



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”) announced today that the Fund will procure debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing to repay the existing borrowing which will mature on September 25, 2012.

### 2. Details of Debt Financing

#### (1) Long-Term Borrowing (Term for 3 years and 11 months)

- |                          |   |   |
|--------------------------|---|---|
| 1. Lenders               | : | Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd.  |
| 2. Amount                | : | ¥2 billion  |
| 3. Interest Rate         | : | Basic interest rate (JBA 3 months JPY TIBOR) +0.47%p.a.   |
| 4. Drawdown Date         | : | September 25, 2012  |
| 5. Loan Type             | : | Term Loan (3years and 11months with floating-rate, contracted on September 21, 2012)  |
| 6. Repayment Date        | : | August 26, 2016 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)   |
| 7. Terms of Repayment    | : | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date | : | December 25, 2012, the first interest payment date, and every March 25, June 25, September 25, and December 25 thereafter until August 26, 2016 (or the following business day if the date is a non-business day, or the prior business day if the date is in 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 ¥2 billion with the floating-rate is converted to a fixed-rate of 0.79750%p.a. until the Repayment Date.

With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

### 3. Use of Funds

Fund will use the loan to repay the existing borrowing of ¥2 billion, which will mature on September 25, 2012, according to the term loan.

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

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	1,000	1,000	—
	Long-term Borrowings to be repaid within a year	24,250	22,250	▲ 2,000
	Investment Corporation Bonds to be repaid within a year	—	—	—
	Sub Total	25,250	23,250	▲ 2,000
	Long-term Borrowings	117,900	119,900	+ 2,000
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	157,400	159,400	+ 2,000
	Total	182,650	182,650	—

### 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 30, 2012, 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/>>