



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 would procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayments of ¥15 billion and ¥9.8 billion in borrowings based on the commitment line agreement, which will mature on June 24, 2009 and June 25, 2009 respectively.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 3 years)

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|--------------------------|--|
| 1. Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Hyakujushi Bank, Ltd. |
| 2. Amount | : ¥12 billion |
| 3. Interest Rate | : 1.32545% p.a. * |
| 4. Drawdown Date | : June 24, 2009 |
| 5. Loan Type | : Term Loan (3 years with floating-rate, contracted on June 22, 2009) |
| 6. Repayment Date | : June 24, 2012 (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) |
| 7. Terms of Repayment | : Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : December 24, 2009 and every June 24 and December 24 thereafter until June 24, 2012 (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 |

*As announced on “Concerning Concluding Interest-Rate Swap Agreement” news released today, by the interest-rate swap agreement, the interest rate concerning the debt financing of ¥12 billion with the floating-rate is converted to a fixed-rate of 1.39575%p.a. until the Repayment Date.

(2) Short-Term Borrowing (Term for 1 year)

1. Lenders : Mizuho Corporate Bank, Ltd., The Sumitomo Trust and Banking Co., Ltd.
2. Amount : ¥2.8 billion
3. Interest Rate : 1.22545% p.a.
4. Drawdown Date : June 24, 2009
5. Loan Type : Term Loan (1 year with floating-rate, contracted on June 22, 2009)
6. Repayment Date : June 24, 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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : December 24, 2009 and June 24, 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) Long-Term Borrowing (Term for 7 years)

1. Lender : Development Bank of Japan
2. Amount : ¥10 billion
3. Interest Rate : 1.97% p.a.
4. Drawdown Date : June 25, 2009
5. Loan Type : Term Loan (7 years with fixed-rate, contracted on June 22, 2009)
6. Repayment Date : December 25, 2009, the first repayment date, and every June 25 and December 25 thereafter until June 25, 2016 (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)
7. Terms of Repayment : Repay ¥250 million of principal at each Repayment Date until December 25, 2015, and repay ¥6,750 million on December 25, 2016, the last repayment date.
8. Interest Payment Date : Same date as the Repayment Date
9. Collateral : Unsecured, unguaranteed

3. Use of Funds

- i) Use of Proceeds:
To be used for the repayment of existing borrowings, the total of ¥24.8 billion based on the commitment agreement, which will mature on June 24, 2009 and June 25, 2009.
- ii) Scheduled Expenditure Date
June 2009

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	42,230	20,230	▲22,000
	Short-term Investment Corporation Bonds	—	—	—
	Sub Total	42,230	20,230	▲22,000
	Long-term Borrowings	102,000	124,000	+ 22,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	146,500	168,500	+ 22,000
	Total	188,730	188,730	—