



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”) today announced that concerning the debt financing (debt financing of ¥2,000 million based on the term loan agreement for 4 years with floating-rate and ¥2,000 million based on the term loan agreement for 3 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, which Nomura Office Fund announced on September 22, 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

(1) Agreement for Interest on Debt Financing of ¥2,000 million (4 years)

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| 1. Counterparty : | Mizuho Corporate Bank, Ltd. |
| 2. Notional Principal : | ¥2,000 million |
| 3. Interest Rate : | Fixed Payment 1.2115% p.a.
Variable Receipt Six-month Yen TIBOR |
| 4. Commencement Date : | September 25, 2008 (the same date of the Scheduled Drawdown Date of the debt financing as announced on September 25, 2008) |
| 5. Termination Date : | September 25, 2012 (the same date of the Repayment Date of the debt financing as announced on September 25, 2008) |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, March 25, 2009, the first interest payment date, and every March and September 25 thereafter until September 25, 2012 (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 ¥2,000 million with the floating-rate is converted to a fixed-rate of 1.6115% p.a. until September 25, 2012.

(2) Agreement for Interest on Debt Financing of ¥2,000 million (3 years)

1. Counterparty : Mizuho Corporate Bank, Ltd.
2. Notional Principal : ¥2,000 million
3. Interest Rate : Fixed Payment 1.0995% p.a.
Variable Receipt Six-month Yen TIBOR
4. Commencement Date : September 25, 2008 (the same date of the Scheduled Drawdown Date of the debt financing as announced on September 25, 2008)
5. Termination Date : September 25, 2011 (the same date of the Repayment Date of the debt financing as announced on September 25, 2008)
6. Interest Payment Dates : For both payment to and from the counterparty, March 25, 2009, the first interest payment date, and every March and September 25 thereafter until September 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 ¥2,000 million with the floating-rate is converted to a fixed-rate of 1.4395% p.a. until September 25, 2011.