



For Translation Purposes Only

December 25, 2007

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 of ¥13.5 billion for the payment of borrowings which will mature on December 27, 2007 .

2. Details of Debt Financing

(1) A Short-term Borrowing (Term for 2 months)

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|----------------------------|---|---|
| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, The Hachijuni Bank, Ltd. |
| 2. Amount | : | ¥5,000 million |
| 3. Interest Rate | : | 1.03917% p.a. |
| 4. Scheduled Drawdown Date | : | December 27, 2007 |
| 5. Loan Type | : | Term loan (2 months with floating-rate, contracted on December 25, 2007) |
| 6. Repayment Date | : | February 27, 2008 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Repayment Date | : | Same date as the repayment date |
| 9. Collateral | : | Unsecured, unguaranteed |

(2) A Short-term Borrowing (Term for 6 months)

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|----------------------------|---|--|
| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Chiba Bank, Ltd., The Iyo Bank, Ltd., The Chugoku Bank |
| 2. Amount | : | ¥8,500 million |
| 3. Interest Rate | : | 1.15333% p.a. |
| 4. Scheduled Drawdown Date | : | December 27, 2007 |
| 5. Loan Type | : | Term loan (6 months with floating-rate, contracted on December 25, 2007) |
| 6. Repayment Date | : | June 27, 2008 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Repayment Date | : | Same date as the repayment date |
| 9. Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

Loan proceed is to be used for the payment of existing borrowings.

【Note】 Translation for Appendix is omitted.