



For Translation Purposes Only

December 25, 2012

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”) announced today that the Fund will procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing to repay the existing borrowing.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 3 years)

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|--------------------------|--|
| 1. Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, The Mizuho Corporate Bank, Ltd., The Chugoku Bank, Ltd. |
| 2. Amount | : ¥5.5 billion |
| 3. Interest Rate | : Basic interest rate (JBA 1 month JPY TIBOR) +0.42% p.a. |
| 4. Drawdown Date | : December 27, 2012 |
| 5. Loan Type | : Term Loan (3 years with floating-rate, contracted on December 25, 2012) |
| 6. Repayment Date | : December 26, 2015 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 7. Terms of Repayment | : Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : January 27, 2013, the first interest payment date, and 27th of every month thereafter until November 27, 2015, (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral | : Unsecured, unguaranteed |

The basic interest rate applicable to a computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date.

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

3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥6 billion which scheduled on December 26, 2012 and December 27, 2012 according to the loan agreement. The difference, ¥ 500 million, will be repaid through fund in hand

4. Status of Interest-bearing Debts after Drawdown

(¥mln)			
	Before the drawdown	After the drawdown	Increased/Decreased Amount
Short-term Borrowings	1,000	—	▲ 1,000
Long-term Borrowings to be repaid within a year (Note)	18,750	13,750	▲ 5,000
Investment Corporation Bonds to be repaid within a year (Note)	—	—	—
Sub Total	19,750	13,570	▲ 6,000
Long-term Borrowings	123,150	128,650	+ 5,500
Investment Corporation Bonds	39,500	39,500	—
Sub Total	162,650	168,150	+ 5,500
Total	182,400	181,900	▲ 500

(Note) Nature of term is as of the end of the 18th fiscal period (October 31, 2012).

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 July 30, 2012, regarding the risks involved in the repayment of the borrowings, etc.

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