



For Translation Purposes Only

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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 debt financing for a part of the payment for acquiring PMO Nihonbashi Honcho and Nomura Sapporo Building. (For the information about the acquisition of the buildings, please refer to today’s news release “Notice Concerning Property Acquisition”)

2. Details of Debt Financing

Long-term Borrowing (Term for 4 years)

- | | | |
|-----------------------------|---|--|
| (1) Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd. |
| (2) Amount | : | ¥10 billion |
| (3) Interest Rate | : | 1.3675% p.a.* |
| (4) Scheduled Drawdown Date | : | November 4, 2008 |
| (5) Loan Type | : | Term loan (4 years with floating-rate, contracted on October 30, 2008) |
| (6) Repayment Date | : | November 4, 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 | : | May 4, 2009 and every May and November 4 thereafter until November 4, 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 ¥10 billion with the floating-rate is converted to a fixed-rate of 1.51175%p.a. until November 4, 2012.

3. Use of Funds

i) Use of Proceeds

Loan proceed is to be used for the payment for the acquisition of PMO Nihonbashi Honcho and Nomura Sapporo Building and the related miscellaneous expenses.

ii) Scheduled Expenditure Date

November 5, 2008

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown (note)	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	49,100	49,100	—
	Short-term Investment Corporation Bonds	—	—	—
	Sub Total	49,100	49,100	—
	Long-term Borrowings	88,500	98,500	+ 10,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	133,000	143,000	+ 10,000
	Total	182,100	192,100	+ 10,000