



For Translation Purposes Only

August 24, 2010

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”) today announced that the Fund decided debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowing which will mature on August 26, 2010.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 5 years)

- | | |
|--------------------------|--|
| 1. Lenders | : Sompo Japan Insurance Inc. |
| 2. Amount | : ¥1.0 billion |
| 3. Interest Rate | : 1.31125% p.a. |
| 4. Drawdown Date | : August 26, 2010 |
| 5. Loan Type | : Term Loan (5 years with fixed-rate, contracted on August 24, 2010) |
| 6. Repayment Date | : August 26, 2015 (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 | : February 26, 2011 and every August 26 and February 26 thereafter until August 26, 2015 (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) Long-Term Borrowing (Term for 3 years)

1. Lenders : The Bank of Fukuoka, Ltd.
2. Amount : ¥2.5 billion
3. Interest Rate : 1.04000% p.a. *
4. Drawdown Date : August 26, 2010
5. Loan Type : Term Loan (3 years with floating-rate, contracted on August 24, 2010)
6. Repayment Date : August 26, 2013 (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 : February 26, 2011 and every August 26 and February 26 thereafter until August 26, 2013 (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

*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 ¥2.5 billion with the floating-rate is converted to a fixed-rate of 0.98550%p.a. until the Repayment Date.

(3) Short-Term Borrowing (Term for 1 year)

1. Lenders : The Chugoku Bank, Ltd., The Yamanashi Chuo Bank, Ltd., and Aozora Bank, Ltd.
2. Amount : ¥2.5 billion
3. Interest Rate : 0.94000% p.a.
4. Drawdown Date : August 26, 2010
5. Loan Type : Term Loan (1 year with floating-rate, contracted on August 24, 2010)
6. Repayment Date : August 26, 2011 (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 : February 26, 2011 and August 26, 2011 (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

3. Use of Funds

1. Use of Proceeds:
To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥6.0 billion which will mature on August 26, 2010.
2. Scheduled Expenditure Date
August 2010

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	7,880	10,380	+2,500
	Long-term Borrowings to be repaid within a year	16,250	10,250	▲6,000
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	10,000	10,000	—
	Sub Total	34,130	30,630	▲3,500
	Long-term Borrowings	122,600	126,100	+3,500
	Investment Corporation Bonds	34,500	34,500	—
	Sub Total	157,100	160,600	+3,500
	Total	191,230	191,230	—

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 July 28, 2010, 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/>