



NOMURA REAL ESTATE OFFICE FUND

Financial Results of the Third Fiscal Period (April 2005)





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1. Highlights of the Third Fiscal Period

NOMURA REAL ESTATE OFFICE FUND



Activities and Performance

Key Activities (Nov. 1, 2004 – Apr. 30, 2005)

Investment in New Properties

Acquisition of JAL Building : 33 billion yen
 Amount of Integrated Assets : 184.6 billion yen (19 properties)
 Total Asset : 208 billion yen

Portfolio Management

NOI Return : Actual return of 6.1%
 against (budgeted) 5.9%

· Portfolio Occupancy Rate
 End of third fiscal period : 98.1%
 (3.7% point increase over the end of the second fiscal period)

· Rent Raise
 Average rents are up for three properties

· Reduction of Rental Expenses

Financial Activities

Issuance of Corporate Bond (Amount raised : 10 billion yen)

Third Fiscal Period Results (Actual Operation: 181 days)

Operating Revenue	7,106 mil yen (449 mil yen / + 6.8%) 1
Operating Profits	3,228 mil yen (298 mil yen / +10.2%) 1
Net Income	2,681 mil yen (75 mil yen / + 2.9%) 1
Cash Distribution 2	14,520 yen / unit (406 yen / +2.9%) 1

1 Values in parentheses are the differences from the previous period
 (Period ended Oct. 2004)

2 Number of investment units issued at the end of the fiscal period: 184,650

(Reference)

Period-end LTV (Total asset base)	46.4%
ROE (Annualized)	5.7%

New Investments

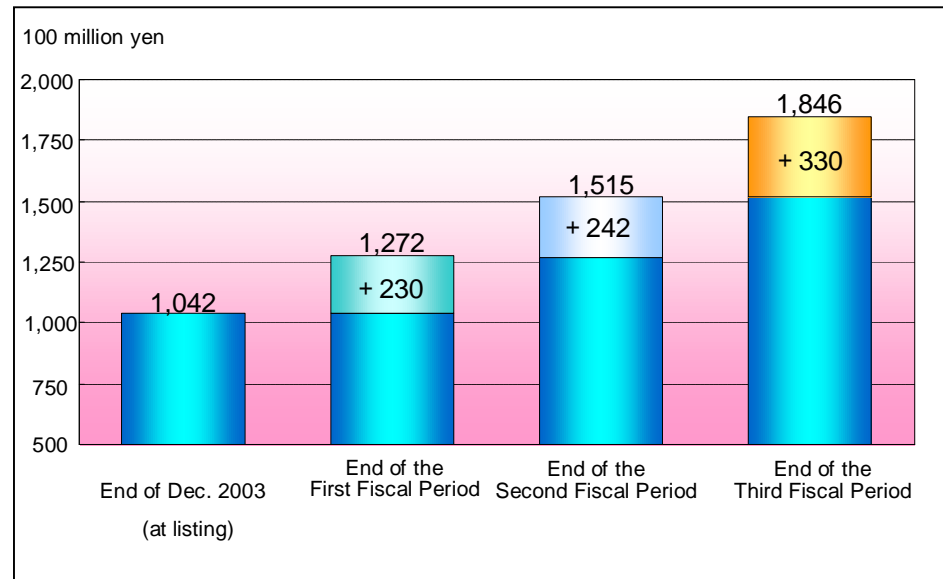
Acquisition of JAL Building



Positive Effects of the Acquisition

- Improved portfolio stability
 - Expanded portfolio diversity
 - Increased internal reserve
- } Enabled more positive management
 → Improved financial capabilities for reinvestment

Changes in Asset Size





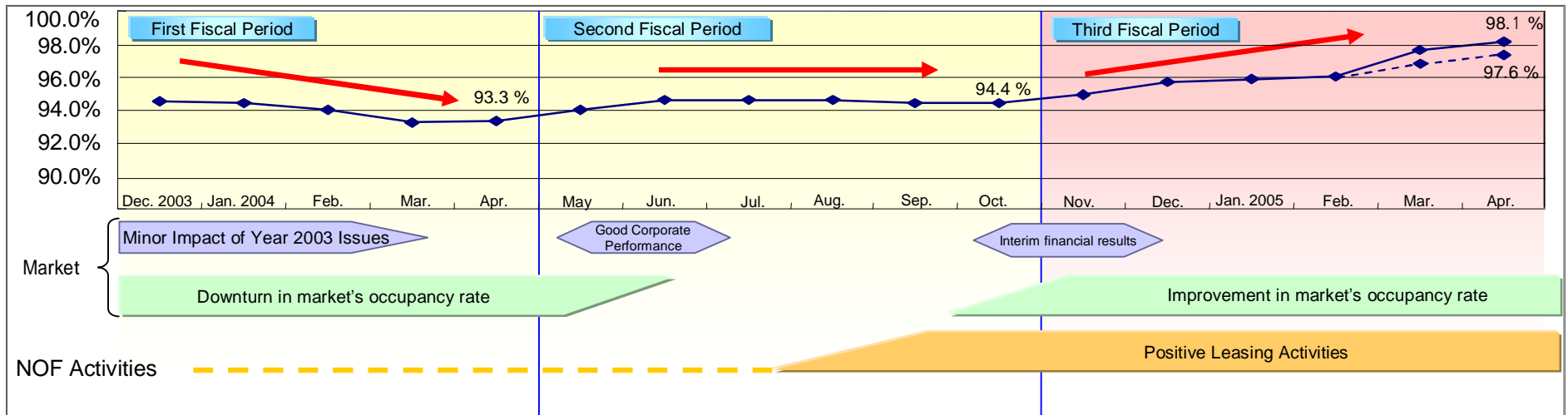
Property Management I

Improvement of Profitability

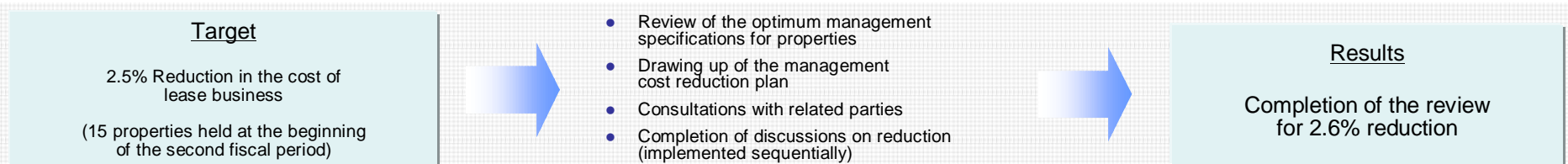
	Budgeted Return	Actual Return
Portfolio's NOI Return (for 19 properties; annualized return)	5.9%	6.1%

1. Leasing strategies based on property characteristics
2. Improvement in cost efficiency of the lease business
3. Completion of the renewal of "NOF Shibuya Koen-dori Bldg."

