



For Translation Purposes Only

December 21, 2009

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 would procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayments totaling ¥8.93 billion which will mature on December 24, 2009.

2. Details of Debt Financing

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

- | | | |
|--------------------------|---|--|
| 1. Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Bank of Fukuoka, Ltd. |
| 2. Amount | : | ¥6.35 billion |
| 3. Interest Rate | : | 1.42727% p.a. * |
| 4. Drawdown Date | : | December 24, 2009 |
| 5. Loan Type | : | Term Loan (5 years with floating-rate, contracted on December 21, 2009) |
| 6. Repayment Date | : | December 24, 2014 (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 | : | June 24, 2010 and every June 24 and December 24 thereafter until December 24, 2014 (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 ¥6.35 billion with the floating-rate is converted to a fixed-rate of 1.558%p.a. until the Repayment Date.

(2) Short-Term Borrowing (Term for 1 year)

1. Lenders : Mizuho Corporate Bank, Ltd., The Sumitomo Trust and Banking Co., Ltd., The Chugoku Bank, Ltd., Aozora Bank, Ltd.
2. Amount : ¥2.58 billion
3. Interest Rate : 1.12727% p.a.
4. Drawdown Date : December 24, 2009
5. Loan Type : Term Loan (1 year with floating-rate, contracted on December 21, 2009)
6. Repayment Date : December 24, 2010 (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 : June 24, 2010 and December 24, 2010 (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

3. Use of Funds

1. Use of Proceeds:
To be used for the repayment of existing borrowings, totaling ¥8.93 billion based on the commitment line agreement and the term loan agreement, which will mature on December 24, 2009.
2. Scheduled Expenditure Date
December 2009

4. Status of Interest-bearing Debts after Drawdown

		(¥mln)		
		Before Drawdown	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	26,730	20,380	▲6,350
	Short-term Investment Corporation Bonds	4,000	4,000	—
	Sub Total	30,730	24,380	▲6,350
	Long-term Borrowings	117,500	123,850	+6,350
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	162,000	168,350	+6,350
Total		192,730	192,730	—

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 July 29, 2009, regarding the risks involved in the repayment of the borrowings, etc.