



For Translation Purposes Only

June 25, 2008

## 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 of ¥5,000 million for a part of the payment of borrowings, which will mature on June 27, 2008 (¥8,500 million (Term loan) and ¥6,200 million (Commitment line)).

### 2. Details of Debt Financing

#### (1) Long-Term Borrowing (Term for 4 years and 6 months)

- |                            |   |                                                                                                                                                                                                                        |
|----------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Lenders                 | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd.                                                                                                               |
| 2. Amount                  | : | ¥5,000 million                                                                                                                                                                                                         |
| 3. Interest Rate           | : | 1.2925% p.a. *                                                                                                                                                                                                         |
| 4. Scheduled Drawdown Date | : | June 27, 2008                                                                                                                                                                                                          |
| 5. Loan Type               | : | Term Loan (4 years and 6 months with floating-rate, contracted on June 25, 2008)                                                                                                                                       |
| 6. Repayment Date          | : | December 27, 2012                                                                                                                                                                                                      |
| 7. Terms of Repayment      | : | Lump-sum repayment on the repayment date                                                                                                                                                                               |
| 8. Interest Payment Date   | : | December 27, 2008 and every June 27 and December 27 thereafter until December 27, 2012 (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 ¥5,000 million with the floating-rate is converted to a fixed-rate of 1.872%p.a. until December 27, 2012.

### 3. Use of Funds

i) Use of Proceeds:

To be used for a part of the payment of borrowings, ¥8,500 million (Term loan) and ¥6,200 million (Commitment line), which will mature on June 27, 2008.

ii) Scheduled Expenditure Date

June 27, 2008

### 4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown	After Drawdown (Note)	Increased/Decreased Amount (Note)
	Short-term Borrowings	36,000	21,300	▲14,700
	Short-term Investment Corporation Bonds	15,000	15,000	—
	Sub Total	51,000	36,300	▲14,700
	Long-term Borrowings	75,500	80,500	+ 5,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	120,000	125,000	+ 5,000
Total		171,000	161,300	▲9,700

(Note) The repayment of existing borrowings by the said borrowing and the repayment scheduled for June 27, 2008 are included in the amount.