



For Translation Purposes Only

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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 decided and procured debt financing.

1. Purpose

Nomura Office Fund has decided and procured the debt financing for the payment for acquiring Secom Medical Building. (For the information about the acquisition of Secom Medical Building, please refer to the press release on August 25, 2006.)

2. Details of Debt Financing

Short-term Borrowings (Term for 3 months)

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|---------------------------|---|--|
| (1) Lenders | : | 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. |
| (2) Amount | : | ¥2 billion |
| (3) Interest Rate | : | 0.84000% p.a. |
| (4) Drawdown Date | : | August 31, 2006 |
| (5) Loan Type | : | Borrowings based on the Commitment Line Agreement A contracted on June 9, 2006 (Amount: up to ¥20 billion) |
| (6) Interest Payment Date | : | Same date as the Repayment Date |
| (7) Terms of Repayment | : | Lump-sum repayment on the Repayment Date |
| (8) Repayment Date | : | November 30, 2006 (or the following business day if such date is a non-business day, or the day before the business day if such date is on the next month) |
| (9) Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

Loan proceed is to be used for a part of the payment for the acquisition of Secom Medical Building and related miscellaneous expenses.

【Note】 Translation for Appendix is omitted.