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For Immediate Release

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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 agreed with various lenders on December 4, 2003 on the terms and conditions of the loans and commitment line contracts.

1. Purpose

Nomura Office Fund has decided to procure the debt financing as part payment for the acquisition of real properties identified in the Offering Circular for the Issue of New Investment Units and the Secondary Offering (dated October 2003).

2. Details of Debt Financing

(1) Short-Term Debts

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|----------------------------|---|---|
| 1. Lenders | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi, Ltd., The Chiba Bank, Ltd., The Hachijuni Bank, Ltd., The Hiroshima Bank, Ltd., The Keiyo Bank, Ltd. |
| 2. Amount | : | ¥8,500 million |
| 3. Interest Rate | : | Six-month Yen TIBOR+0.4%p.a. (Interest rate to June 8, 2004: 0.5%) |
| 4. Scheduled Drawdown Date | : | December 8, 2003 |
| 5. Loan Type | : | One-year floating rate term loan agreement executed on December 4, 2003 with the aforementioned lenders |
| 6. Interest Payment Date | : | June 8, 2004, the first interest payment date, and the repayment date (or the following business if such date is a non-business day.) |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Repayment Date | : | December 8, 2004 (or the following business if such date is a non-business day) |
| 9. Collateral | : | Unsecured, unguaranteed |

(2) Long-Term Debts (Three-Year Floating Rate Term Loan)

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|------------------|---|---|
| 1. Lenders | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Mitsubishi Trust and Banking Corporation, The Chuo Mitsui Trust and Banking Company, Limited, The Nomura Trust and Banking Co., Ltd., The Chiba Bank, Ltd., The Hiroshima Bank, Ltd., The Iyo Bank, Ltd. |
| 2. Amount | : | ¥12,500 million |
| 3. Interest Rate | : | Six-month Yen TIBOR+0.6%p.a. (Interest rate to June 8, 2004: 0.7%)
Note: Nomura Office Fund has entered into an interest rate swap agreement to hedge interest fluctuation. |

4. Scheduled Drawdown Date : December 8, 2003
5. Loan Type : Three-year floating rate term loan agreement executed on December 4, 2003 with the aforementioned lenders
6. Interest Payment Date : June 8, 2004, the first interest payment date, and every June 8 and December 8 thereafter until December 2006 (or the following business if such date is a non-business day)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Repayment Date : December 8, 2006 (or the following business if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

(3) Long-term Debts (Three-Year Fixed Rate Term Loan)

1. Lenders : The Dai-Ichi Mutual Life Insurance Company, The Yasuda Mutual Life Insurance Company
2. Amount : ¥3,000 million
3. Interest Rate : 1.045%p.a.
4. Scheduled Drawdown Date : December 8, 2003
5. Loan Type : Three-year fixed rate term loan agreement executed on December 4, 2003 with the aforementioned lenders
6. Interest Payment Date : June 8, 2004, the first interest payment, and every June 8 and December 8 thereafter until December 2006 (or the following business if such date is a non-business day)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Repayment Date : December 8, 2006 (or the following business if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

(4) Long-Term Debts (Five-Year Floating Rate Term Loan)

1. Lenders : UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Mitsubishi Trust and Banking Corporation, The Iyo Bank, Ltd., The Norinchukin Bank
2. Amount : ¥8,000 million
3. Interest Rate : Six-month Yen TIBOR+0.7%p.a. (Interest rate to June 8, 2004: 0.8%)
Note: Nomura Office Fund has entered into an interest rate swap agreement to hedge interest fluctuation.
4. Scheduled Drawdown Date : December 8, 2003
5. Loan Type : Five-year floating rate term loan agreement executed on December 4, 2003 with the aforementioned lenders
6. Interest Payment Date : June 8, 2004, the first interest payment date, and every June 8 and December 8 thereafter until December 2008 (or the following business if such date is a non-business day)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Repayment Date : December 8, 2008 (or the following business if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

(5) Long-Term Debts (Five-Year Fixed Rate Term Loan)

1. Lenders : Mitsui Mutual Life Insurance, Company, Taiyo Life Insurance Company, Daido Life Insurance Company, Mitsui Sumitomo Insurance Co., Ltd.
2. Amount : ¥5,000 million
3. Interest Rate : 1.51625%p.a.
4. Scheduled Drawdown Date : December 8, 2003
5. Loan Type : Five-year fixed rate term loan agreement executed on December 4, 2003 with the aforementioned lenders
6. Interest Payment Date : June 8, 2004, the first interest payment date, and every June 8 and December 8 thereafter until December 2008 (or the following business if such date is a non-business day)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Repayment Date : December 8, 2008 (or the following business if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

3. Use of Funds

Nomura Office Fund shall apply the loan proceeds of ¥37,000 million in total to the payment of a part of the purchase prices of the real estate identified in the Offering Circular for the Issue of New Investment Units and the Secondary Offering (dated October 2003) (estimated total acquisition price: ¥104,200 million) and the payment of a part of associated costs and expenses reasonably required for such acquisition. .

4. Commitment Lines

In addition to the aforementioned term loans, on December 4, 2003, Nomura Office Fund also entered into commitment-line contracts for the purpose of the payment of the future acquisition prices and the associated costs and expenses reasonably required for such acquisition.

Summary of the Commitment Line Contract:

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|---------------------|---|---|
| 1. Lenders | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi, Ltd. |
| 2. Amount | : | ¥10,000 million |
| 3. Interest Rate | : | Yen TIBOR for the term of the facility +0.4%p.a. |
| 4. Draw Down Period | : | December 8, 2003 to June 8, 2004 (inclusive) |
| 5. Collateral | : | Unsecured, unguaranteed |