



For Translation Purposes Only

February 24, 2011

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 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 February 28, 2011.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 7 years)

- | | |
|--------------------------|--|
| 1. Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| 2. Amount | : ¥1.0 billion |
| 3. Interest Rate | : 1.30000% p.a. * |
| 4. Drawdown Date | : February 28, 2011 |
| 5. Loan Type | : Term Loan (7 years with floating-rate, contracted on February 24, 2011) |
| 6. Repayment Date | : February 26, 2018 (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 | : August 26, 2011, the first interest payment date, and every February 26 and August 26 thereafter until February 26, 2018 (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 ¥1.0 billion with the floating-rate is converted to a fixed-rate of 1.84650%p.a. until the Repayment Date.

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

1. Lenders : Mitsubishi UFJ Trust and Banking Corporation, The Nomura Trust and Banking Co., Ltd., The Mizuho Corporate Bank, Ltd., Shinkin Central Bank
2. Amount : ¥5.5 billion
3. Interest Rate : 1.00000% p.a.
4. Drawdown Date : February 28, 2011
5. Loan Type : Term Loan (3 years with floating-rate, contracted on February 24, 2011)
6. Repayment Date : February 26, 2014 (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 : August 26, 2011, the first interest payment date, and every February 26 and August 26 thereafter until August 26, 2014 (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

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

1. Lenders : Sumitomo Trust & Banking Co., Ltd., The Chiba Bank, Ltd., The Hiroshima Bank, Ltd.
2. Amount : ¥4.0 billion
3. Interest Rate : 0.79000% p.a.
4. Drawdown Date : February 28, 2011
5. Loan Type : Term Loan (1 year with floating-rate, contracted on February 24, 2011)
6. Repayment Date : February 26, 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 26, 2011, the first interest payment date, and February 26, May 26, August 26, November 26, 2011 and the repayment date (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

3. Use of Funds

1. Use of Proceeds:
To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥10.5 billion which will mature on February 28, 2011.
2. Scheduled Expenditure Date
February 2011

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	8,800	9,800	+1,000
	Long-term Borrowings to be repaid within a year	26,750	19,250	▲7,500
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	—	—	—
	Sub Total	35,550	29,050	▲6,500
	Long-term Borrowings	107,850	114,350	+6,500
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	152,350	158,850	+6,500
	Total	187,900	187,900	—

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 borrowings, etc.

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