



For Translation Purposes Only

June 29, 2005

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 would procure debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing for the payment for acquiring Kawasaki Higashiguchi Sanshin Building. (For the information about the acquisition of Kawasaki Higashiguchi Sanshin Building, please refer to the press release dated June 29, 2005.)

2. Details of Debt Financing

(1) Short-term Borrowings (Term for 5 months)

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|----------------------------|---|---|
| 1. Lenders | : | UFJ Bank Limited, Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi, Ltd., The Mitsubishi Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., and The Norinchukin Bank |
| 2. Amount | : | ¥3,000 million |
| 3. Interest Rate | : | 0.49083%p.a. |
| 4. Scheduled Drawdown Date | : | June 29, 2005 |
| 5. Loan Type | : | Borrowings based on the Commitment Line Agreement contracted on June 9, 2005 |
| 6. Interest Payment Date | : | Same date as the Repayment Date |
| 7. Terms of Repayment | : | Lump-sum repayment on the Repayment Date |
| 8. Repayment Date | : | November 29, 2005 (or the following business day if such date is a non-business day) |
| 9. Collateral | : | Unsecured, unguaranteed |

(2) Short-term Borrowings (Term for 6 months)

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|----------------------------|---|--|
| 1. Lenders | : | The Chugoku Bank, Ltd., The Bank of Fukuoka, Ltd., The Yamanashi Chuo Bank, Ltd., Aozora Bank, Ltd., and National Mutual Insurance Federation of Agricultural Cooperatives |
| 2. Amount | : | ¥5,000 million |
| 3. Interest Rate | : | 0.36583% p.a. |
| 4. Scheduled Drawdown Date | : | June 29, 2005 |

- 5. Loan Type : Borrowings based on the Term Loan Agreement concluded on June 27, 2005
- 6. Interest Payment Date : Same date as the Repayment Date
- 7. Terms of Repayment : Lump-sum repayment on the Repayment Date
- 8. Repayment Date : December 9, 2005 (or the following business day if such date is a non-business day)
- 9. Collateral : Unsecured, unguaranteed

3. Use of Funds

Loan proceed is to be used for the payment for the acquisition of Kawasaki Higashiguchi Sanshin Building.

【Note】 Translation for Appendix is omitted.