



For Translation Purposes Only

June 22, 2011

## For Immediate Release

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

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Atsushi Ogata  
President and Chief Executive Officer  
Inquiries: Kenji Tsuga, General Manager  
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 debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowing which will mature on June 24, 2011.

### 2. Details of Debt Financing

#### Short-Term Borrowing (Term for 1 year)

- |                          |  |
|--------------------------|--|
| 1. Lenders               | : Sumitomo Trust & Banking Co., Ltd., The Chiba Bank, Ltd.   |
| 2. Amount                | : ¥1.4 billion   |
| 3. Interest Rate         | : Basic interest rate (JBA 3 months JPY TIBOR*) +0.40%   |
| 4. Drawdown Date         | : June 24, 2011  |
| 5. Loan Type             | : Term Loan (1 year with floating-rate, contracted on June 22, 2011)   |
| 6. Repayment Date        | : June 24, 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)  |
| 7. Terms of Repayment    | : Lump-sum repayment on the repayment date   |
| 8. Interest Payment Date | : September 24, 2011, the first interest payment date, and every March 24, June 24, September 24, and December 24 thereafter until June 24, 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  |

\*With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/tibor/>).

### 3. Use of Funds

1. Use of Proceeds:

To be used for repayment of the existing borrowing based on the term loan agreement totaling ¥2.3 billion which will mature on June 24, 2011. The difference, ¥0.9 billion, will be allocated by funds in hand.

2. Scheduled Expenditure Date

June 2011

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

		(¥mln)		
		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	9,800	8,900	▲900
	Long-term Borrowings to be repaid within a year	22,000	22,000	—
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	5,000	5,000	—
Sub Total		36,800	35,900	▲900
	Long-term Borrowings	110,000	110,000	—
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	149,500	149,500	—
Total		186,300	185,400	▲900

### 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 Semiannual Securities Report (in Japanese) filed on January 27, 2011, regarding the risks involved in the repayment of the borrowing, etc.

\*<Nomura Real Estate Office Fund, Inc> URL: <http://www.nre-of.co.jp/english/>