



For Translation Purposes Only

December 5, 2013

**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”) announced today that the Fund will procure debt financing as stated below.

**1. Purpose**

Nomura Office Fund has decided to procure the debt financing to repay the existing borrowing.

**2. Details of Debt Financing**

**(1) Long-Term Borrowing (Term for 5 years)**

1. Lenders : Mitsubishi UFJ Trust and Banking Corporation, The Iyo Bank, Ltd.
2. Amount : ¥2.0 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.54% p.a.
4. Drawdown Date : December 9, 2013
5. Loan Type : Term Loan  
(5 years with floating-rate, contracted on December 5, 2013)
6. Repayment Date : November 26, 2018 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : February 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2018, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

## **(2) Long-Term Borrowing (Term for 8 years and 2 months)**

1. Lenders : Sumitomo Mitsui Banking Corporation
2. Amount : ¥3.5 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.75% p.a.
4. Drawdown Date : December 9, 2013
5. Loan Type : Term Loan  
(8 years and 2 months with floating-rate, contracted on December 5, 2013)
6. Repayment Date : January 26, 2022 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : February 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2021, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

## **(3) Long-Term Borrowing (Term for 10 years)**

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd. ,Sumitomo Mitsui Banking Corporation
2. Amount : ¥2.0 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.84% p.a.
4. Drawdown Date : December 9, 2013
5. Loan Type : Term Loan  
(10 years with floating-rate, contracted on December 5, 2013)
6. Repayment Date : November 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : February 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2023, and the Repayment Date. (or the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month)
9. Collateral : Unsecured, unguaranteed

Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be determined two business days before the previous Interest payment Date (the first interest rate calculation period being the Date of Loan). Refer to Japanese Bankers Association website regarding the JBA Japanese Yen TIBOR. (<http://www.zenginkyo.or.jp/en/tibor/>)

## **3. Use of Funds**

Loan proceeds will be used in order to repay current outstanding loans of ¥7.5 billion which scheduled on December 9, 2013 according to the loan agreement.

#### 4. Status of Interest-bearing Debts after Drawdown

		(¥mln)		
		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	—	—	—
	Long-term Borrowings due within one year (Note)	16,250	8,750	▲7,500
	Investment Corporation Bonds due within one year (Note)	—	—	—
	Sub Total	16,250	8,750	▲7,500
	Long-term Borrowings	108,600	116,100	+ 7,500
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	148,100	155,600	+ 7,500
	Total	164,350	164,350	—

(Note) Nature of term is as of the end of the 19th fiscal period (April 30, 2013).

#### 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 Securities Report (in Japanese) filed on July 30, 2013, 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/>>