



For Translation Purposes Only

June 8, 2011

## 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 decided debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowing which will mature on June 10, 2011.

### 2. Details of Debt Financing

#### (1) Long-Term Borrowing (Term for 6 years)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd., The Mizuho Corporate Bank, Ltd.
2. Amount : ¥3.9 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.75%\*
4. Drawdown Date : June 10, 2011
5. Loan Type : Term Loan (6 years with floating-rate, contracted on June 8, 2011)
6. Repayment Date : June 10, 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 : September 10, 2011, the first interest payment date, and every March 10, June 10, September 10, and December 10 thereafter until June 10, 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 ¥3.9 billion with the floating-rate is converted to a fixed-rate of 1.43500%p.a. until the Repayment Date.

## (2) Long-Term Borrowing (Term for 3 years)

1. Lenders : The Hachijuni Bank, Ltd., The Hiroshima Bank, Ltd., The Keiyo Bank, Ltd.
2. Amount : ¥3 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.50%\*
4. Drawdown Date : June 10, 2011
5. Loan Type : Term Loan (3 years with floating-rate, contracted on June 8, 2011)
6. Repayment Date : June 10, 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 : September 10, 2011, the first interest payment date, and every March 10, June 10, September 10, and December 10 thereafter until June 10, 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 ¥3 billion with the floating-rate is converted to a fixed-rate of 0.91900%p.a. until the Repayment Date.

## 3. Use of Funds

1. Use of Proceeds:  
To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥8.5 billion which will mature on June 10, 2011. The difference, ¥1.6 billion, will be allocated by funds in hand.
2. Scheduled Expenditure Date  
June 2011

## 4. Status of Interest-bearing Debts after Drawdown

		(¥mln)		
		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	9,800	9,800	—
	Long-term Borrowings to be repaid within a year	30,500	22,000	▲8,500
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	5,000	5,000	—
Sub Total		45,300	36,800	▲8,500
	Long-term Borrowings	103,100	110,000	+6,900
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	142,600	149,500	+6,900
Total		187,900	186,300	▲1,600

## **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 27, 2011, 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/>