



**NOMURA**  
Residential Fund

For Translation Purposes Only

July 1, 2008

### **For Immediate Release**

Nomura Real Estate Residential Fund, Inc.  
Nobuyuki Hamada, Representative and Executive Director  
(Securities Code: 3240)

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Tatsuo Inoue, President and Chief Executive Officer  
Inquiries: Masatomi Natsume, Director  
Residential Management Division  
TEL: +81-3-3365-7729

### **Notice Concerning Debt Financing**

Nomura Real Estate Residential Fund, Inc. (“Nomura Residential Fund” or the “Fund”) announced today the closing of debt financing as mentioned below.

#### 1. Reasons for Debt Financing

The Fund has decided to procure loans in order to pay for the acquisition of assets.

#### 2. Details of Debt Financing

- |                           |   |  |
|---------------------------|---|--|
| (1) Lenders               | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation  |
| (2) Amount                | : | ¥920 million   |
| (3) Interest Rate         | : | 1.05333% p.a.<br>(Applicable Interest Rate Term: July 1, 2008 to September 29, 2008)   |
| (4) Date of Loan          | : | July 1, 2008   |
| (5) Type of Loan          | : | Loan based on the uncommitted line of credit loan agreement, contracted on February 22, 2008.  |
| (6) Interest Payment Date | : | Same as the date of repayment.   |
| (7) Terms of Repayment    | : | Lump sum on the date of repayment.   |
| (8) Date of Repayment     | : | September 29, 2008 (or the following business day if the said date is a non-business day, or the prior business day if the following business day is in the next month). |
| (9) Collateral            | : | Unsecured, Unguaranteed  |

### 3. Use of Funds

(1) Specifics : Loan proceeds will be used in order to pay for the acquisition of URBAN STAGE Tsutsumidori Amamiya and a part of the related expenses.

(2) Scheduled Date of Use : July 2008

### 4. Status of Interest Bearing Debts after Debt Financing

(Millions of Yen)

	Before today's Debt Financing	After today's Debt Financing	Increase/Decrease
Short-term Loan	18,504	19,424	+920
Long-term Loan	43,220	43,220	—
Loan Total	61,724	62,644	+920
Investment Corporation Bonds	—	—	—
Interest Bearing Debt Total	61,724	62,644	+920