



For Translation Purposes Only

June 20, 2008

For Immediate Release

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

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Tatsuo Inoue, President and Chief Executive Officer
Inquiries: Atsushi Ogata, Director
Office Management Division
TEL: +81-3-3365-0507

Notice Concerning Debt Financing

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

1. Purpose

Nomura Office Fund has decided and procured debt financing for a part of the payment for the acquisition of Shinjuku Sanshin Building, Central Kyobashi Building, Central Shintomicho Building, Toshin Meguro Building, Sunworld Yotsuya Building and Iwamoto-cho Toyo Building(Note).

(Note) For the information about the acquisition of these properties, please refer to the news release on June 20, 2008.

2. Details of Debt Financing

(1) Long-Term Borrowings (Term for 7 years)

- | | | |
|----------------------------|---|--|
| 1. Lenders | : | Development Bank of Japan, Sumitomo Life Insurance Company and Taiyo Life Insurance Company |
| 2. Amount | : | ¥8,000 million |
| 3. Interest Rate | : | 2.3175% p.a. |
| 4. Scheduled Drawdown Date | : | June 24, 2008 |
| 5. Loan Type | : | Term Loan (7years with fixed-rate, contracted on June 20, 2008) |
| 6. Repayment Date | : | June 24, 2015 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | December 24, 2008 and every June 24 and December 24 thereafter until June 24, 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) Short-term Borrowings (Term for 6 months)

- | | | |
|------------------|---|--|
| 1. Lenders | : | 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 | : | ¥2,300 million |
| 3. Interest Rate | : | 1.2925% p.a. |

4. Drawdown Date : June 24, 2008
5. Loan Type : Borrowings based on the Commitment Line Agreement A contracted on June 11, 2008 (Amount: up to ¥20 billion)
6. Repayment Date : December 24, 2008
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 payment for the acquisition of Shinjuku Sanshin Building and other 5 properties, and the related miscellaneous expenses.

ii) Scheduled Expenditure Date

June 25, 2008

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown(note)	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	33,700	36,000	+ 2,300
	Short-term Investment Corporation Bonds	15,000	15,000	—
	Sub Total	48,700	51,000	+ 2,300
	Long-term Borrowings	67,500	75,500	+ 8,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	112,000	120,000	+ 8,000
	Total	160,700	171,000	+ 10,300

(note) Before Drawdown includes the amount of the Short-term Investment Corporation Bonds announced on the news release on June 20, 2008

【Note】 Translation for Appendix is omitted.