



For Translation Purposes Only

December 19, 2008

**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”) today announced that the Fund would procure debt financing as stated below.

**1. Purpose**

Nomura Office Fund has decided to procure the debt financing for the repayment of ¥9,300 million in borrowings, which will mature on December 24, 2008.

**2. Details of Debt Financing**

**(1) A Short-term Borrowing (Term for 1 year)**

- |                            |   |   |
|----------------------------|---|---|
| 1. Lender                  | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd.   |
| 2. Amount                  | : | ¥3,930 million  |
| 3. Interest Rate           | : | 1.42167% p.a.   |
| 4. Scheduled Drawdown Date | : | December 24, 2008   |
| 5. Loan Type               | : | Term loan (1 year with floating-rate, contracted on December 19, 2008)  |
| 6. Repayment Date          | : | December 24, 2009 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)                   |
| 7. Terms of Repayment      | : | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date   | : | June 24, 2009 and December 24, 2009 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month) |
| 9. Collateral              | : | Unsecured, unguaranteed   |

## (2) A Short-term Borrowing (Term for 1 year)

1. Lender : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd.
2. Amount : ¥5,000 million
3. Interest Rate : 1.44333% p.a.
4. Scheduled Drawdown Date : December 24, 2008
5. Loan Type : Borrowing based on the Commitment Line Agreement B contracted on June 11, 2008 (Amount: up to ¥20 billion)
6. Repayment Date : December 24, 2009 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : Same date as the repayment date
9. Collateral : Unsecured, unguaranteed

## 3. Use of Funds

- i) Use of Proceeds:  
To be used for a part of the repayment of existing borrowings, the total of ¥9,300 million, which will mature on December 24, 2008.
- ii) Scheduled Expenditure Date  
December 24, 2008

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

(¥mln)

|  |   | Before Drawdown | After Drawdown (Note) | Increased/Decreased Amount (Note) |
|--|---|-----------------|-----------------------|-----------------------------------|
|  | Short-term Borrowings                   | 38,100          | 37,730                | ▲370                              |
|  | Short-term Investment Corporation Bonds | —               | —                     | —                                 |
|  | Sub Total                               | 38,100          | 37,730                | ▲370                              |
|  | Long-term Borrowings                    | 108,500         | 108,500               | —                                 |
|  | Investment Corporation Bonds            | 44,500          | 44,500                | —                                 |
|  | Sub Total                               | 153,000         | 153,000               | —                                 |
|  | Total                                   | 191,100         | 190,730               | ▲370                              |