



For translation purposes only

March 14, 2012

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Yuichi Maruko, Executive Director
(Securities Code: 8959)

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Yoji Kurihara
President and Chief Executive Officer
Inquiries: Kenji Tsuga, NOF Chief Investment Officer
TEL: +81-3-3365-0507

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, from The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, The Mizuho Corporate Bank, Ltd., of ¥3 billion based on the term loan agreement for 7 years with floating-rate, and from Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Trust & Banking Co., Ltd., of ¥1 billion based on the term loan agreement for 5 years 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 of ¥3 billion (term for 7 years) and ¥1 billion (term for 5 years) which Nomura Office Fund announced today, 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

**(1) Agreement for Interest on Debt Financing of ¥3 billion
(Term for 7 years)**

- | | | |
|---------------------------|---|--|
| 1. Counterparty | : | Mitsubishi UFJ Trust and Banking Corporation |
| 2. Notional Principal | : | ¥3 billion |
| 3. Interest Rate | : | Fixed Payment 0.71450% Variable Receipt Three-month Yen TIBOR |
| 4. Commencement Date | : | March 16, 2012 (the same date of the Scheduled Drawdown Date of the debt financing as announced today) |
| 5. Termination Date | : | February 26, 2019 (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, May 26, 2012, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until February 26, 2019 (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 ¥3 billion with the floating-rate is converted to a fixed-rate of 1.44450% p.a. until February 26, 2019.

(2) Agreement for Interest on Debt Financing of ¥1 billion (Term for 5 years)

1. Counterparty : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Notional Principal : ¥1 billion
3. Interest Rate : Fixed Payment 0.51450%
Variable Receipt Three-month Yen TIBOR
4. Commencement Date : March 16, 2012 (the same date of the Scheduled Drawdown Date of the debt financing as announced today)
5. Termination Date : February 26, 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, May 26, 2012, the first interest payment date, and every February 26, May 26, August 26, and November 26 thereafter until February 26, 2017 (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 ¥1 billion with the floating-rate is converted to a fixed-rate of 1.07450% p.a. until February 26, 2017.

With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

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