



For Translation Purposes Only

September 27, 2007

**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 and procured debt financing as stated below.

**1. Purpose**

Nomura Office Fund has decided and procured the debt financing for the payment for acquiring Yokohama Odori Koen Building and Kita-Sanjo Building. (For the information about the acquisition of these buildings, please refer to a news release on September 27, 2007.)

**2. Details of Debt Financing**

**Short-term Borrowings (Term for 3 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                | : | ¥6.8 billion   |
| (3) Interest Rate         | : | 1.24667% p.a.  |
| (4) Drawdown Date         | : | September 27, 2007   |
| (5) Loan Type             | : | Borrowings based on the Commitment Line Agreement A contracted on June 11, 2007 (Amount: up to ¥20 billion)  |
| (6) Repayment Date        | : | December 27, 2007 (or the following business day if such date is a non-business day, or the day before the 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**

Loan proceed is to be used for a part of the payment for the acquisition of Yokohama Odori Koen Building and Kita-Sanjo Building and the related miscellaneous expenses.

【Note】 Translation for Appendix is omitted.