



For Translation Purposes Only

March 25, 2014

**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**

The Fund has decided to procure loan in order to pay for the acquisition of an asset.

**2. Details of Debt Financing**

**(1) Long-Term Borrowing (Term for 2 years and 5 months)**

- |                          |   |   |
|--------------------------|---|---|
| 1. Lenders               | : | Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd.  |
| 2. Amount                | : | ¥3.0 billion  |
| 3. Interest Rate         | : | Basic Interest Rate (JBA 1 month JPY TIBOR) +0.37% p.a.   |
| 4. Drawdown Date         | : | March 27, 2014  |
| 5. Loan Type             | : | Term Loan<br>(2 years and 5 months with floating-rate, contracted on March 25, 2014)  |
| 6. Repayment Date        | : | August 26, 2016 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)  |
| 7. Terms of Repayment    | : | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date | : | April 26, 2014, the first interest payment date, and 26th of every month thereafter until July 26, 2016, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month) |
| 9. Collateral            | : | Unsecured, unguaranteed   |

## **(2) Long-Term Borrowing (Term for 2 years and 11 months)**

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, The Mizuho Bank, Ltd.
2. Amount : ¥4.5 billion
3. Interest Rate : Basic Interest Rate (JBA 1 month JPY TIBOR) +0.42% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(2 years and 11 months with floating-rate, contracted on March 25, 2014)
6. Repayment Date : February 26, 2017 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : April 26, 2014, the first interest payment date, and 26th of every month thereafter until January 26, 2017, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

## **(3) Long-Term Borrowing (Term for 4 years and 11 months)**

1. Lenders : Mizuho Trust & Banking Co., Ltd., The Chugoku Bank, Ltd., The Bank of Fukuoka, Ltd., The Hyakujushi Bank, Ltd. THE NISHI-NIPPON CITY BANK, LTD., Aozora Bank, Ltd., Resona Bank, Ltd., Shinkin Central Bank,
2. Amount : ¥5.3 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.54% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(4 years and 11 months with floating-rate, contracted on March 25, 2014)
6. Repayment Date : February 26, 2019 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2018, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

**(4) Long-Term Borrowing (Term for 5 years and 11 months)**

1. Lenders : Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd.
2. Amount : ¥5.75 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.59% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(5 years and 11 months with floating-rate, contracted on March 25, 2014)
6. Repayment Date : February 26, 2020 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2019, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

**(5) Long-Term Borrowing (Term for 7 years and 4 months)**

1. Lenders : Sumitomo Mitsui Banking Corporation, The Mizuho Bank, Ltd.
2. Amount : ¥4.18 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.67% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(7 years and 4 months with floating-rate, contracted on March 25, 2014)
6. Repayment Date : July 26, 2021 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until May 26, 2021, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

#### **(6) Long-Term Borrowing (Term for 7 years and 11 months)**

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.,
2. Amount : ¥2.75 billion
3. Interest Rate : 1.29600% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(7 years and 11 months with fixed-rate, contracted on March 25, 2014)
6. Repayment Date : February 26, 2022 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2021, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

#### **(7) Long-Term Borrowing (Term for 9 years and 11 months)**

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.,
2. Amount : ¥2.75 billion
3. Interest Rate : 1.59400% p.a.
4. Drawdown Date : March 27, 2014
5. Loan Type : Term Loan  
(9 years and 11 months with fixed-rate, contracted on March 25, 2014)
6. Repayment Date : February 26, 2024 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2023, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be determined two business days before the previous Interest payment Date (the first interest rate calculation period being the Date of Loan). Refer to Japanese Bankers Association website regarding the JBA Japanese Yen TIBOR. (<http://www.zenginkyo.or.jp/en/tibor/>)

### **3. Use of Funds**

Loan proceeds will be used in order to pay for the acquisition of Kojimachi Millennium Garden\* and the related expenses.

(\*) Refer to the “Notice Concerning Property Acquisition,” released today, for the property profile.

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

(¥mln)

	Before the drawdown	After the drawdown	Increased/Decreased Amount
Short-term Borrowings	—	—	—
Long-term Borrowings due within one year (Note)	11,950	11,950	—
Investment Corporation Bonds due within one year (Note)	—	—	—
Sub Total	11,950	11,950	—
Long-term Borrowings	112,650	140,880	+ 28,230
Investment Corporation Bonds	39,500	39,500	—
Sub Total	152,150	180,380	+ 28,230
Total	164,100	192,330	+ 28,230

(Note) Nature of term is as of the end of the 20th fiscal period (October 31, 2013).

#### 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 Securities Report (in Japanese) filed on January 30, 2014, 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/>>