



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)

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Tatsuo Inoue  
President and Chief Executive Officer  
Inquiries:  
Atsushi Ogata  
Director, Office Management Division  
TEL: +81-3-3365-0507

## Notice Concerning Debt Financing

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that the Fund decided to procure debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥2,000 million for the payment of borrowings based on the Commitment Line Agreement, which will mature on November 30, 2006.

### 2. Details of Debt Financing

#### (1) Long-Term Borrowings (Term for 3 years)

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|----------------------------|---|--|
| 1. Lenders                 | : | Nippon Life Insurance Company, Sompo Japan Insurance Inc.  |
| 2. Amount                  | : | ¥2,000 million   |
| 3. Interest Rate           | : | 1.6550% p.a.   |
| 4. Scheduled Drawdown Date | : | November 30, 2006  |
| 5. Loan Type               | : | Term Loan (3 years with fixed interest rate, contracted on November 28, 2006)  |
| 6. Interest Payment Date   | : | February 26, 2007 and every February 26 and August 26 thereafter until August 26, 2010 (or the following business day if such date is a non-business day, or the prior business day if such date is in the next month) |
| 7. Terms of Repayment      | : | Lump-sum repayment on the repayment date   |
| 8. Repayment Date          | : | August 26, 2010 (or the following business day if such date is a non-business day, or the prior business day if such date is in the next month)  |
| 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.