



For Translation Purposes Only

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For Immediate Release

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(Securities Code: 8959)

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Notice Concerning Execution of the Lease Agreement between a Major Tenant and its Sub-lessee (NRE Tennozu Building)

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today that, Nomura Real Estate Development Co., Ltd., the lessee of NRE Tennozu Building (formerly the JAL Building) which is under management of the Fund, has entered into the lease agreement with a new sub-lessee as stated below.

1. Summary of the Lease Agreement

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| (1) Tenant (sub-lessee) name | : Canon Marketing Japan Inc. |
| (2) Property name | : NRE Tennozu Building |
| (3) Total leased floor space by the tenant (Note 1) | : 9,047.93 sq. meters |
| (4) Percentage of (3) in the Property's leasable floor space (Note 2) | : 36.0% |
| (5) Percentage of (3) in the total leasable floor space of all properties held by the Fund (Note 3) | : 2.2% |
| (6) Start of the lease period | : October 31, 2011 |
| (7) Sub-lessee | : Nomura Real Estate Development Co., Ltd. (Note 4) |

(Note 1) The leased floor space of entire building multiplied by percentage of the Fund's share of the common area

(Note 2) Total leasable floor space of NRE Tennozu Building (the “Property”): 25,127.13 sq. meters

(Note 3) Total leasable floor space of all properties held by the Fund: 403,729.11 sq. meters (as of June 30, 2011)

(Note 4) Although the Property is owned in compartment, the Fund executed the lease agreement with Nomura Real Estate Development Co., Ltd. (the “Master lessee”) through the trustee. The Master lessee also leases the exclusively owned area attribute to another owner of the Property. Therefore, as the entire Property is leased by the Master lessee, it will sub-lease to Canon Marketing Japan Inc. (the “Tenant”) after October 31, 2011.

2. Tenant (sub-lessee) Change of the Property

With the partial evacuation of Japan Airlines International Co., Ltd. (currently Japan Airlines Co., Ltd.), the tenant (sub-lessee) of the Property, on March 31, 2011, the occupancy rate is 63.7% as of today. However, it is expected to be 99.7% (office area: 100.0%) from October 31, 2011, start of the lease period.

In addition, please refer to “Notice Concerning Amendment to the Lease Agreement between a Major Tenant and its Sub-lessee” released on June 30, 2010 and “Notice Concerning the Conclusion of a Revised Agreement Regarding Consigned Property Management and Name Change of the Property” released on September 30, 2010 for the information of the Property’s contractual format.

3. Forecasts

Forecast of the financial results on the fiscal period ending October 31, 2011 (from May 1, 2011 to October 31, 2011) have not been changed due to the slight effect.

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