



For Translation Purposes Only

February 27, 2015

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Yoshiyuki Ito, Executive Director
(Securities Code: 8959)

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Yasuaki Fukui, President and Chief Executive Officer
Inquiries: Shoji Yoshihara, General Manager, NOF Investment Management
TEL: +81-3-3365-0507
EMAIL:nreof8959@nomura-re.co.jp

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 for the payment for acquiring PMO Nihonbashi Kayabacho.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 6 years)

- | | | |
|--------------------------|---|---|
| 1. Lenders | : | The Mizuho Bank, Ltd. , Mitsubishi UFJ Trust and Banking Corporation , Sumitomo Mitsui Trust Bank., Ltd. |
| 2. Amount | : | ¥2.12 billion |
| 3. Interest Rate | : | Basic interest rate (JBA 3 months JPY TIBOR*) +0.56% |
| 4. Drawdown Date | : | March 3, 2015 |
| 5. Loan Type | : | Term Loan
(6 years with floating-rate, contracted on February 27, 2015) |
| 6. Repayment Date | : | February 26, 2021 (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 | : | May 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2020, 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 8 years and 6 months)

1. Lenders : Sumitomo Mitsui Banking Corporation
2. Amount : ¥1 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR*) +0.71%
4. Drawdown Date : March 3, 2015
5. Loan Type : Term Loan
(8 years and 6 months with floating-rate, contracted on February 27, 2015)
6. Repayment Date : August 26, 2023 (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 : May 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until May 26, 2023, 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

(3) Long-Term Borrowing (Term for 8 years and 6 months)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount : ¥1 billion
3. Interest Rate : 1.14850%
4. Drawdown Date : March 3, 2015
5. Loan Type : Term Loan
(8 years and 6 months with fixed-rate, contracted on February 27, 2015)
6. Repayment Date : August 26, 2023 (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 : May 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until May 26, 2023, 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

(4) Long-Term Borrowing (Term for 8 years and 6 months)

1. Lenders : Development Bank of Japan Inc.
2. Amount : ¥1 billion
3. Interest Rate : 1.18032%
4. Drawdown Date : March 3, 2015
5. Loan Type : Term Loan
(8 years and 6 months with fixed-rate, contracted on February 27, 2015)
6. Repayment Date : August 26, 2023 (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 : August 26, 2015, the first interest payment date, and 26th of every February and August thereafter until February 26, 2023, 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

1. Loan proceeds will be used in order to pay for the acquisition of PMO Nihonbashi Kayabacho and a part of the related expenses.

(Note) For a profile of the property, refer to the “Notice Concerning Property Acquisition” released on December 10, 2014

2. March 2015

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)	11,750	11,750	—
	Investment Corporation Bonds due within one year (Note)	5,000	5,000	—
	Sub Total	16,750	16,750	—
	Long-term Borrowings	140,580	145,700	+ 5,120
	Investment Corporation Bonds	34,500	34,500	—
	Sub Total	175,080	180,200	+ 5,120
Total		191,830	196,950	+5,120

(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 January 29, 2015, 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/>