



For Translation Purposes Only

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For Immediate Release

Nomura Real Estate Office Fund, Inc.
Mitsuharu Sato, Executive Director
(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 of ¥3,500 million for the payment of borrowings which will mature on August 27, 2007 and August 28, 2007.

2. Details of Debt Financing

A Short-term Borrowing (Term for 4 months)

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|----------------------------|---|--|
| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| 2. Amount | : | ¥3,500 million |
| 3. Interest Rate | : | 1.13833% p.a. |
| 4. Scheduled Drawdown Date | : | August 27, 2007 |
| 5. Loan Type | : | Term loan (4 months with float interest rate, contracted on August 23, 2007) |
| 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. Repayment Date | : | Same date as the repayment date |
| 9. Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

Loan proceed is to be used for the payment of existing borrowings.

【Note】 Translation for Appendix is omitted.