



For Translation Purposes Only

February 24, 2010

## 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 would procure debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayments totaling ¥6.5 billion which will mature on February 26, 2010.

### 2. Details of Debt Financing

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

- |                          |   |  |
|--------------------------|---|--|
| 1. Lenders               | : | The Norinchukin Bank   |
| 2. Amount                | : | ¥3.0 billion   |
| 3. Interest Rate         | : | 1.45727% p.a. *  |
| 4. Drawdown Date         | : | February 26, 2010  |
| 5. Loan Type             | : | Term Loan (5 years with floating-rate, contracted on February 24, 2010)  |
| 6. Repayment Date        | : | February 26, 2015 (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 | : | August 26, 2010 and every February 26 and August 26 thereafter until February 26, 2015 (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 ¥3.0 billion with the floating-rate is converted to a fixed-rate of 1.693%p.a. until the Repayment Date.

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

1. Lenders : The Hiroshima Bank, Ltd., The Chiba Bank, Ltd.
2. Amount : ¥1.0 billion
3. Interest Rate : 1.10727% p.a.
4. Drawdown Date : February 26, 2010
5. Loan Type : Term Loan (1 year with floating-rate, contracted on February 24, 2010)
6. Repayment Date : February 26, 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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : August 26, 2010 and February 26, 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

## **(3) Short-Term Borrowing (Term for 1 month)**

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Co., Ltd.
2. Amount : ¥2.0 billion
3. Interest Rate : 1.15545% p.a.
4. Drawdown Date : February 26, 2010
5. Loan Type : Borrowing based on the Commitment Line Agreement B contracted on June 11, 2009 (Amount: up to ¥20 billion)
6. Repayment Date : March 26, 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 : Same date as the repayment date
9. Collateral : Unsecured, unguaranteed

## **3. Use of Funds**

1. Use of Proceeds:  
To be used for a part of the repayment of existing borrowings, totaling ¥6.5 billion based on the term loan agreement, which will mature on February 26, 2010.
2. Scheduled Expenditure Date  
February 2010

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

(¥mln)

		Before Drawdown	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	20,130	16,630	▲3,500
	Short-term Investment Corporation Bonds	4,000	4,000	—
	Sub Total	24,130	20,630	▲3,500
	Long-term Borrowings	123,850	126,850	+ 3,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	168,350	171,350	+ 3,000
	Total	192,480	191,980	▲500

#### 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 25, 2010, regarding the risks involved in the repayment of the borrowings, etc.