1. Leasing Based on Property Characteristics



2. Improvement in Cost Efficiency of the Lease Business





Property Management II

3. Completion of the Renewal of “NOF Shibuya Koen-dori Building”



- Renewal of the exterior design
- Enhanced visibility of the entrance
- Separation of customer traffic lines
- Increase in the floor area for rent
- Increased space for advertisement
- Improved air-conditioning system

Significant increase in
the rental revenues



At acquisition (Sep. 28, 2004)

- Occupancy rate : 80.3%
- Rentable area : 3,273.79m²
- Appraisal value : 12 billion yen
(Value as of Sep. 1, 2004)

At the end of the third fiscal period (Apr. 30, 2005)

- Occupancy rate : 100.0%
- Rentable area : 3,420.16m²
- Appraisal value : 14 billion yen
(Value as of Apr. 30, 2005)



Financial Activities

Issuance of Corporate Bonds

First unsecured corporate bond (Maturity period : 10 years)	5 billion yen
Second unsecured corporate bond (Maturity period : 15 years)	5 billion yen
Total	10 billion yen

By issuing an extremely long-term corporate bond, borrowing period is extended and the interest rate is fixed for the promotion of further diversification of fund raising methods.

Additional Obtainment of Ratings

Newly obtained an "A" rating from Rating and Investment Information, Inc.

- Rating and Investment Information, Inc. Issuer Rating **A+** (positive)

(Ratings obtained during the previous fiscal period)

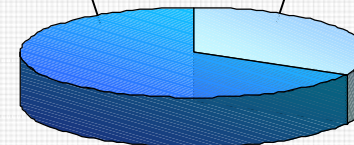
- Standard & Poor's Long-term Corporate Credit Rating **A**
Short-term Corporate Credit Rating **A-1**
- Moody's Issuer Rating **A3**

Interest Bearing Debt Status (End of Third Fiscal Period)

- Interest Bearing Debt Balance **96.5 billion yen**
(Additional 32 billion yen to the end of second fiscal period)
- Number of Lenders **21 institutions**
- LTV **46.4%**
(including investment bonds)
- Average remaining borrowing period **3.0 years**
* Long-term liabilities 4.3 years
- Weighted average interest rate **1.11%**

Short-Term / Long-Term Ratio

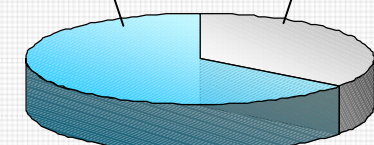
Long-term liabilities * 64.5 billion yen (66.8%)
Short-term debt 32.0 billion yen (33.2%)



* including corporate bonds

Fixed / Variable Ratio

Fixed interest * 62.5 billion yen (64.8%)
Variable interest 34.0 billion yen (35.2%)

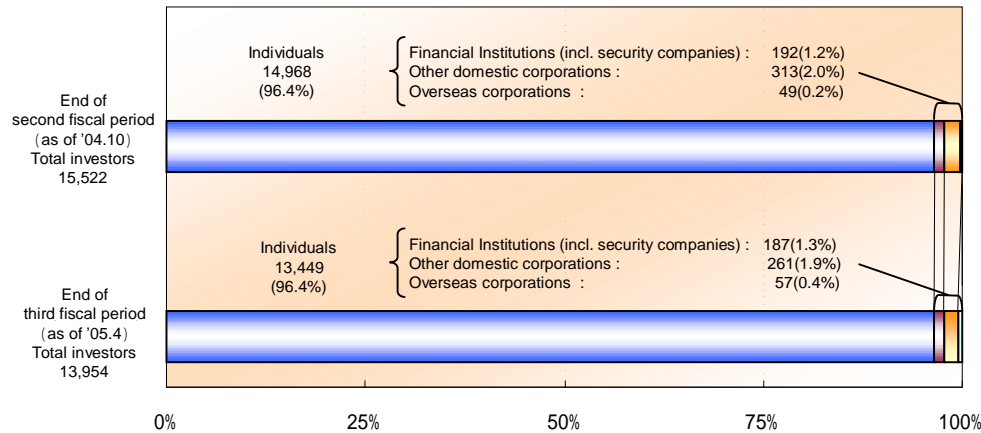


* including fixed rates by interest rate swap

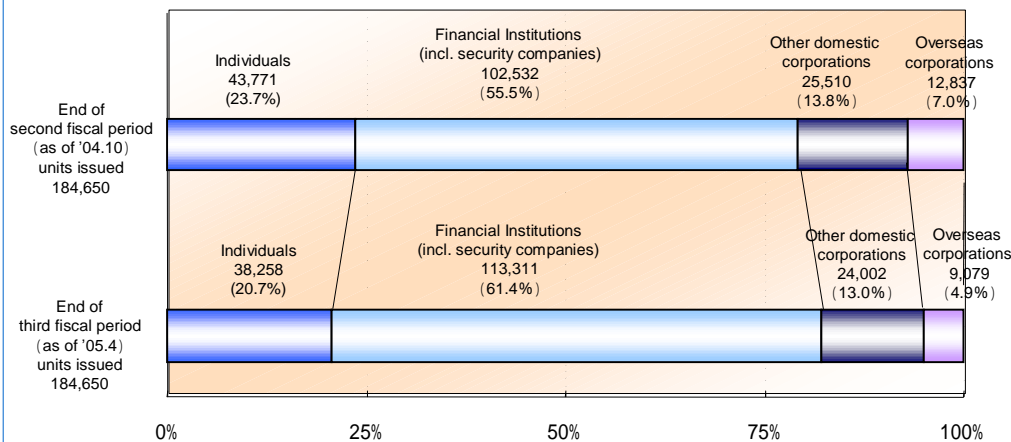


Shareholder Status

Number of Shareholders per Owner



Number of Investment Units per Owner



Breakdown of Financial Institutions

(Unit : Number of shares)

	Second Fiscal Period		Third Fiscal Period	
Banks	52,245	28.3%	49,883	27.0%
Trust Banks	21,515	11.7%	32,952	17.8%
Life insurance companies	4,901	2.7%	6,781	3.7%
Non-life insurance companies	5,326	2.9%	3,659	2.0%
Other financial institutions	18,545	10.0%	20,036	10.9%
Total	102,532	55.5%	113,311	61.4%

Top 10 Shareholders

	Name of Shareholders	No. of share owned	Ratio
1	Japan Trustee Services Bank, Ltd. (Trust Department)	12,897	7.0%
2	Nomura Real Estate Development Co., Ltd.	10,414	5.6%
3	The Master Trust Bank of Japan, Ltd. (Trust Department)	8,657	4.7%
4	Trust & Custody Services Bank, Ltd. (Security Investment Trust Department)	6,127	3.3%
5	The Bank of Ikeda., Ltd.	6,003	3.2%
6	Kawasaki Gakuen	5,020	2.7%
7	The Chugoku Bank, Ltd.	4,819	2.6%
8	The Gibraltar Life Insurance Co., Ltd. (General Accounting and others)	4,224	2.3%
9	National Mutual Insurance Federation of Agricultural Cooperatives	3,731	2.0%
10	North Pacific Bank., Ltd.	3,726	2.0%
	Total	65,618	35.5%

(Reference) Ratio owned by the top 10 shareholders at the end of the second period: 32.7%



Topics in Management after Settlement

Additional Issuance of Investment Units (Public Offering)

- Overview of public offering

Number of new investment units issued	
Public offering:	44,000
Third party allotment:	1,320
Offering price (yen / unit):	740,782
Issue price (yen / unit):	715,837
Total amount raised (million yen):	32,441
Date of resolution authorizing the issuance:	Apr. 1 and 18, 2005
Date of payment:	May 1, 2005 (public offering) May 24, 2005 (third party allotment)

- Status after the public offering

Total number of investment units issued:	229,970
Total amount of investment (million yen):	124,610

Incorporation in the Index

- Newly incorporated in the MSCI Standard Index, in Jun. 2005.

