



For Translation Purposes Only

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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 which will mature on June 25, 2012.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 1 year and 2 months)

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|--------------------------|---|--|
| 1. Lenders | : | The Chiba Bank, Ltd. |
| 2. Amount | : | ¥0.5 billion |
| 3. Interest Rate | : | Basic interest rate (JBA 3 months JPY TIBOR) +0.33%p.a. |
| 4. Drawdown Date | : | June 25, 2012 |
| 5. Loan Type | : | Term Loan (1 year and 2 months with floating-rate, contracted on June 21, 2012) |
| 6. Repayment Date | : | August 27, 2013 (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 | : | September 25, 2012, the first interest payment date, and every March 25, June 25, September 25, and December 25 thereafter until August 27, 2013 (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 |

(2) Long-Term Borrowing (Term for 5 years and 6 months)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd. , The Hyakujushi Bank, Ltd.
2. Amount : ¥12.9 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR*) +0.59%p.a.
4. Drawdown Date : June 25, 2012
5. Loan Type : Term Loan (5 years and 6 months with floating-rate, contracted on June 21, 2012)
6. Repayment Date : 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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : September 26, 2012, the first interest payment date, and every March 26, June 26, September 26, and December 26 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

*As announced on “Concerning Concluding Interest-Rate Swap Agreement” news released today, by the interest-rate swap agreement, the interest rate concerning the debt financing of ¥12.9 billion with the floating-rate is converted to a fixed-rate of 1.03775%p.a. until the Repayment Date.

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

3. Use of Funds

Fund will use the loan to repay the existing borrowing of ¥13.4 billion, which will mature on June 25, 2012, according to the term loan.

4. Status of Interest-bearing Debts after Drawdown

(¥mln)			
	Before Drawdown	After Drawdown	Increased/Decreased Amount
Short-term Borrowings	3,900	2,500	▲ 1,400
Long-term Borrowings to be repaid within a year	50,000	38,000	▲ 12,000
Investment Corporation Bonds to be repaid within a year	0	0	—
Sub Total	53,900	40,500	▲ 13,400
Long-term Borrowings	90,000	103,400	+ 13,400
Investment Corporation Bonds	39,500	39,500	—
Sub Total	129,500	142,900	+ 13,400
Total	183,400	183,400	—

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 Semiannual Securities Report (in Japanese) filed on January 30, 2012, 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/>>