Note) | —                   | —                  | —                          |
| Sub Total  | 24,000              | 21,000             | ▲ 3,000                    |
| Long-term Borrowings   | 115,700             | 118,700            | + 3,000                    |
| Investment Corporation Bonds                                   | 39,500              | 39,500             | —                          |
| Sub Total  | 155,200             | 158,200            | + 3,000                    |
| Total  | 179,200             | 179,200            | —                          |

(Note) Nature of term is as of the end of the 19th fiscal period (April 30, 2013).

## 5. Other Matters Required for Investors to Accurately Understand and Evaluate the Information

No changes have been made to the content of “Investment Risks” of the Security

Registration Statement (in Japanese) filed on June 14, 2013, regarding the risks involved in the repayment of the borrowings, etc.

\*<Nomura Real Estate Office Fund, Inc> URL: <http://www.nre-of.co.jp/english/>>

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