Additional Property Acquisition

- Asahi Seimei Yokohama Nishiguchi Bldg.

(a property located in the main business district in Yokohama)

Location:	Nishi-ku, Yokohama, Kanagawa
Total Building Area:	10,055.13m ² (3,041.67 tsubo)
Date of Acquisition:	May 12, 2005
Acquisition Price:	5,050 million yen





2. Results of the Third Fiscal Period

NOMURA REAL ESTATE OFFICE FUND



Earnings Statement

Item	Second Fiscal Period		Third Fiscal Period		
	May 1, 2004 - Oct. 31, 2004		Nov. 1, 2004 - Apr. 30, 2005		
	Amount (1,000 yen)	Percentage (%)	Amount (1,000 yen)	Percentage (%)	
Operating Revenues and Expenses	Rental Business Revenues	5,849,377	87.9	6,339,782	89.2
	Rental Revenues	4,458,746	67.0	4,890,846	68.8
	Common-area charges	1,390,630	20.9	1,448,935	20.4
	Non-Rental Business Revenues	807,083	12.1	766,379	10.8
	Monthly parking revenues	129,459	1.9	135,003	1.9
	Incidental revenues	609,820	9.2	562,230	7.9
	Other rental revenues	67,542	1.0	69,141	1.0
	Miscellaneous	261	0.0	3	0.0
	Total Rental Business Revenues	6,656,460	100.0	7,106,161	100.0
	Rental Business Expenses				
Property Management Fees	789,201	11.9	811,574	11.4	
Property and other taxes	485,569	7.3	479,820	6.8	
Utility expenses	670,998	10.1	575,823	8.1	
Insurance expenses	21,877	0.3	20,581	0.3	
Repairs and maintenance	127,002	1.9	110,900	1.6	
Other expenses	110,185	1.7	137,292	1.9	
Depreciation allowance	949,432	14.3	1,023,298	14.4	
Total Rental Business Expenses	3,154,267	47.4	3,159,291	44.5	
Rental Profits	3,502,193	52.6	3,946,869	55.5	
Asset Management Fees	459,359	6.9	576,611	8.1	
Selling and Administrative Expenses	112,282	1.7	141,296	2.0	
Operating Profits	2,930,551	44.0	3,228,961	45.4	
Non-Operating Rev. and Exp.	Non-Operating Revenues	167,073	2.5	6,817	0.1
	Non-Operating Expenses	490,537	7.4	553,564	7.8
	Interest expense	353,647	5.3	389,039	5.5
	Corporate bond interest	-	-	26,630	0.4
	Amortization of issuance cost of corporate bond	-	-	14,855	0.2
	Financing fees	47,367	0.7	97,614	1.4
	Issuance cost of new investment units	40,120	0.6	-	-
Other non-operating expenses	49,401	0.7	25,424	0.4	
Non-Operating Revenues and Expenses	323,464	4.9	546,746	7.7	
Current Profits	2,607,087	39.2	2,682,215	37.7	
Net Income Before Taxes	2,607,087	39.2	2,682,215	37.7	
Corporate Tax, Residence Tax and Enterprise Tax	961	0.0	1,040	0.0	
Adjusted Corporate Tax	12	0.0	3	0.0	
Net Income	2,606,113	39.2	2,681,178	37.7	
Retained Earning Carried over from previous period	83	0.0	46	0.0	
Retained Earnings	2,606,196	39.2	2,681,225	37.7	

Rental Revenues

The third fiscal period started operation with eighteen properties in the portfolio. JAL Building (acquired Mar. 18, 2005) was added, increasing the total number of properties in the portfolio to nineteen at the end of the fiscal period.

Occupancy rate was 94.4% at the end of the second fiscal year (as of Oct. 2004), and 98.1% (+3.7%) at the end of the third fiscal period (as of Apr. 2005).

Property and Other Taxes

As for property and urban planning taxes during the third fiscal period, the amount that corresponds to the period is recorded as expenses for twelve properties acquired at the beginning of the management.

Repairs and Maintenance

Includes a 484 million yen capital expenditure in addition to 110 million yen in repairs and maintenance fees.

Rental Profits : 3,946 million yen

(+444 million yen over the previous fiscal year)

Operation for the whole fiscal period
of NOF Shibuya Koen-dori Bldg. +122 million yen

Acquisition of the JAL Building +159 million yen

Improvement of the profit-earning capacity
of 17 other properties +162 million yen



Balance Sheet

Assets

Item	Second Fiscal Period		Third Fiscal Period	
	as of Oct. 31, 2004		as of Apr. 30, 2005	
	amount (1,000 yen)	percentage (%)	amount (1,000 yen)	percentage (%)
Current Assets	21,418,565	12.3%	22,021,750	10.6%
Cash and Cash equivalents	7,303,972	4.2%	4,826,415	2.3%
Entrusted Cash and Cash equivalents	13,913,477	8.0%	16,541,136	8.0%
Other current assets	201,116	0.1%	654,197	0.3%
Fixed Assets	152,126,996	87.7%	185,907,752	89.4%
Tangible Assets	151,815,262	87.5%	185,406,754	89.1%
Properties in trust	151,815,165	87.5%	185,399,196	89.1%
Buildings	48,756,814	28.1%	57,321,914	27.6%
Land	103,058,350	59.4%	128,077,281	61.6%
Other tangible assets	96	0.0%	7,557	0.0%
Other tangible assets	96	0.0%	7,557	0.0%
Intangible Assets	1,762	0.0%	2,079	0.0%
Intangible assets in trust and others	1,762	0.0%	2,079	0.0%
Investment and Others	309,972	0.2%	498,917	0.2%
Rental Deposits	10,780	0.0%	10,780	0.0%
Other investments and assets	299,192	0.2%	488,137	0.2%
Deferred assets	-	-	74,275	0.0%
Issuance cost of corporate bonds	-	0.0%	74,275	0.0%
Total Assets	173,545,562	100.0%	208,003,777	100.0%

Cash and Cash Equivalents

Amount (million yen)	
Deposits in Fund's Account	4,826
Rental Deposits	70
Capital Expenditure reserved	2,713
Others	2,042
Deposits in the Name of the Trust Banks' Account	16,541
Rental Deposits	12,186
Capital Expenditure reserved	274
Others	4,079

Tangible Assets

	Acquisition Price	Depreciation And Amortization	(Depreciation and Amortization of this period)	Book value at Term-End
Properties in Trust	188,045	2,638	(1,023)	185,406
Buildings	59,968	2,638	(1,023)	57,329
Land	128,077	-	-	128,077

