



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 decided debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥10,500 million for the payment of borrowings, which will mature on February 26, 2008 and the debt financing of ¥5,000 million for the payment of borrowings, which will mature on February 27, 2008 .

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 4 years and 6 months)

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| 1. Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Chuo Mitsui Trust and Banking Co., Ltd., The Iyo Bank, Ltd. |
| 2. Amount | : ¥7,500 million |
| 3. Interest Rate | : 1.24583% p.a. * |
| 4. Scheduled Drawdown Date | : February 26, 2008 |
| 5. Loan Type | : Term Loan (4 years and 6 months with floating-rate, contracted on February 22, 2008) |
| 6. Repayment Date | : August 26, 2012 |
| 7. Terms of Repayment | : Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : August 26, 2008 and every February 26 and August 26 thereafter until August 26, 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 ¥7,500 million with the floating-rate is converted to a fixed-rate of 1.46%p.a. until August 26, 2012.

(2) Long-Term Borrowing (Term for 7 years)

1. Lender : The Dai-ichi Mutual Life Insurance Company
2. Amount : ¥3,000 million
3. Interest Rate : 1.91875% p.a.
4. Scheduled Drawdown Date : February 26, 2008
5. Loan Type : Term Loan (7 years with fixed-rate, contracted on February 22, 2008)
6. Repayment Date : February 26, 2015
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : August 26, 2008 and every February 26 and August 26 thereafter until February 26, 2015 (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) Short-Term Borrowing (Term for 2 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 and Banking Co., Ltd.
2. Amount : ¥5,000 million
3. Interest Rate : TBA
4. Scheduled Drawdown Date : February 27, 2008
5. Loan Type : Borrowings based on the Commitment Line B Agreement contracted on June 11, 2007 (Amount up to ¥20 billion)
6. Repayment Date : April 25, 2008
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : The same date as the repayment date
9. Collateral : Unsecured, unguaranteed

3. Use of Funds

Loan proceed is to be used for the payment for the existing borrowings.

【Note】 Translation for Appendix is omitted.