



For Translation Purposes Only

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## For Immediate Release

Nomura Real Estate Office Fund, Inc.  
8-5-1 Nishi Shinjuku, Shinjuku-ku, Tokyo  
Yasutoshi Akiyama  
Representative and Executive Director  
(Securities Code: 8959)

Inquiries:  
Nomura Real Estate Asset Management Co., Ltd.  
Atsushi Ogata  
Fund Management Group  
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 would procure debt financing as stated below.

### 1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥9,500 million for the payment for the borrowings which will mature on February 27, 2006.

### 2. Details of Debt Financing

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

- |                            |  |
|----------------------------|--|
| 1. Lenders                 | : The Chiba Bank, Ltd., The Hachijuni Bank, Ltd.   |
| 2. Amount                  | : ¥2,000 million   |
| 3. Interest Rate           | : 0.50455% p.a. (Six-month Yen TIBOR+0.39% p.a.) (from February 27, 2006 to August 28, 2006)   |
| 4. Scheduled Drawdown Date | : February 27, 2006  |
| 5. Loan Type               | : Term Loan (3 years with float interest rate, contracted on February 22, 2006)  |
| 6. Interest Payment Date   | : August 26, 2006 and every February 26 and August 26 thereafter until February 26, 2009   |
| 7. Terms of Repayment      | : Lump-sum repayment on the repayment date   |
| 8. Repayment Date          | : February 26, 2009 (or the following business day if such date is a non-business day, or the day before the business day if such date is on the next month) |
| 9. Collateral              | : Unsecured, unguaranteed  |

#### (2) Long-Term Borrowings (Term for 5 years)

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|-----------|---|
| 1. Lender | : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Nomura Trust and Banking Co., Ltd. |
| 2. Amount | : ¥7,500 million  |

3. Interest Rate : 0.59455% p.a. (Six-month Yen TIBOR+0.48% p.a.) (from February 27, 2006 to August 28, 2006)
4. Scheduled Drawdown Date : February 27, 2006
5. Loan Type : Term Loan (5 years with fixed interest rate, contracted on February 22, 2006)
6. Interest Payment Date : August 26, 2006 and every February 26 and August 26 thereafter until February 26, 2011
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Repayment Date : February 26, 2011 (or the following business day if such date is a non-business day, or the day before the 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 the payment for the existing short-term borrowings.

【Note】 Translation for Appendix is omitted.