



For Translation Purposes Only

December 6, 2010

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 for the repayment of the existing borrowing which will mature on December 8, 2010.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 2 years and 7 months)

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|--------------------------|---|
| 1. Lenders | : Mitsui Sumitomo Insurance Co., Ltd. |
| 2. Amount | : ¥1.0 billion |
| 3. Interest Rate | : 0.73000% p.a. |
| 4. Drawdown Date | : December 8, 2010 |
| 5. Loan Type | : Term Loan (2 years and 7 months with floating-rate, contracted on December 6, 2010) |
| 6. Repayment Date | : June 24, 2013 (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. Interest Payment Date | : December 24, 2010, as the first payment date, and every 24th of March, June, September, and December thereafter until June 24, 2013 (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

1. Use of Proceeds:

To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥2.5 billion which will mature on December 8, 2010.

2. Scheduled Expenditure Date

December 2010

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	10,380	10,380	—
	Long-term Borrowings to be repaid within a year	29,500	27,000	▲2,500
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	—	—	—
	Sub Total	39,880	37,380	▲2,500
	Long-term Borrowings	106,850	107,850	+1,000
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	151,350	152,350	+1,000
	Total	191,230	189,730	▲1,500

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 28, 2010, 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/>