



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, from The Bank of Tokyo-Mitsubishi UFJ, Ltd. and The Mizuho Corporate Bank, Ltd. of ¥3.9 billion based on the term loan agreement for 6 years with floating-rate, and from The Hachijuni Bank, Ltd., The Hiroshima Bank, Ltd., and The Keiyo Bank, Ltd. of ¥3 billion 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 of ¥3.9 billion (term for 6 years) and ¥3.0 billion (term for 3 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 ¥3.9 billion (Term for 6 years)

- |                           |   |
|---------------------------|---|
| 1. Counterparty           | : Mitsubishi UFJ Trust and Banking Corporation  |
| 2. Notional Principal     | : ¥3.9 billion  |
| 3. Interest Rate          | : Fixed Payment 0.68500%<br>Variable Receipt Three-month Yen TIBOR  |
| 4. Commencement Date      | : June 10, 2011 (the same date of the Scheduled Drawdown Date of the debt financing as announced today)   |
| 5. Termination Date       | : June 10, 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 10, 2011, the first interest payment date, and every March 10, June 10, September 10, and December 10 thereafter until June 10, 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 ¥3.9 billion with the floating-rate is converted to a fixed-rate of 1.43500% p.a. until June 10, 2017.

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

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|---------------------------|---|---|
| 1. Counterparty           | : | The Mizuho Corporate Bank, Ltd.   |
| 2. Notional Principal     | : | ¥3 billion  |
| 3. Interest Rate          | : | Fixed Payment 0.41900%<br>Variable Receipt Three-month Yen TIBOR  |
| 4. Commencement Date      | : | June 10, 2011 (the same date of the Scheduled Drawdown Date of the debt financing as announced today)   |
| 5. Termination Date       | : | June 10, 2014 (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 10, 2011, the first interest payment date, and every March 10, June 10, September 10, and December 10 thereafter until June 10, 2014 (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 0.91900% p.a. until June 10, 2014.

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