



For Translation Purposes Only

March 14, 2012

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Yuichi Maruko, Executive Director
(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 in order to redeem current outstanding debts.

2. Details of Debt Financing

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

- | | | |
|--------------------------|---|---|
| 1. Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, The Mizuho Corporate Bank, Ltd. |
| 2. Amount | : | ¥3 billion |
| 3. Interest Rate | : | Basic interest rate (JBA 3 months JPY TIBOR) +0.73%* |
| 4. Drawdown Date | : | March 16, 2012 |
| 5. Loan Type | : | Term Loan (7 years with floating-rate, contracted on March 14, 2012) |
| 6. Repayment Date | : | February 26, 2019 (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, 2012, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until February 26, 2019 (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 ¥3 billion with the floating-rate is converted to a fixed-rate of 1.44450%p.a. until the Repayment Date.

(2) Long-Term Borrowing (Term for 5 years)

1. Lenders : Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Trust & Banking Co., Ltd.
2. Amount : ¥1 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.56%*
4. Drawdown Date : March 16, 2012
5. Loan Type : Term Loan (5 years with floating-rate, contracted on March 14, 2012)
6. Repayment Date : February 26, 2017 (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, 2012, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until February 26, 2017 (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 billion with the floating-rate is converted to a fixed-rate of 1.07450%p.a. until the Repayment Date.

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

Use of Proceeds:

To be used for a part of redemption of Nomura Real Estate Office Fund, Inc. Fifth Series Unsecured Investment Corporation Bonds (totaling ¥5 billion) which will mature on March 19, 2012. The difference, ¥1 billion, will be allocated by funds in hand.

4. Status of Interest-bearing Debts as of March 19, 2012

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	3,900	3,900	—
	Long-term Borrowings to be repaid within a year	27,750	27,750	—
	Investment Corporation Bonds to be repaid within a year	5,000	0	▲ 5,000
	Sub Total	36,650	31,650	▲ 5,000
	Long-term Borrowings	108,250	112,250	+4,000
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	147,750	151,750	+ 4,000
	Total	184,400	183,400	▲ 1,000

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, 2012, 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/>