



For Translation Purposes Only

February 25, 2008

For Immediate Release

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

Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Tatsuo Inoue
President and Chief Executive Officer

Inquiries:
Atsushi Ogata
Director, Office Management Division
TEL: +81-3-3365-0507

Notice Concerning Determination of Interest Rate

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that the interest rate for the debt financing (debt financing of ¥5,000 million based on the Commitment Line B Agreement, news released on February 22, 2008) has been determined, as stated below.

1. Interest Rate

1.32917% p.a.(From February 27, 2008 to April 25, 2008)

【Reference】 Details of the Debt Financing

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|----------------------------|---|--|
| 1. Lenders | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Co., Ltd. |
| 2. Amount | : | ¥5,000 million |
| 3. Interest Rate | : | 1.32917% p.a. |
| 4. Scheduled Drawdown Date | : | February 27, 2008 |
| 5. Loan Type | : | Borrowings based on the Commitment Line B Agreement contracted on June 11, 2007 (Amount up to ¥20 billion) |
| 6. Repayment Date | : | April 25, 2008 |
| 7. Terms of Repayment | : | Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : | The same date as the repayment date |
| 9. Collateral | : | Unsecured, unguaranteed |