



For Translation Purposes Only

March 26, 2009

**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 the payment for acquiring NOF Tenjin-Minami Building.

**2. Details of Debt Financing**

**Short-term Borrowing (Term for 1 year)**

- |                             |   |  |
|-----------------------------|---|--|
| (1) Lenders                 | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd. |
| (2) Amount                  | : | ¥2,000 million   |
| (3) Interest Rate           | : | 1.18417% p.a.*   |
| (4) Scheduled Drawdown Date | : | March 26, 2009   |
| (5) Loan Type               | : | Borrowings based on the Commitment Line Agreement A contracted on June 11, 2008 (Amount: up to ¥20 billion)  |
| (6) Repayment Date          | : | March 26, 2010   |
| (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

Loan proceed is to be used for the payment for the acquisition of NOF Tenjin-Minami Building and the related miscellaneous expenses.

ii) Scheduled Expenditure Date

March 27, 2009

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

(¥mln)

		Before Drawdown (note)	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	33,730	35,730	+ 2,000
	Short-term Investment Corporation Bonds	—	—	—
	Sub Total	33,730	35,730	+ 2,000
	Long-term Borrowings	108,500	108,500	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	153,000	153,000	—
	Total	186,730	188,730	+ 2,000