



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 ¥7,500 million 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, 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

#### Agreement for Interest on Debt Financing of ¥7,500 million (5 years)

- |                             |   |
|-----------------------------|---|
| 1. Counterparty :           | The Sumitomo Trust and Banking Co., Ltd.  |
| 2. Notional Principal :     | ¥7,500 million  |
| 3. Interest Rate :          | Fixed Payment 1.1468% p.a.<br>Variable Receipt Six-month Yen TIBOR  |
| 4. Commencement Date :      | December 8, 2008 (the same date of the Scheduled Drawdown Date of the debt financing as announced on December 4, 2008)  |
| 5. Termination Date :       | December 8, 2013 (the same date of the Repayment Date of the debt financing as announced on December 4, 2008)   |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, June 8, 2009, the first interest payment date, and every June 8 and December 8 thereafter until December 8, 2013 (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 ¥7,500 million with the floating-rate is converted to a fixed-rate of 1.6868% p.a. until December 8, 2013.