



For Translation Purposes Only

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## For Immediate Release

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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 and procured debt financing.

### 1. Purpose

Nomura Office Fund has decided and procured the debt financing for the payment for acquiring Crystal Park Building. (For the information about the acquisition of Crystal Park Building, please refer to the press releases dated February 27, 2006.)

### 2. Details of Debt Financing

#### Short-term Borrowings (Term for 1 month)

- |                             |   |   |
|-----------------------------|---|---|
| (1) Lenders                 | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Norinchukin Bank |
| (2) Amount                  | : | ¥2 billion  |
| (3) Interest Rate           | : | 0.46273% p.a.   |
| (4) Scheduled Drawdown Date | : | February 27, 2006   |
| (5) Loan Type               | : | Borrowings based on the Commitment Line Agreement contracted on December 9, 2005 (Amount: up to ¥20 billion)  |
| (6) Interest Payment Date   | : | Same date as the Repayment Date   |
| (7) Terms of Repayment      | : | Lump-sum repayment on the Repayment Date  |
| (8) Repayment Date          | : | March 27, 2006 (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 acquisition of Crystal Park Building, and for the payment to be applied to a part of related expenses.

【Note】 Translation for Appendix is omitted.