Liabilities

Item	Second Fiscal Period		Third Fiscal Period	
	as of Oct. 31, 2004		as of Apr. 30, 2005	
	amount (1,000 yen)	percentage (%)	amount (1,000 yen)	percentage (%)
Current Liabilities	16,120,570	9.3%	34,395,613	16.5%
Trade account payable	322,474	0.2%	318,384	0.2%
Short-term borrowings	14,000,000	8.1%	24,500,000	11.8%
Long-term debts to be paid back within one year	-	-	7,500,000	3.6%
Accounts payable	755,379	0.4%	794,854	0.4%
Rent received in advance	1,041,675	0.6%	1,282,244	0.6%
Other current liabilities	1,040	0.0%	130	0.0%
Fixed Liabilities	62,650,315	36.1%	78,758,458	37.9%
Corporate bonds	-	-	10,000,000	4.8%
Long-term liabilities	50,500,000	29.1%	54,500,000	26.2%
Deposits from tenants	11,851,123	6.8%	13,779,930	6.6%
Other fixed liabilities	299,192	0.2%	478,527	0.2%
Total Liabilities	78,770,886	45.4%	113,154,072	54.4%
Shareholders' Equity	92,168,480	53.1%	92,168,480	44.3%
Retained earnings	2,606,196	1.5%	2,681,225	1.3%
Total Shareholders' Equity	94,774,676	54.6%	94,849,705	45.6%
Total Liabilities and Shareholders' Equity	173,545,562	100.0%	208,003,777	100.0%

Debt Financing

Interest Bearing Debt (million yen)	96,500
Asset to interest bearing debt ratio	$\frac{\text{short-term liabilities} + \text{long-term liabilities} + \text{Corporate bond}}{\text{Total Asset}}$ 46.4%
Long-term interest bearing debt ratio	$\frac{\text{long-term liabilities} + \text{Corporate bonds}}{\text{long-term liabilities} + \text{short-term liabilities} + \text{Corporate bonds}}$ 66.8%



Cash Distribution

Cash Distribution

Item		First Fiscal Period	Second Fiscal Period	Third Fiscal Period
		Aug. 7, 2003 - Apr. 30, 2004	May 1, 2004 - Oct. 31, 2004	Nov. 1, 2004 - Apr. 30, 2005
Retained earnings	(1,000 yen)	1,526,651	2,606,196	2,681,225
Cash distribution	(1,000 yen)	1,526,567	2,606,150	2,681,118
Total number of investment units issued	(Unit)	148,600	184,650	184,650
Cash distribution per unit	(Yen)	10,273	14,114	14,520
Retained earnings carried forward	(1,000 yen)	83	46	107

● Cash Distribution

For the third fiscal period, substantially all of the retained earnings were distributed to the 184,650 issued and outstanding investment units. Dividend per unit was 14,520 yen.

Comparison with the Forecast

Item		Forecast	Actual	Difference	Difference (%)
		Amount Announced on Dec. 21, 2004	Results of the Thrid Fiscal Period		
Operating Revenue	(mil. yen)	7,015	7,106	90	1.3
Current Profits	(mil. yen)	2,586	2,682	96	3.7
Net Income	(mil. yen)	2,585	2,681	96	3.7
Cash distribution per unit	(yen)	14,000	14,520	520	3.7

● Difference between Actual and Forecasts

● Operating Revenue

Revenue improvement due to new tenants in Nomura Osaka Bldg. (39 million yen increase)

Increase in operation in 18 properties (50 million yen increase)



Financial Indicators

Comparison of the First to Third Fiscal Periods

Financial Indicators		First Fiscal Period	Second Fiscal Period	Third Fiscal Period
Return on Assets (ROA)	(%)	1.1	1.6	1.4
(Annualized)	(%)	2.8	3.1	2.8
Return on Equity (ROE)	(%)	2.1	2.8	2.8
(Annualized)	(%)	5.2	5.6	5.7
Capital Adequacy Ratio (Term End)	(%)	49.5	54.6	45.6
Loan to Value Ratio (LTV1)	(%)	41.2	37.2	46.4
Loan to Value Ratio (LTV2)	(%)	48.0	42.6	51.5
Debt Service Coverage Ratio(DSCR)	(x)	11.45	11.05	9.95
Net Operating Income (NOI)	(mil yen)	3,350	4,451	4,970
Funds from Operation (FFO)	(mil yen)	2,193	3,555	3,719

Details of the Financial Indicator

ROA = Current Profits / Average of Total Assets during the Period

(Annualized actual days under management: 148 days for first fiscal period, 184 days for second fiscal period and 181 days for third fiscal period)

ROE = Net Income / Average Balance of Stockholders' Equity for the Term

(Annualized actual days under management: 148 days for first fiscal period, 184 days for second fiscal period and 181 days for third fiscal period)

Capital Adequacy Ratio

= Term-end Shareholder Equity / Term-end Total Assets

LTV1 = Term-end Interest Bearing Debt / Term-end Total Assets

LTV2 = Term-end Interest Bearing Debt / Total Acquisition Prices

DSCR = Net Income before Interest / Interest Expenses

NOI = Rental Income - Rental Expenses + Allowance of Depreciation

FFO = Net Income + Allowance of Depreciation +
Amortization of Issuance Cost of Corporate Bonds



Cash Flow Statement

Item	Second Fiscal Period	Thrid Fiscal Period
	May 1, 2004 - Oct. 31, 2004	Nov. 1, 2004 - Apr. 30, 2005
	Amount (1,000 yen)	Amount (1,000 yen)
I. Cash Flow from Operating Activities		
Income before income taxes	2,607,087	2,682,215
Depreciation and amortization	949,432	1,023,261
Amortization of long-term prepaid expenses	-	604
Amortization of issuance cost of corporate bonds	-	14,855
Interest income	116	115
Interest expense	353,647	415,669
Increase / decrease in rental receivables	22,097	13,068
Increase / decrease in consumption tax refundable	2,145,478	399,402
Increase / decrease in trade accounts payable	82,896	4,090
Increase / decrease in other payables	72,856	64,581
Increase / decrease in consumption tax refundable	18,599	18,599
Increase / decrease in prepayments received	55,507	240,568
Increase / decrease in deposits received	136,337	910
Others	38,625	66,743
Subtotal	6,165,580	3,835,799
Interest received	116	115
Interest paid	332,799	361,105
Corporate tax paid	1,429	961
Cash Flow from Operating Activities	5,831,467	3,473,848
II. Cash Flow from Investing Activities		
Payments for purchases of properties	25,610,057	34,556,712
Payments for purchases of entrusted tangible fixed assets	351	98
Purchases of intangible assets	895,966	347,061
Payments for lease deposits received	1,147,673	2,275,868
Payments of long-term prepaid expense	-	10,214
Cash Flow for Invenment Activities	25,358,701	32,638,218
III. Cash Flow from Financing Activities		
Proceeds from short-term borrowings	3,500,000	21,000,000
Payments for the repayment of short-term borrowings	-	10,500,000
Proceeds from long-term borrowings	-	11,500,000
Proceeds from the issuance of corporate bonds	-	10,000,000
Payments of the issuance cost of corporate bonds	-	89,130
Proceeds for investment unit issuance	20,461,980	-
Payments of dividends	1,513,445	2,596,397
Net Cash provided by Financing Activities	22,448,534	29,314,472
IV. Net Increases in Cash and Cash Equivalents	2,921,300	150,102
V. Cash and Cash Equivalents at beginning of Period	18,296,148	21,217,449
VI. Cash and Cash Equivalents at end of Period	21,217,449	21,367,552



