



For translation purposes only.

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**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
Isamu Okada, Representative and Executive Director  
(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”) today announced that concerning the debt financing (debt financing of ¥4,000 million based on the term loan agreement for 4 years and 6 months with float interest rate) as the Fund announced on March 15, 2007, the Fund decided to enter into an interest-rate swap agreement as stated below.

**1. Purpose**

With respect to the debt financing, which Nomura Office Fund announced on March 15, 2007, the Fund intended to convert the interest rates for such debt financing from the floating rates to fixed rates for the entire period until the repayment dates, in order to hedge risks of interest rate fluctuations.

**2. Summary of Interest-Rate Swap Agreement**

**(1) Agreement for Interest on Debt Financing of ¥4,000 million (4 years and 6 months)**

- |                             |   |
|-----------------------------|---|
| 1. Counterparty :           | Mitsubishi UFJ Trust and Banking Corporation  |
| 2. Notional Principal :     | ¥4,000 million  |
| 3. Interest Rate :          | Fixed Payment 1.23825% p.a.   |
| 4. Commencement Date :      | March 19, 2007 (the same date of the Scheduled Drawdown Date of the debt financing as announced on March 15, 2007)  |
| 5. Termination Date :       | August 26, 2011 (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) (the same date of the Repayment Date of the debt financing as announced on March 15, 2007)  |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, August 26, 2007, the first interest payment date, and every February 26 and August 26 thereafter until August 26, 2011 (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) |

\* By this interest-rate swap agreement, the interest rate concerning the debt financing of ¥4,000 million with the floating rate is converted to a fixed rate of 1.63825% p.a. until August 26, 2011.