



For Translation Purposes Only

March 15, 2005

**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
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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 payment for acquiring JAL Building. (For the information about the acquisition of JAL Building, please refer to the press release dated December 1, 2004.)

**2. Details of Debt Financing**

**(1) Short-term Borrowings (Term for 2 months)**

- |                            |   |   |
|----------------------------|---|---|
| 1. Lenders                 | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi, LTD., The Mitsubishi Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., and The Norinchukin Bank |
| 2. Amount                  | : | ¥19,000 million   |
| 3. Interest Rate           | : | 0.48833%p.a. (rate for the period from March 17, 2005 to May 17, 2005, Two-month Yen TIBOR+0.40%p.a.)   |
| 4. Scheduled Drawdown Date | : | March 17, 2005  |
| 5. Loan Type               | : | Borrowings based on the Commitment Line Agreement contracted on December 9, 2004  |
| 6. Interest Payment Date   | : | Same date as the Repayment Date   |
| 7. Terms of Repayment      | : | Lump-sum repayment on the Repayment Date  |
| 8. Repayment Date          | : | May 17, 2005 (or the following business day if such date is a non-business day)   |
| 9. Collateral              | : | Unsecured, unguaranteed   |

**(2) Short-term Borrowings (Term for 1 year)**

- |                  |   |   |
|------------------|---|---|
| 1. Lenders       | : | Mizuho Bank, Ltd., The Mitsubishi Trust and Banking Corporation, and The Sumitomo Trust & Banking Co., Ltd. |
| 2. Amount        | : | ¥2,000 million  |
| 3. Interest Rate | : | 0.47000% p.a. (rate for the period from March 17, 2005 to August 26, Six-month Yen TIBOR+0.37%p.a.)         |

4. Scheduled Drawdown Date : March 17, 2005
5. Loan Type : Borrowings based on the Term Loan Agreement concluded on March 14, 2005
6. Interest Payment Date : August 26, 2005 and the Repayment Date (or the following business day if such date is a non-business day)
7. Terms of Repayment : Lump-sum repayment on the Repayment Date
8. Repayment Date : February 26, 2006 (or the following business day if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

### **(3) Long-term Borrowing (Term for 8 years)**

1. Lender : Development Bank of
2. Amount : ¥1,000 million
3. Interest Rate : 1.7525%p.a.
4. Scheduled Drawdown Date : March 17, 2005
5. Loan Type : Borrowings based on the Term Loan Agreement (8 year fixed interest rate) concluded on March 14, 2005
6. Interest Payment Date : 26<sup>th</sup> day of every February and August starting on August 26, 2005 through February, 2013 (or the following business day if such date is a non-business day).
7. Terms of Repayment : Lump-sum repayment on the Repayment Date
8. Repayment Date : February 26, 2013 (or the following business day if such date is a non-business day)
9. Collateral : Unsecured, unguaranteed

### **3. Use of Funds**

Loan proceed is to be used for the payment for the acquisition of JAL Building.

【Note】 Translation for Appendix is omitted.