



For Translation Purposes Only

December 19, 2014

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Yoshiyuki Ito, 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”) announced today that the Fund will procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing to repay the existing borrowing.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 7 years and 11 months)

- | | | |
|--------------------------|---|--|
| 1. Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., |
| 2. Amount | : | ¥1.8 billion |
| 3. Interest Rate | : | 1.05000% p.a. |
| 4. Drawdown Date | : | December 24, 2014 |
| 5. Loan Type | : | Term Loan
(7 years and 11 months with fixed-rate, contracted on December 19, 2014) |
| 6. Repayment Date | : | November 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 | : | February 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2022, 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 7 years and 11 months)

1. Lenders : Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., ,
Mitsubishi UFJ Trust and Banking Corporation, The Bank of
Fukuoka, Ltd.
2. Amount : ¥4.55 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR*) +0.69%
4. Drawdown Date : December 24, 2014
5. Loan Type : Term Loan
(7 years and 11 months with floating-rate, contracted on December 19,
2014)
6. Repayment Date : November 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 : February 26, 2015, the first interest payment date, and 26th of every
February, May, August, and November thereafter until August 26, 2022, 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 JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR. (<http://www.jbatibor.or.jp/english/rate/>)

3. Use of Funds

Loan proceeds will be used in order to repay current outstanding loans of ¥6.35 billion which scheduled on December 24, 2014 according to the loan agreement.

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)	24,350	18,000	▲6,350
Investment Corporation Bonds due within one year (Note)	5,000	5,000	—
Sub Total	29,350	23,000	▲6,350
Long-term Borrowings	128,230	134,580	+6,350
Investment Corporation Bonds	34,500	34,500	—
Sub Total	162,730	169,080	+6,350
Total	192,080	192,080	—

(Note) Nature of term is as of the end of the 22nd fiscal period (October 31, 2014).

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 July 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/>