Debt Financing

As of the End of the Third Fiscal Period (end of Apr. 2005)

	Lender	Amount (billion yen)	Type	Interest Rate	Maturity	Remarks
Short-term debt <small>(includes the long-term debt to be paid within one year)</small>	6 Financial Institutions	19	Floating	0.48833% p.a. (Mar. 17, 2005 - May 17, 2005)	May 17, 2005	Unsecured Unguaranteed
	5 Financial Institutions	3.5	Floating	0.47833% p.a. (Nov. 29, 2004 - May 30, 2005)	Nov. 29, 2005	
	3 Financial Institutions	2	Floating	0.47000% p.a. (Mar. 17, 2005 - Aug. 26, 2005)	Feb. 26, 2006	
	5 Financial Institutions	7.5	Floating	0.60000% p.a. (Mar. 1, 2005 - Aug. 26, 2005)	Feb. 26, 2006	
Short-term debt total	13 Financial Institutions	32	—	—	—	
Long-term debt	9 Financial Institutions	12.5	Fixed (Note 1)	1.14500% p.a. <small>(Weighted average interest rate adjusted with effects of interest rate swap (adjustment of interest rate))</small>	Dec. 8, 2006	Unsecured Unguaranteed
	2 Financial Institutions	3	Fixed	1.04500% p.a.	Dec. 8, 2006	
	1 Financial Institutions	2	Floating	0.65000% p.a.	Aug. 28, 2007	
	7 Financial Institutions	8.5	Fixed (Note 3)	1.00625% p.a. <small>(Weighted average interest rate adjusted with effects of interest rate swap (adjustment of interest rate))</small>	Dec. 8, 2007	
	6 Financial Institutions	7.5	Fixed (Note 2)	1.22500% p.a. <small>(Weighted average interest rate adjusted with effects of interest rate swap (adjustment of interest rate))</small>	Feb. 26, 2008	
	1 Financial Institutions	3	Fixed	1.05250% p.a.	Feb. 26, 2008	
	5 Financial Institutions	8	Fixed (Note 1)	1.66750% p.a. <small>(Weighted average interest rate adjusted with effects of interest rate swap (adjustment of interest rate))</small>	Dec. 8, 2008	
	4 Financial Institutions	5	Fixed	1.51625% p.a.	Dec. 8, 2008	
	1 Financial Institutions	3	Fixed (Note 2)	1.77500% p.a. <small>(Weighted average interest rate adjusted with effects of interest rate swap (adjustment of interest rate))</small>	Feb. 26, 2010	
	1 Financial Institutions	1	Fixed	1.50625% p.a.	Feb. 26, 2010	
1 Financial Institutions	1	Fixed	1.75250% p.a.	Feb. 26, 2013		
Long-term debt total	20 Financial Institutions	54.5	—	—	—	
Subtotal	21 Financial Institutions	86.5	—	—	—	
First corporate bond	Privately subscribed	5	Fixed	1.85% p.a.	Mar. 16, 2015	Unsecured Unguaranteed
Second corporate bond	Privately subscribed	5	Fixed	2.47% p.a.	Mar. 16, 2020	
Subtotal	—	10	—	—	—	
Total	21 Financial Institutions	96.5	—	—	—	

Note 1 : Interest rate swap agreement effective as of Dec. 8, 2003.

Note 2 : Interest rate swap agreement effective as of May 27, 2004.

Note 3 : Interest rate swap agreement effective as of Dec. 8, 2004.



Fourth Fiscal Period Forecasts (the Period Ending Oct. 2005)

Item	Third Fiscal Period	Fourth Fiscal Period	Compared to the Previous Period	
	(million yen)	Forecast (million yen)	(million yen)	(%)
Rental Revenue	6,339	7,444	1,105	17.4
Other Rental Revenues	766	829	63	8.2
Total Rental Revenues	7,106	8,273	1,167	16.4
Outsourcing Expenses	811	886	75	9.2
Property and Other Taxes	479	620	141	29.4
Utility Expenses	575	704	129	22.4
Insurance Expenses	20	21	1	5.0
Repairs and Maintenance	110	255	145	131.8
Other Expenses	137	53	84	61.3
Depreciation	1,023	1,165	142	13.9
Total Rental Expenses	3,159	3,705	546	17.3
Rental Profits	3,946	4,568	622	15.8
Asset Management Revenues	576	593	17	3.0
Selling and Administrative Expenses	141	157	16	11.3
Operating Revenues and Expenses	3,228	3,817	589	18.2
Non-Operating Revenues	6	0	6	100.0
Non-Operating Expenses	553	638	85	15.4
Non-Operating Revenues and Expenses	546	638	92	16.8
Current Profit	2,682	3,179	497	18.5
Net Income Before Taxes	2,682	3,179	497	18.5
Corporate Tax, Residence Tax, and Enterprise Tax	1	1	0	0.0
Adjusted Corporate Tax	0	0	0	-
Net Income	2,681	3,178	497	18.5
Retained Earnings	0	0	-	-
Retained Earning Carried over from Previous Period	2,681	3,178	-	-
Issued and Outstanding Units at End of Fiscal Period (units)	184,650	229,970	45,320	24.5
Cash Distribution Per Unit	14,520 yen	13,820 yen	700 yen	4.8

Rental Revenues

The fourth fiscal period will commence with 19 properties under management. The forecast assumes the Asahi Seimei Yokohama Nishiguchi Bldg. (May 12, 2005) to be the sole acquisition for the period.

Property and Other Taxes

Property tax and urban planning tax for the 18 portfolio properties acquired by the end of Dec. 2004 have been listed as expenses for the fourth fiscal period.

Property and other taxes are not listed as expenses for JAL Building and Asahi Seimei Yokohama Nishiguchi Bldg., which were acquired in 2005, as the amount was settled with the previous owner and included in the acquisition price.



