



For Translation Purposes Only

December 21, 2010

For Immediate Release

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

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Atsushi Ogata
President and Chief Executive Officer
Inquiries: Hirotaka Furugori, General Manager
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 decided debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowing which will mature on December 24, 2010.

2. Details of Debt Financing

A Short-Term Borrowing (Term for 1 year)

- | | |
|--------------------------|--|
| 1. Lenders | : The Chugoku Bank, Ltd. |
| 2. Amount | : ¥1.0 billion |
| 3. Interest Rate | : 0.74000% p.a. |
| 4. Drawdown Date | : December 24, 2010 |
| 5. Loan Type | : Term Loan (1 year with floating-rate, contracted on December 21, 2010) |
| 6. Repayment Date | : December 24, 2011 (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 | : March 24, 2011 and every June 24, September 24, and December 24 thereafter until December 24, 2011 (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

1. Use of Proceeds:

To be used for a part of the repayment of the existing borrowings based on the term loan agreement totaling ¥2.58 billion which will mature on December 24, 2010.

2. Scheduled Expenditure Date

December 2010

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	10,380	8,800	▲1,580
	Long-term Borrowings to be repaid within a year	27,000	27,000	—
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	—	—	—
	Sub Total	37,380	35,800	▲1,580
	Long-term Borrowings	107,850	107,850	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	152,350	152,350	—
	Total	189,730	188,150	▲1,580

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 July 28, 2010, 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/>