



For Translation Purposes Only

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**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
Isamu Okada, Representative and 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 debt financing as stated below.

**1. Purpose**

Nomura Office Fund has decided the debt financing for the payment for acquiring Omron Kyoto Center Building. (For the information about the acquisition, please refer to “Notice Concerning Property Acquisition” released on March 2, 2007.)

**2. Details of Debt Financing**

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

- |                            |   |  |
|----------------------------|---|--|
| 1. Lenders                 | : | Mizuho Corporate Bank, Ltd., The Chuo Mitsui Trust and Banking Company Limited and The Iyo Bank, Ltd.  |
| 2. Amount                  | : | ¥4,000 million   |
| 3. Interest Rate           | : | 1.10727% p.a.<br>(to be applied for the period from March 19, 2007 to August 26, 2007)   |
| 4. Scheduled Drawdown Date | : | March 19, 2007   |
| 5. Loan Type               | : | Term Loan (4 years and 6 months with float interest rate, contracted on March 15, 2007)  |
| 6. Interest Payment Date   | : | August 26, 2007 and every February 26 and August 26 thereafter until August 26, 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. Repayment Date          | : | August 26, 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  |

## **(2) Long-Term Borrowings (Term for 7 years)**

- |                            |   |  |
|----------------------------|---|--|
| 1. Lender                  | : | Taiyo Life Insurance Company, Daido Life Insurance Company and Mitsui Sumitomo Insurance Co., Ltd.   |
| 2. Amount                  | : | ¥4,000 million   |
| 3. Interest Rate           | : | 1.98000% p.a.  |
| 4. Scheduled Drawdown Date | : | March 19, 2007   |
| 5. Loan Type               | : | Term Loan (7 years with fixed interest rate, contracted on March 15, 2007)   |
| 6. Interest Payment Date   | : | September 19, 2007 and every March 19 and September 19 thereafter until March 19, 2014 (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. Repayment Date          | : | March 19, 2014 (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**

Loan proceed is to be used for a part of the payment for the acquisition of Omron Kyoto Center Building and related miscellaneous expenses.

**【Note】** Translation for Appendix is omitted.