



For Translation Purposes Only

June 26, 2008

**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
Mitsuharu Sato, Executive Director  
(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 and procured the debt financing for the payment for acquiring EME Hakata Ekimae Building. (For the information about the acquisition of the building, please refer to the news release on June 26, 2008.)

**2. Details of Debt Financing**

**Short-term Borrowings (Term for 3 months)**

- |                           |   |  |
|---------------------------|---|--|
| (1) Lenders               | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd. |
| (2) Amount                | : | ¥7,000 million   |
| (3) Interest Rate         | : | 1.2925% p.a.   |
| (4) Drawdown Date         | : | June 26, 2008  |
| (5) Loan Type             | : | Borrowings based on the Commitment Line Agreement A contracted on June 11, 2008 (Amount: up to ¥20 billion)  |
| (6) Repayment Date        | : | December 24, 2008  |
| (7) Terms of Repayment    | : | Lump-sum repayment on the repayment date   |
| (8) Interest Payment Date | : | Same date as the repayment date  |
| (9) Collateral            | : | Unsecured, unguaranteed  |

**3. Use of Funds**

i) Use of Proceeds

Loan proceed is to be used for the payment for the acquisition of EME Hakata Ekimae Building and the related miscellaneous expenses.

ii) Scheduled Expenditure Date

June 27, 2008

#### 4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before Drawdown(note)	After Drawdown	Increased/Decreased Amount
	Short-term Borrowings	36,000	43,000	+ 7,000
	Short-term Investment Corporation Bonds	15,000	15,000	—
	Sub Total	51,000	58,000	+ 7,000
	Long-term Borrowings	75,500	75,500	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	120,000	120,000	—
	Total	171,000	178,000	+ 7,000

【Note】 Translation for Appendix is omitted.