



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”) 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

(1) Long-Term Borrowing (Term for 2 years and 6 months)

- | | |
|--------------------------|--|
| 1. Lenders | : THE NISHI-NIPPON CITY BANK, LTD. |
| 2. Amount | : ¥2.0 billion |
| 3. Interest Rate | : Basic interest rate (JBA 1 month JPY TIBOR) +0.39% p.a. |
| 4. Drawdown Date | : February 26, 2013 |
| 5. Loan Type | : Term Loan (2 years and 6 months with floating-rate, contracted on February 26, 2013) |
| 6. Repayment Date | : August 27, 2015 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 7. Terms of Repayment | : Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : March 26, 2013, the first interest payment date, and 26th of every month thereafter until July 27, 2015, (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral | : Unsecured, unguaranteed |

(2) Long-Term Borrowing (Term for 8 years)

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|------------|---|
| 1. Lenders | : Mizuho Trust & Banking Co., Ltd., The Dai-ichi Life Insurance Company, Ltd., Development Bank of Japan Inc. |
| 2. Amount | : ¥5.0 billion |

3. Interest Rate : 1.35250%p.a.
4. Drawdown Date : February 26, 2013
5. Loan Type : Term Loan (8 years with fixed-rate, contracted on February 22, 2013)
6. Repayment Date : February 26, 2021 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : August 26, 2013, the first interest payment date, and 26th of every August and February thereafter until February 26, 2021, (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)
9. Collateral : Unsecured, unguaranteed

The basic interest rate applicable to a computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date.

With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥7.0 billion which scheduled on February 26, 2013 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 to be repaid within a year (Note)	13,750	6,750	▲ 7,000
Investment Corporation Bonds to be repaid within a year (Note)	—	—	—
Sub Total	13,750	6,750	▲ 7,000
Long-term Borrowings	125,950	132,950	+ 7,000
Investment Corporation Bonds	39,500	39,500	—
Sub Total	165,450	172,450	+ 7,000
Total	179,200	179,200	—

(Note) Nature of term is as of the end of the 18th fiscal period (October 31, 2012).

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 30, 2013, 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/>>