



For Translation Purposes Only

June 22, 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 would procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the repayment of the existing borrowing and the redemption of the short-term investment corporation bond which will mature on June 24, 2010.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 3 years)

- | | | |
|--------------------------|---|--|
| 1. Lenders | : | The Chugoku Bank |
| 2. Amount | : | ¥2.0 billion |
| 3. Interest Rate | : | 1.10000% p.a. * |
| 4. Drawdown Date | : | June 24, 2010 |
| 5. Loan Type | : | Term Loan (3 years with floating-rate, contracted on June 22, 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 and every June 24 and December 24 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 |

*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 ¥2.0 billion with the floating-rate is converted to a fixed-rate of 1.14050%p.a. until the Repayment Date.

(2) Short-Term Borrowing (Term for 1 year)

1. Lenders : Mizuho Corporate Bank, Ltd., The Sumitomo Trust and Banking Co., Ltd.
2. Amount : ¥2.3 billion
3. Interest Rate : 1.05000% p.a.
4. Drawdown Date : June 24, 2010
5. Loan Type : Term Loan (1 year with floating-rate, contracted on June 22, 2010)
6. Repayment Date : June 24, 2011 (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 and June 24, 2011 (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 a part of the existing borrowing based on the term loan agreement and the redemption of the short-term investment corporation bond, totaling ¥4.8 billion, which will mature on June 24, 2010.
2. Scheduled Expenditure Date
June 2010

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown, the repayment, and the redemption	After the drawdown, the repayment, and the redemption	Increased/Decreased Amount
	Short-term Borrowings	8,380	7,880	▲500
	Long-term Borrowings to be repaid within a year	16,500	16,500	—
	Short-term Investment Corporation Bonds	2,000	—	▲2,000
	Investment Corporation Bonds to be repaid within a year	10,000	10,000	—
	Sub Total	36,880	34,380	▲2,500
	Long-term Borrowings	120,600	122,600	+2,000
	Investment Corporation Bonds	34,500	34,500	—
	Sub Total	155,100	157,100	+2,000
	Total	191,980	191,480	▲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 January 25, 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/>