3. Portfolio Status

NOMURA REAL ESTATE OFFICE FUND



Property List

As of End of Third Fiscal Period (end of Apr. 2005)

	Property	Location	Completion	No. of Floors (above ground)	Total Building Area (m ²) (Note 1)	Rentable Area (m ²)	Leased Floor Space (m ²)	Occupancy Rate	Total No. of Tenants	Average Floor Area (m ²)	Air Conditioning System (Coverage)	Ceiling height (mm)	PML (Note 2)	Acquisition Date	Acquisition Price (mil yen)
Central Tokyo	Shinjuku Nomura Bldg.	Nishi-Shinjuku, Shinjuku-ku	1978. 5	50	117,258.88 (Entire building)	31,804.67	31,014.36	97.5%	86	1,262.37	Each 1/4 floor	2,600	5%	2003.12	38,730
	JAL Bldg.	Higashi-Shinagawa, Shinagawa-ku	1996. 6	26	25,260.48 (Exclusive area owned)	42,084.11	42,084.11	100.0%	1	2,214.55	Each 1/6 floor	2,700	6%	2005. 3	33,080
	Itopia Nihonbashi Bldg.	Nihonbashi Honcho, Chuo-ku	1961. 4 extended in 1968.4	8	29,430.67	19,233.28	18,903.62	98.3%	12	2,615.23	Each span	2,650	14%	2003.12	20,600
	Tennozu Park Side Bldg.	Higashi-Shinagawa, Shinagawa-ku	1995. 1	21	17,587.30 (Exclusive area owned)	18,051.61	18,051.61	100.0%	14	1,331.14	Each 1/4 floor	2,650	6%	2004. 2	14,800
	NOF Shibuya Koen-dori Bldg.	Udagawa-cho, Shibuya-ku	1987. 9	8	5,358.55	3,420.16	3,420.16	100.0%	3	442.38	Each span	2,500	12%	2004. 9	12,000
	Isuzu Shiba Bldg.	Shiba, Minato-ku	1991. 3	7	11,425.20	8,165.08	8,165.08	100.0%	11	1,260.41	Each span	2,600	14%	2004. 5	10,000
	Shinagawa NF Bldg.	Higashi-Shinagawa, Shinagawa-ku	1987.11	8	10,077.02	7,850.99	7,850.99	100.0%	5	928.29	Each floor	2,600	11%	2003.12	5,500
	Surugadai Plaza Bldg.	Kanda Surugadai, Chiyoda-ku	1997. 4	8	5,782.27	4,160.94	4,160.94	100.0%	1	626.33	Each 1/2 floor	2,700	6%	2004. 2	5,150
	Kanda Iwamoto-cho Tosei Bldg.	Iwamoto-cho, Chiyoda-ku	1988. 7	9	4,698.97	4,076.38	4,076.38	100.0%	8	480.07	Each floor	2,550	14%	2004. 2	3,080
	Seiwa Shinjuku Bldg.	Sendagaya, Shibuya-ku	1986. 3	8	3,160.05	2,464.71	2,464.71	100.0%	5	327.66	Each floor	2,500	12%	2004. 6	2,280
Vicinity of Tokyo	T.T. Landic Toyo-cho Bldg.	Shinsuna, Koto-ku	1989.11	7	18,051.08	18,218.17	18,218.17	100.0%	1	1,986.46	Each span	2,550	14%	2003.12	7,550
	Technoport Kamata B	Minami-Kamata, Ota-ku	1990. 9	11	21,516.54 (Exclusive area owned)	13,683.46	13,101.11	95.7%	12	1,148.45	Each span	2,650	10%	2003.12	6,430
	Faret Tachikawa Center Square	Akemono-cho, Tachikawa-shi	1994.12	12	6,865.80 (Exclusive area owned)	6,853.38	6,853.38	100.0%	16	1,099.32	Each 1/4 floor	2,600	10%	2003.12	3,290
	Shin-Yokohama Nikko Bldg.	Kohoku-ku, Yokohama-shi	1990.10	9	11,149.99	8,074.83	8,074.83	100.0%	3	940.84	Each span	2,500	17%	2003.12	3,600
Other Cities	Utsunomiya NF Bldg.	Baba-dori, Utsunomiya-shi	1999.12	10	10,479.63	5,887.40	5,657.58	96.1%	26	664.68	Each span	2,700	5%	2003.12	2,970
	Nomura Osaka Bldg.	Chuo-ku, Osaksa-shi	1983.12	12	23,522.82	16,977.79	15,708.42	92.5%	23	1,336.52	Each floor Auxiliary	2,500	19%	2003.12	6,410
	Nomura Yotsubashi Bldg.	Nishi-ku, Osaka-shi	1991.11	15	16,845.87	11,558.68	11,222.04	97.1%	17	797.35	Each floor Auxiliary	2,650	13%	2003.12	3,940
	Kobe Kaigan Bldg.	Chuo-ku, Kobe-shi	1998. 2	16	10,292.93	6,427.01	5,854.35	91.1%	28	528.43	Each span	2,600	7%	2003.12	3,280
	Nomura Hiroshima Bldg.	Naka-ku, Hiroshima-shi	1976. 7	9	11,950.37	7,912.02	7,426.64	93.9%	15	1,047.54	Each floor Auxiliary	2,450	16%	2003.12	1,930
Total						236,904.67	232,308.48	98.1%	287				7.5%		184,620

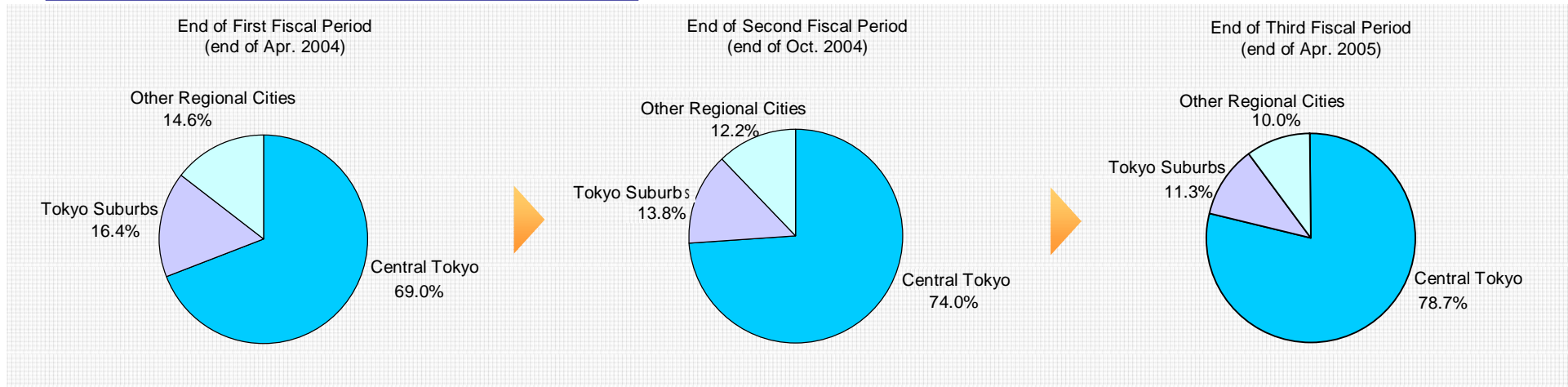
Note 1: Total building area is based on the information in registry book

Note 2: PML ratings are based on an assessment by Shimizu Corporation for all properties.

