



For translation purposes only

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For Immediate Release

Nomura Real Estate Office Fund, Inc.
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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 that concerning the debt financing (debt financing of ¥12.9 billion based on the term loan agreement for 5 years and 6 months with floating-rate, news released today), the Fund decided to enter into an interest-rate swap agreement as stated below.

1. Purpose

With respect to the debt financing, the Fund intended to convert the interest rate of the 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 ¥12.9 billion (5years and 6 months)

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|-----------------------------|---|
| 1. Counterparty : | Mitsubishi UFJ Trust and Banking Corporation |
| 2. Notional Principal : | ¥12.9 billion |
| 3. Interest Rate : | Fixed Payment 0.44775% p.a.
Variable Receipt Three-month Yen TIBOR |
| 4. Commencement Date : | June 25, 2012 (the same date of the Scheduled Drawdown Date of the debt financing as announced today) |
| 5. Termination Date : | December 27, 2017 (the same date of the Repayment Date of the debt financing as announced today) |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, September 26, 2012, the first interest payment date, and every March 26, June 26, September 26, and December 26 thereafter until December 26, 2017 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |

* By this interest-rate swap agreement, the interest rate concerning the debt financing of ¥12.9 billion with the floating-rate is converted to a fixed-rate of 1.03775% p.a. until the repayment date .

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