



For Translation Purposes Only

February 24, 2014

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Yoshiyuki Ito, Executive Director
(Securities Code: 8959)

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Yasuaki Fukui
President and Chief Executive Officer
Inquiries:
Tadanori Irie
Chief Investment Officer, NOF
TEL: +81-3-3365-0507
EMAIL:nreof8959@nomura-re.co.jp

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

Long-Term Borrowing (Term for 6 years and 6 months)

- | | | |
|--------------------------|---|--|
| 1. Lenders | : | The Mizuho Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation, The Nomura Trust and Banking Co., Ltd. Shinkin Central Bank |
| 2. Amount | : | ¥4.5 billion |
| 3. Interest Rate | : | Basic Interest Rate (JBA 3 months JPY TIBOR) +0.62% p.a. |
| 4. Drawdown Date | : | February 24, 2014 |
| 5. Loan Type | : | Term Loan
(6 years and 6 months with floating-rate, contracted on February 24, 2014) |
| 6. Repayment Date | : | August 26, 2020 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month) |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until May 26, 2020, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month) |
| 9. Collateral | : | Unsecured, unguaranteed |

Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be determined two business days before the previous Interest payment Date (the first interest rate calculation period being the Date of Loan). Refer to Japanese Bankers Association website regarding the JBA Japanese Yen TIBOR. (<http://www.zenginkyo.or.jp/en/tibor/>)

3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥4.5 billion which scheduled on February 26, 2014 according to the loan agreement.

4. Status of Interest-bearing Debts after Drawdown

		(¥mln)		
		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	—	—	—
	Long-term Borrowings due within one year (Note)	20,450	15,950	▲ 4,500
	Investment Corporation Bonds due within one year (Note)	—	—	—
	Sub Total	20,450	15,950	▲ 4,500
	Long-term Borrowings	104,150	108,650	+ 4,500
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	143,650	148,150	+ 4,500
	Total	164,100	164,100	—

(Note) Nature of term is as of the end of the 20th fiscal period (October 31, 2013).

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 Securities Report (in Japanese) filed on January 30, 2014, 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/>>