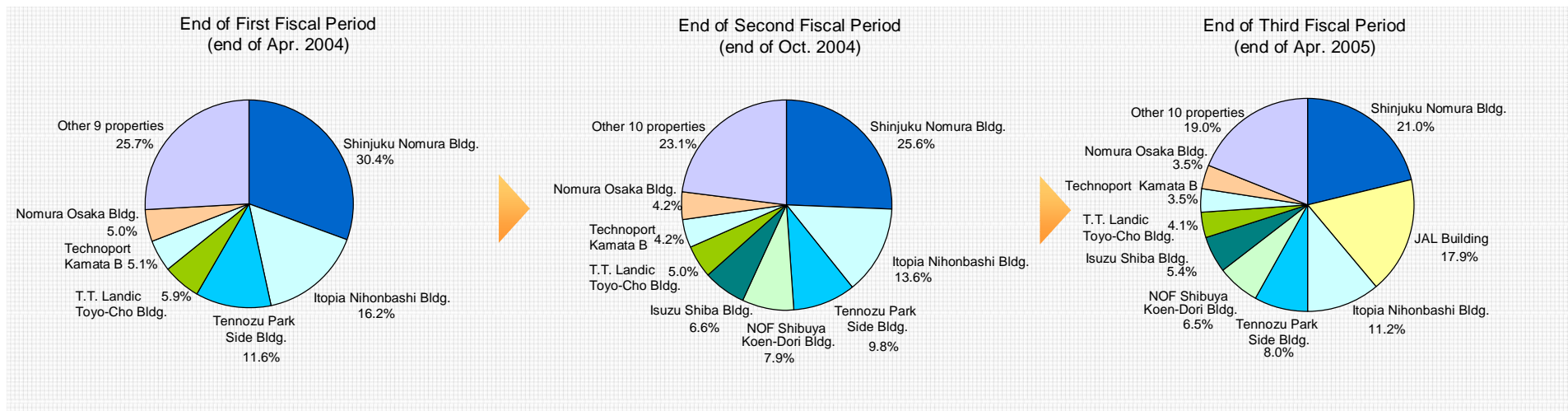


Portfolio Diversity

Location Diversity (based on acquisition price)



Portfolio Diversity (based on acquisition price)





Tenant Data (Top 10 Tenants, Industry Breakdown, Stability)

Top 10 Tenants (per leased floor space)

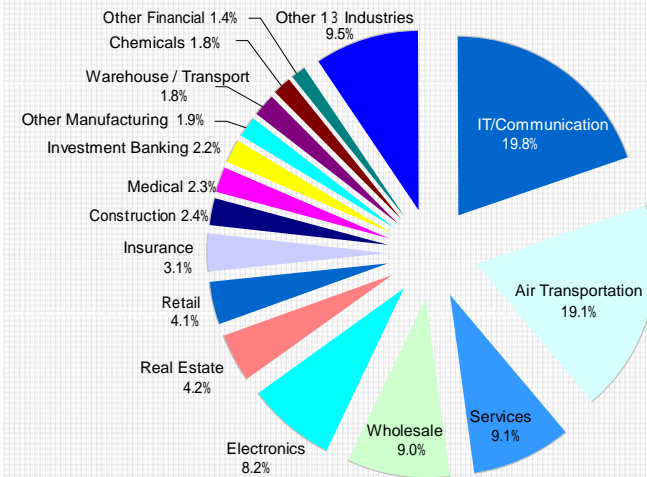
End of Third Fiscal Period (end of Apr. 2005)

Tenant	Industry	Property	Expected contract expiration date	Leased floor space (m ²)	Percentage in portfolio (%)	(ref.) As of the End of Second Fiscal Period (%)	
1	Flagship Properties Private Company	Real Estate	JAL Buidling	Mar. 31, 2015	42,084.11	18.1	-
2	XYMAX Corporation	Real Estate	T.T. Landic Toyo-cho Bldg.	Nov. 30, 2009	18,218.17	7.8	9.9
3	FUJITSU LIMITED	Electronic Devices	Technoport Kamata B	Mar. 31, 2007	3,699.38	1.6	1.3
			Faret Tachikawa Center Square	Dec. 31, 2005	501.35	0.2	0.3
			Shin-Yokohama Nikko Bldg.	Sep. 30, 2006	6,547.74	2.8	3.6
4	Nomura Real Estate Development Co., Ltd.	Real Estate	Nomura Osaka Bldg.	Dec. 31, 2006	809.15	0.3	-
			Shinjuku Nomura Bldg.	Nov. 30, 2013	3,601.65	1.6	2.0
4	Nomura Real Estate Development Co., Ltd.	Real Estate	Nomura Osaka Bldg.	Nov. 30, 2013	345.37	0.1	0.1
			Nomura Yotsubashi Bldg.	Nov. 30, 2013	1,266.19	0.5	0.7
5	Nomura Facilities Co., Ltd	Real Estate	Shinjuku Nomura Bldg.	May. 31, 2005	1,206.55	0.5	0.3
			Utsunomiya NF Bldg.	Dec. 9, 2005	1,072.69	0.5	0.6
			Nomura Hiroshima Bldg.	Mar. 31, 2007	2,834.48	1.2	1.5
6	FUJI XEROX OFFICE SUPPLY	Wholesale	Surugadai Plaza Bldg.	Apr. 30, 2005	4,160.94	1.8	2.3
7	Ito-Yokado Co., Ltd.	Retail	Technoport Kamata B	Oct. 31, 2005	3,652.38	1.6	2.0
8	Corporate Software Limited Co., Ltd.	IT	Tennozu Park Side Bldg.	Feb. 28, 2007	3,598.83	1.5	2.0
9	Venture Link Co., Ltd.	Service	Itopia Nihonbashi Bldg.	Sep. 4, 2005	3,352.29	1.4	1.8
10	DAIKEN CORPORATION	Residential Materials	Itopia Nihonbashi Bldg.	Feb. 14, 2007	3,221.93	1.4	1.8
Total					100,173.20	43.1	

Industry Breakdown (per leased floor space)

End of Third Fiscal Period (end of Apr. 2005)

Industry Breakdown (after adjustments based on sub-lessee's industry)



Note: Breakdown based on sub-lessee's industry in case the space is sublet.

Tenant Stability

Percentage of stable contracts (remaining lease term of three years or longer) at the end of the third fiscal period (end of Apr. 2005)

: 30.5% (per leased floor space)



Move-Ins / Outs

- Breakdown of Move-Ins / Outs Area

Move-outs area: 383 tsubo (1,269m²)
0.6% of weighted average floor space during the period

