



For Translation Purposes Only

December 6, 2006

For Immediate Release

Nomura Real Estate Office Fund, Inc.
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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 debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing of ¥15,500 million for the payment of borrowings which will mature on December 8, 2006.

2. Details of Debt Financing

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

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|----------------------------|---|--|
| 1. Lenders | : | The Chiba Bank, Ltd., The Hiroshima Bank, Ltd., Tokio Marine & Nichido Fire Insurance Co., Ltd. |
| 2. Amount | : | ¥2,500 million |
| 3. Interest Rate | : | 1.48375% p.a. |
| 4. Scheduled Drawdown Date | : | December 8, 2006 |
| 5. Loan Type | : | Term Loan (3 years with fixed interest rate, contracted on December 6, 2006) |
| 6. Interest Payment Date | : | February 26, 2007 and every February 26 and August 26 thereafter until February 26, 2010 (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. Repayment Date | : | February 26, 2010 (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 |

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

1. Lender : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., The Chuo Mitsui Trust and Banking Company, Limited, The Nomura Trust and Banking Co., Ltd., The Iyo Bank, Ltd.
2. Amount : ¥11,000 million
3. Interest Rate : 0.97818% p.a.
(to be applied for the period from December 8, 2006 to February 26, 2007)
4. Scheduled Drawdown Date : December 8, 2006
5. Loan Type : Term Loan (5 years with float interest rate, contracted on December 6, 2006)
6. Interest Payment Date : February 26, 2007 and every February 26 and August 26 thereafter until February 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. Repayment Date : February 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

(3) Long-Term Borrowings (Term for 6 years)

1. Lender : The Dai-ichi Mutual Life Insurance Company
2. Amount : ¥2,000 million
3. Interest Rate : 1.9925% p.a.
4. Scheduled Drawdown Date : December 8, 2006
5. Loan Type : Term Loan (6 years with fixed interest rate, contracted on December 6, 2006)
6. Interest Payment Date : February 26, 2007 and every February 26 and August 26 thereafter until February 26, 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. Repayment Date : February 26, 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

3. Use of Funds

Loan proceed is to be used for the payment for the existing borrowings.

【Note】 Translation for Appendix is omitted.