



For Translation Purposes Only

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## For Immediate Release

Nomura Real Estate Office Fund, Inc.  
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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 payment for acquiring Toshin Tameike Building and Yanagibashi Sanshin Building. (For the information about the acquisition of Toshin Tameike Building and Yanagibashi Sanshin Building, please refer to the press release dated September 28, 2005.)

### 2. Details of Debt Financing

#### (1) Short-term Borrowings (Term for 3 months)

- |                            |   |   |
|----------------------------|---|---|
| 1. Lenders                 | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi, Ltd., The Mitsubishi Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., and The Norinchukin Bank |
| 2. Amount                  | : | ¥11 billion   |
| 3. Interest Rate           | : | 0.49%p.a.   |
| 4. Scheduled Drawdown Date | : | September 28, 2005  |
| 5. Loan Type               | : | Borrowings based on the Commitment Line Agreement contracted on June 9, 2005  |
| 6. Interest Payment Date   | : | Same date as the Repayment Date   |
| 7. Terms of Repayment      | : | Lump-sum repayment on the Repayment Date  |
| 8. Repayment Date          | : | December 28, 2005 (or the following business day if such date is a non-business day)  |
| 9. Collateral              | : | Unsecured, unguaranteed   |

### 3. Use of Funds

Loan proceed is to be used for the payment for the acquisition of Toshin Tameike Building and Yanagibashi Sanshin Building.

【Note】 Translation for Appendix is omitted.