



For Translation Purposes Only

December 4, 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 would procure debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of ¥13 billion in borrowings, which will mature on December 8, 2008.

### 2. Details of Debt Financing

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

- |                            |   |  |
|----------------------------|---|--|
| 1. Lenders                 | : | The Bank of Tokyo-Mitsubishi UFJ, Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Iyo Bank, Ltd.  |
| 2. Amount                  | : | ¥7,500 million   |
| 3. Interest Rate           | : | 1.4575% p.a. *   |
| 4. Scheduled Drawdown Date | : | December 8, 2008   |
| 5. Loan Type               | : | Term Loan (5 years with floating-rate, contracted on December 4, 2008)   |
| 6. Repayment Date          | : | December 8, 2013   |
| 7. Terms of Repayment      | : | Lump-sum repayment on the repayment date   |
| 8. Interest Payment Date   | : | June 8, 2009 and every June 8 and December 8 thereafter until December 8, 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 ¥7,500 million with the floating-rate is converted to a fixed-rate of 1.6868%p.a. until the Repayment Date.

## (2) Long-Term Borrowing (Term for 2 years)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Mitsubishi UFJ Trust and Banking Corporation, Mitsui Sumitomo Insurance Co., Ltd.
2. Amount : ¥2,500 million
3. Interest Rate : 1.3575% p.a. \*
4. Scheduled Drawdown Date : December 8, 2008
5. Loan Type : Term Loan (2 years with floating-rate, contracted on December 4, 2008)
6. Repayment Date : December 8, 2010
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : June 8, 2009 and every June 8 and December 8 thereafter until December 8, 2010 (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) Short-Term Borrowing (Term for 3 months)

1. Lenders : Mizuho Corporate Bank, Ltd.
2. Amount : ¥2,000 million
3. Interest Rate : 1.27167% p.a. \*
4. Scheduled Drawdown Date : December 8, 2008
5. Loan Type : Term Loan (3 months with floating-rate, contracted on December 4, 2008)
6. Repayment Date : February 26, 2009
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 the repayment of existing borrowings, the total of ¥13 billion, which will mature on December 8, 2008.
- ii) Scheduled Expenditure Date  
December 8, 2008

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

(¥mln)

		Before Drawdown	After Drawdown (Note)	Increased/Decreased Amount (Note)
	Short-term Borrowings	49,100	38,100	▲11,000
	Short-term Investment Corporation Bonds	—	—	—
	Sub Total	49,100	38,100	▲11,000
	Long-term Borrowings	98,500	108,500	+ 10,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	143,000	153,000	+ 10,000
Total		192,100	191,100	▲1,000