



For Translation Purposes Only

April 23, 2008

For Immediate Release

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

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Tatsuo Inoue
President and Chief Executive Officer

Inquiries:
Atsushi Ogata
Director, Office Management Division
TEL: +81-3-3365-0507

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 debt financing for the repayment of ¥5 billion in borrowings, which will mature on April 25, 2008.

2. Details of Debt Financing

Long-Term Borrowing (Term for 3 years and 4 months)

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|----------------------------|---|--|
| 1. Lenders | : | Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Hachijuni Bank, Ltd., The Yamanashi Chuo Bank., Ltd. |
| 2. Amount | : | ¥4.5 billion |
| 3. Interest Rate | : | 1.23500% p.a. * |
| 4. Scheduled Drawdown Date | : | April 25, 2008 |
| 5. Loan Type | : | Term Loan (3 years and 4 months with floating-rate, contracted on April 23, 2008) |
| 6. Repayment Date | : | August 25, 2011 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | August 25, 2008 and every February 25 and August 25 thereafter until August 25, 2011 (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 ¥4.5 billion with the floating-rate is converted to a fixed-rate of 1.448% p.a. until August 25, 2011.

3. Use of Funds

(i) Concrete Use of Proceeds:

Loan proceed is to be used for repayment of ¥5 billion in borrowings which will mature on April 25, 2008.

(ii) Scheduled Expenditure Date:

April 25, 2008

【Note】 Translation for Appendix is omitted.