



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 decided and procured debt financing as stated below.

1. Purpose

Nomura Office Fund has decided and procured the debt financing for the payment for acquiring JCB Sapporo Higashi Building. (For the information about the acquisition of the building, please refer to a news release on February 7, 2008.)

2. Details of Debt Financing

Short-term Borrowings (Term for 5 months)

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| (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 | : | ¥4 billion |
| (3) Interest Rate | : | 1.27583% p.a. |
| (4) Drawdown Date | : | February 7, 2008 |
| (5) Loan Type | : | Borrowings based on the Commitment Line Agreement A contracted on June 11, 2007 (Amount: up to ¥20 billion) |
| (6) Repayment Date | : | June 27, 2008 |
| (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

Loan proceed is to be used for the payment for the acquisition of JCB Sapporo Higashi Building and the related miscellaneous expenses.

【Note】 Translation for Appendix is omitted.