



For translation purposes only

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For Immediate Release

Nomura Real Estate Office Fund, Inc.
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(Securities Code: 8959)

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Notice Concerning Concluding Interest-Rate Swap Agreement

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today the signing of interest rate swap agreements regarding the 4 years and 6 months floating rate ¥2.5 billion term loan (the “Loan”), as mentioned below.

1. Purpose for Signing the Interest Rate Swap Agreement

With respect to the debt financing of the Loan, the Fund intended to convert the interest rate for such debt financing from floating-rate to fixed-rate for the entire period until the repayment date, in order to hedge risks of interest rate fluctuations.

2. Summary of Interest-Rate Swap Agreement

Agreement for Interest on Debt Financing of the Loan

- | | |
|------------------------------|---|
| 1. Counterparty | : Sumitomo Mitsui Trust Bank, Limited |
| 2. Notional Principal Amount | : ¥2.5 billion |
| 3. Interest Rate | : Fixed Payment 0.22685% p.a.
Variable Receipt JBA 3 months JPY TIBOR |
| 4. Commencement Date | : August 27, 2015 (the same date of the Scheduled Drawdown Date of the Loan financing as announced today) |
| 5. Termination Date | : February 26, 2020 (the same date of the Scheduled Repayment Date of the Loan financing as announced today) |
| 6. Interest Payment Dates | : For both payment to and from the counterparty, November 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until November 26, 2019, 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) |

* Due to the swap agreement, the interest rate will be fixed at 0.64685% until the repayment of the Loan.

* Refer to JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR.
(<http://www.jbatibor.or.jp/english/rate/>)

*<Nomura Real Estate Office Fund, Inc> URL: <http://www.nre-of.co.jp/english/>