



For Translation Purposes Only

August 24, 2011

## For Immediate Release

Nomura Real Estate Office Fund, Inc.  
Yuichi Maruko, Executive Director  
(Securities Code: 8959)

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Atsushi Ogata  
President and Chief Executive Officer  
Inquiries: Kenji Tsuga, General Manager  
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 debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowings which will mature on August 25 and 26, 2011.

### 2. Details of Debt Financing

#### (1) Long-Term Borrowing (Term for 5 years)

- |                          |  |
|--------------------------|--|
| 1. Lenders               | : Mitsubishi UFJ Trust and Banking Corporation, The Chugoku Bank, Ltd., Resona Bank, Limited.  |
| 2. Amount                | : ¥3 billion   |
| 3. Interest Rate         | : Basic interest rate (JBA 3 months JPY TIBOR) +0.65%*   |
| 4. Drawdown Date         | : August 26, 2011  |
| 5. Loan Type             | : Term Loan (5 years with floating-rate, contracted on August 24, 2011)  |
| 6. Repayment Date        | : August 26, 2016 (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 | : November 26, 2011, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until August 26, 2016 (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 ¥3 billion with the floating-rate is converted to a fixed-rate of 1.10100%p.a. until the Repayment Date.

## **(2) Long-Term Borrowing (Term for 3 years)**

1. Lenders : Sumitomo Trust & Banking Co., Ltd., The Iyo Bank, Ltd., The Hachijuni Bank, Ltd., The Mizuho Corporate Bank, Ltd.
2. Amount : ¥6 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.50%\*
4. Drawdown Date : August 26, 2011
5. Loan Type : Term Loan (3 years with floating-rate, contracted on August 24, 2011)
6. Repayment Date : August 26, 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. Interest Payment Date : November 26, 2011, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until August 26, 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

\*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 ¥6 billion with the floating-rate is converted to a fixed-rate of 0.83875%p.a. until the Repayment Date.

## **(3) Short-Term Borrowing (Term for 1 year)**

1. Lenders : Aozora Bank, Ltd., The Yamanashi Chuo Bank, Ltd.
2. Amount : ¥1.5 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.40%
4. Drawdown Date : August 26, 2011
5. Loan Type : Term Loan (1 year with floating-rate, contracted on August 24, 2011)
6. Repayment Date : 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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : November 26, 2011, the first interest payment date, and every February 26, May 26, August 26, and November 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

The basic interest rate applicable to a computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date. With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

## **3. Use of Funds**

1. Use of Proceeds:  
To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥11 billion which will mature on August 25 and 26, 2011. The difference, ¥5 billion, will be allocated by funds in hand.
2. Scheduled Expenditure Date  
August 2011

#### 4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	8,900	7,900	▲1,000
	Long-term Borrowings to be repaid within a year	21,750	13,250	▲8,500
	Short-term Investment Corporation Bonds	—	—	—
	Investment Corporation Bonds to be repaid within a year	5,000	5,000	—
	Sub Total	35,650	26,150	▲9,500
	Long-term Borrowings	110,000	119,000	+9,000
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	149,500	158,500	+9,000
	Total	185,150	184,650	▲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 29, 2011, 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/>