



For Translation Purposes Only

February 24, 2015

**For Immediate Release**

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

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Yasuaki Fukui, President and Chief Executive Officer  
Inquiries: Shoji Yoshihara, General Manager, NOF Investment Management  
TEL: +81-3-3365-0507  
EMAIL: nreof8959@nomura-re.co.jp

**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 6 years)**

- |                          |   |   |
|--------------------------|---|---|
| 1. Lenders               | : | The Norinchukin Bank  |
| 2. Amount                | : | ¥3 billion  |
| 3. Interest Rate         | : | Basic interest rate (JBA 3 months JPY TIBOR*) +0.56%  |
| 4. Drawdown Date         | : | February 26, 2015   |
| 5. Loan Type             | : | Term Loan<br>(6 years with floating-rate, contracted on February 24, 2015)  |
| 6. Repayment Date        | : | February 26, 2021 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)  |
| 7. Terms of Repayment    | : | Lump-sum repayment on the Repayment Date  |
| 8. Interest Payment Date | : | May 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2020, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month) |
| 9. Collateral            | : | Unsecured, unguaranteed   |

\*Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be determined two business days before the previous Interest payment Date (the first interest rate calculation period being the Date of Loan). Refer to JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR. (<http://www.jbatibor.or.jp/english/rate/>)

## (2) Long-Term Borrowing (Term for 7 years and 6 months)

1. Lenders : The Dai-ichi Life Insurance Company, Ltd.
2. Amount : ¥3 billion
3. Interest Rate : 1.09133%
4. Drawdown Date : February 26, 2015
5. Loan Type : Term Loan  
(7 years and 6 months with fixed-rate, contracted on February 24, 2015)
6. Repayment Date : August 26, 2022 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the Repayment Date
8. Interest Payment Date : August 26, 2015, the first interest payment date, and 26th of every February, and August thereafter until February 26, 2022, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

## 3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥6 billion which scheduled on February 26, 2015 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 due within one year (Note)	11,750	11,750	▲6,000
Investment Corporation Bonds due within one year (Note)	5,000	5,000	—
Sub Total	22,750	16,750	▲6,000
Long-term Borrowings	134,580	140,580	+6,000
Investment Corporation Bonds	34,500	34,500	—
Sub Total	169,080	175,080	+6,000
Total	191,080	191,830	—

(Note) Nature of term is as of the end of the 22nd fiscal period (October 31, 2014).

## 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 Securities Report (in Japanese) filed on January 29, 2015, 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/>