



For Translation Purposes Only

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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 decided and procured debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥4.0 billion for the payment of existing short-term investment corporation bonds, which will mature on March 15, 2010.

2. Details of Debt Financing

Short-term Borrowing (Term for 1 year)

- | | | |
|---------------------------|---|---|
| (1) Lenders | : | Shinkin Central Bank |
| (2) Amount | : | ¥2.0 billion |
| (3) Interest Rate | : | 1.10727% p.a. |
| (4) Drawdown Date | : | March 15, 2010 |
| (5) Loan Type | : | Term Loan (1 year with floating-rate, contracted on March 11, 2010) |
| (6) Repayment Date | : | February 28, 2011 |
| (7) Terms of Repayment | : | Lump-sum repayment on the repayment date |
| (8) Interest Payment Date | : | August 26, 2010 and February 28, 2011 |
| (9) Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

i) Use of Proceeds

Loan proceed is to be used for a part of the redemption of the existing short-term investment corporation bonds of ¥4.0 billion which will mature on March 15, 2010.

ii) Scheduled Expenditure Date

March 2010

4. Status of Interest-bearing Debts after the debt financing, the redemption and the issuance of the short-term investment corporation bonds regarding “Notice Concerning the Issuance of the Short-term Investment Corporation Bonds” released today

(¥mln)

		Before	After	Increased/Decreased Amount
	Short-term Borrowings	16,630	18,630	+ 2,000
	Short-term Investment Corporation Bonds	4,000	2,000	▲ 2,000
	Sub Total	20,630	20,630	—
	Long-term Borrowings	126,850	126,850	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	171,350	171,350	—
	Total	191,980	191,980	—

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 Semiannual Securities Report (in Japanese) filed on January 25, 2010, regarding the risks involved in the repayment of the borrowings, etc.