



For Translation Purposes Only

August 22, 2008

For Immediate Release

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

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Tatsuo Inoue, President and Chief Executive Officer
Inquiries: Atsushi Ogata, Director
Office Management Division
TEL: +81-3-3365-0507

Notice Concerning Debt Financing

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that the Fund would procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥4 billion for the repayment of borrowing which will mature on August 26, 2008.

2. Details of Debt Financing

A Long-term Borrowing (Term for 2 years)

- | | | |
|----------------------------|---|--|
| 1. Lender | : | Sumitomo Mitsui Banking Corporation, The Yamanashi Chuo Bank, Ltd.,
The Chugoku Bank, Ltd., The Bank of Fukuoka, Ltd. |
| 2. Amount | : | ¥4 billion |
| 3. Interest Rate | : | 1.24667% p.a.
(from August 26, 2008 to February 26, 2009) |
| 4. Scheduled Drawdown Date | : | August 26, 2008 |
| 5. Loan Type | : | Term loan (2 years with floating-rate, contracted on August 22, 2008) |
| 6. Repayment Date | : | August 26, 2010 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | February 26, 2009 and every February 26 and August 26 thereafter until
August 26, 2010 (or the following business day if such date is a non
business day, or the prior business day if such date is on the next month) |
| 9. Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

i) Use of Proceeds

Loan proceed is to be used for the repayment of existing borrowing which will mature on August 26, 2008.

ii) Scheduled Expenditure Date

August 26, 2008

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	28,300	24,300	▲ 4,000
	Short-term Investment Corporation Bonds	15,000	15,000	—
	Sub Total	43,300	39,300	▲ 4,000
	Long-term Borrowings	80,500	84,500	+4,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	125,000	129,000	+4,000
	Total	168,300	168,300	—