



For translation purposes only.

December 6, 2007

## 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 Concluding Interest-Rate Swap Agreement

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced that concerning the debt financing (debt financing of ¥8,500 million based on the term loan agreement for 3 years and 6 months with floating-rate) as the Fund announced as of December 6, 2007, 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 as of December 6, 2007, the Fund intended to convert the interest rate for such debt financing from the floating-rate into the 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 ¥8,500 million (3 Years and 6 months)**

- |                             |   |
|-----------------------------|---|
| 1. Counterparty :           | Mitsubishi UFJ Trust and Banking Corporation  |
| 2. Notional Principal :     | ¥8,500 million  |
| 3. Interest Rate :          | Fixed Payment 1. 102% p.a.<br>Variable Receipt Six-month Yen TIBOR  |
| 4. Commencement Date :      | December 10, 2007 (the same date as the Scheduled Drawdown Date of the debt financing as announced on December 6, 2007)   |
| 5. Termination Date :       | June 10, 2011 (the same date as the Repayment Date of the debt financing as announced on December 6, 2007)  |
| 6. Interest Payment Dates : | For both payment to and from the counterparty, June 10, 2008, the first interest payment date, and every June 10 and December 10 thereafter until June 10, 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 ¥8,500 million with the floating-rate is converted into a fixed-rate of 1.432% p.a. until June 10, 2011.