



For translation purposes only

April 23, 2008

## For Immediate Release

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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”) today announced that concerning the debt financing (debt financing of ¥4.5 billion based on the term loan agreement for 3 years and 4 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, which Nomura Office Fund announced on April 23, 2008, 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 dates, in order to hedge risks of interest rate fluctuations.

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

#### Agreement for Interest on Debt Financing of ¥4.5 billion (3 years and 4 months)

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|-----------------------------|--|
| 1. Counterparty :           | The Sumitomo Trust & Banking Co., Ltd.   |
| 2. Notional Principal :     | ¥4.5 billion   |
| 3. Interest Rate :          | Fixed Payment 1.068% p.a.<br>Variable Receipt Six-month Yen TIBOR<br>(exception : four-month yen TIBOR for the first period)   |
| 4. Commencement Date :      | April 25, 2008 (the same date of the Scheduled Drawdown Date of the debt financing as announced on April 23, 2008)   |
| 5. Termination Date :       | August 25, 2011 (the same date of the Repayment Date of the debt financing as announced on April 23, 2008)   |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, August 25, 2008, the first interest payment date, and every February 25 and August 25 thereafter until August 25, 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 ¥4.5 billion with the floating-rate is converted to a fixed-rate of 1.448% p.a. until August 25, 2011.