



For Translation Purposes Only

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For Immediate Release

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**Notice Concerning Conclusion of Lease Contract with New Tenant
(NOF Surugadai Plaza Building)**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today that a new tenant of NOF Surugadai Plaza Building has executed a lease contract as stated below.

1. Overview of Lease Contract

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|------|---|---|--|
| (1) | Tenant Name | : | Kyorin Co., Ltd. (“Kyorin”) |
| (2) | Property Name to Be Leased | : | NOF Surugadai Plaza Building (“Property”) |
| (3) | Leased Space | : | 4,160.94 m ² |
| (4) | Percentage against Leasable Space under the Property (Note 1) | : | 100.0% |
| (5) | Percentage against Total Leasable Space of All Properties Held by the Fund (Note 2) | : | 1.2% |
| (6) | Contract Period | : | From February 1, 2008 to March 31, 2013 (the area of 1,252.66 m ² in the leased space (3) will be leased in advance from April 11, 2008.) (See “2. Tenant Changes in the Property”) |
| (7) | Contract Rent | : | Not disclosed due to compelling reasons |
| (8) | Contract Form | : | Fixed term building lease agreement prescribed on the article 38 of the Land and House Lease Law |
| (9) | Lessor | : | Trustee of the Property; Sumitomo Trust & Banking. Co., Ltd. |
| (10) | Other Remarks on Contract | : | Not allowed to revise rents or cancel the lease during the contract period |

(Note 1) Leasable space under the Property: 4,160.94 m²

(Note 2) Total leasable space of all properties held by the Fund: 353,556.49 m²

2. Tenant Changes in the Property

As the Fund released the “Notice Concerning Tenant Change” on August 13, 2007, Fuji Xerox Office Supply Co., Ltd., a current tenant of the Property, is scheduled to cancel the lease contract on October 31, 2007.

Although the contract with Kyorin will start from February 1, 2008, a part of the Property will be leased temporarily by Fuji Xerox Co., Ltd., the ex-corporate parent of Fuji Xerox Office Supply Co., Ltd., from November 1, 2007 to April 10, 2008.

3. Forecasts of Financial Results for the periods ending October 31, 2007 and April 30, 2008.

As for the forecasts for the period ending October 31, 2007, the Fund will pay lease agent fees for the aforementioned changes in tenants, however, it would have small effects on the financial results. Therefore, there are no changes on the forecasts.

The Fund will announce the forecasts of financial results for the period ending on April 30, 2008 after examining the financial status of the entire portfolio including other investment properties.