



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”) announced today the signing of interest rate swap agreements regarding the 7 years and 11 months floating rate ¥4.55 billion term loan (the “Loan”), as mentioned below.

**1. Purpose for Signing the Interest Rate Swap Agreement**

With respect to the debt financing of the Loan, 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 the Loan**

- |                              |  |
|------------------------------|--|
| 1. Counterparty              | : Mizuho Bank, Ltd.,   |
| 2. Notional Principal Amount | : ¥4.55 billion  |
| 3. Interest Rate             | : Fixed Payment 0.42000% p.a.<br>Variable Receipt JBA 3 months JPY TIBOR   |
| 4. Commencement Date         | : December 24, 2014 (the same date of the Scheduled Drawdown Date of the Loan financing as announced today)  |
| 5. Termination Date          | : November 26, 2022 (the same date of the Scheduled Repayment Date of the Loan financing as announced today)   |
| 6. Interest Payment Dates    | : For both payment to and from the counterparty, February 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2022, and the Termination Date. (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) |

\* Due to the swap agreement, the interest rate will be fixed at 1.11000% until the repayment of the Loan.

\* Refer to JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR.  
(<http://www.jbatibor.or.jp/english/rate/>)

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