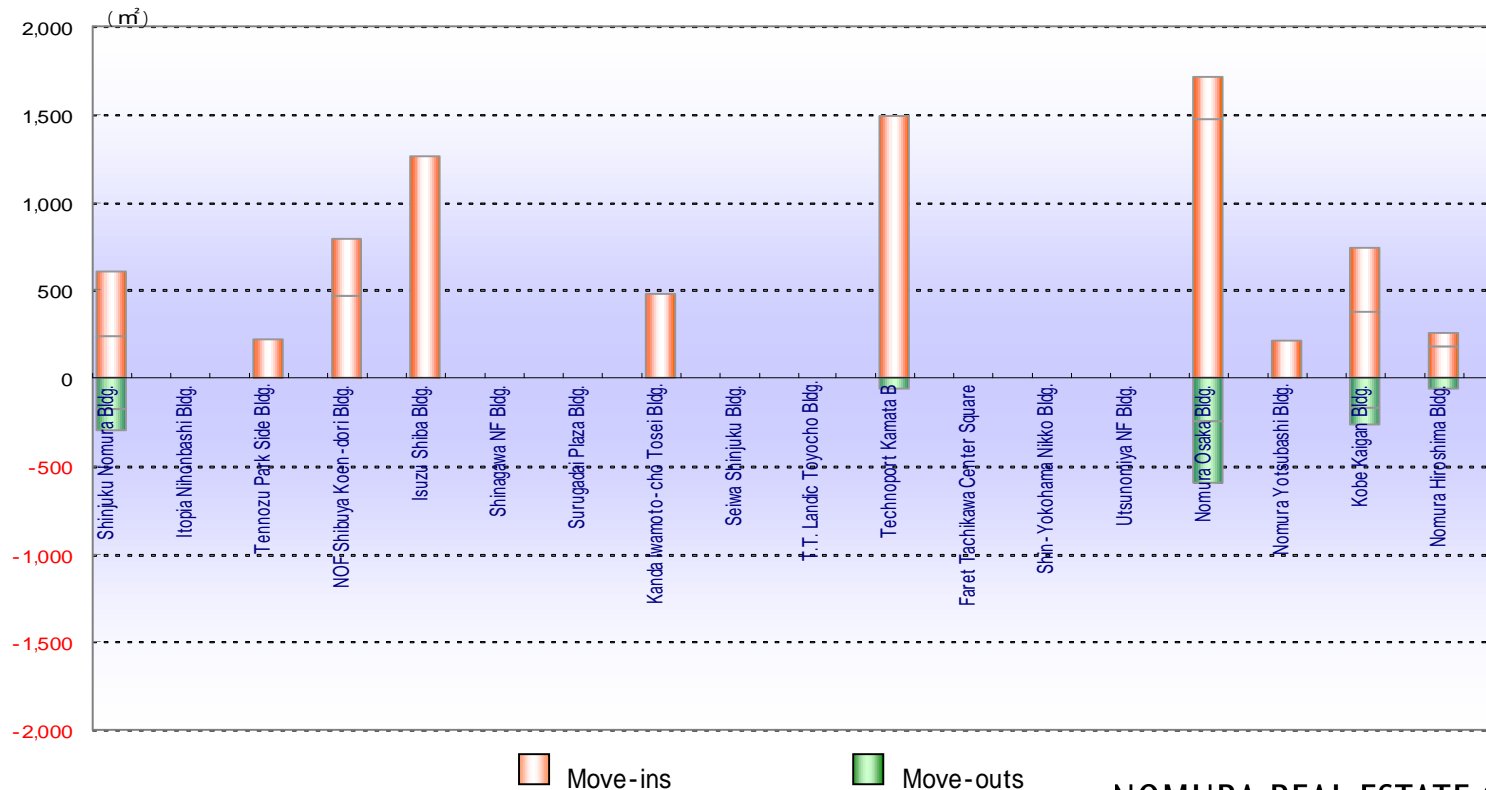
Move-ins area : 2,348 tsubo (7,762m²)
3.8% of weighted average floor space during the period

➡ Area that corresponds to move-ins / outs during the period
move-ins exceeds move-outs by 6,493m² (1,964 tsubo)

- Portfolio Occupancy Rate

18 properties at the beginning of the period
97.6% +3.2 points compared to the previous period

19 properties at the end of the period
98.1% +3.7 compared to the previous period





Income and Expenditure per Property

(1,000 yen)

Item	Shinjuku Nomura Bldg.	JAL Bldg. *	Itoya Nihonbashi Bldg.	Tennozu Park Side Bldg.	NOF Shibuya Koen-dori Bldg.	Isuzu Shiba Bldg.	Shinagawa NF Bldg.	Surugadai Plaza Bldg. *	Kanda Iwamoto- cho Tosei Bldg.	Seiwa Shinjuku Bldg.
Number of Days in Operation	181 days	44 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
Rental Revenues	1,701,119	-	785,767	767,396	238,037	298,495	254,348	-	133,953	101,039
Rental revenues (incl. common area charges)	1,519,320	-	744,666	647,486	205,603	264,077	221,923	-	120,524	88,111
Other revenues	181,798	-	41,101	119,910	32,433	34,417	32,424	-	13,429	12,927
Rental Expenses	795,650	-	267,723	381,840	83,470	97,405	96,878	-	38,099	26,942
Property Management Fees	185,520	-	68,928	169,457	18,989	21,719	19,796	-	9,631	7,661
Property and other taxes	189,151	-	40,132	10	15	0	16,762	-	0	252
Utility expenses	183,417	-	46,093	32,925	11,719	19,229	21,306	-	6,574	7,028
Insurance expenses	3,937	-	1,651	3,910	334	680	635	-	288	205
Repairs and Maintenance	14,802	-	9,025	12,080	2,237	1,575	5,170	-	1,240	1,521
Other expenses	43,834	-	5,503	3,117	28,381	7,065	1,410	-	4,794	1,730
Depreciation	174,985	-	96,389	160,338	21,793	47,134	31,797	-	15,569	8,542
Rental Profits	905,469	-	518,044	385,555	154,566	201,090	157,469	-	95,854	74,097
Net Operating Income (NOI)	1,080,454	-	614,433	545,894	176,359	248,224	189,267	-	111,423	82,640

Item	T.T. Landic Toyo-cho Bldg. *	Technoport Kamata B	Faret Tachikawa Center Square	Shin-Yokohama Nikko Bldg. *	Ustunomiya NF Bldg.	Nomura Osaka Bldg.	Nomura Yotsubashi Bldg.	Kobe Kaigan Bldg.	Nomura Hiroshima Bldg.	Total of 19 Properties
Number of Days in Operation	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	
Rental Revenues	-	394,817	226,806	-	169,332	463,036	312,743	190,770	205,849	7,106,161
Rental revenues (incl. common area charges)	-	343,603	207,068	-	138,958	397,840	277,673	159,456	184,063	6,339,782
Other revenues	-	51,214	19,737	-	30,373	65,196	35,070	31,314	21,786	766,379
Rental Expenses	-	223,515	119,675	-	99,736	217,134	161,330	112,278	84,720	3,159,291
Property Management Fees	-	50,382	34,927	-	20,564	65,048	44,582	26,419	28,516	811,574
Property and other taxes	-	38,237	14,502	-	16,526	44,622	32,627	18,009	19,898	479,820
Utility expenses	-	43,174	32,559	-	17,453	49,021	30,500	22,515	15,498	575,823
Insurance expenses	-	1,210	575	-	706	1,404	972	845	672	20,581
Repairs and Maintenance	-	13,898	-	-	2,530	3,534	8,151	4,527	6,751	110,900
Other expenses	-	8,264	5,210	-	3,241	5,086	2,508	5,568	3,017	137,292
Depreciation	-	68,347	31,901	-	38,713	48,417	41,987	34,391	10,365	1,023,298
Rental Profits	-	171,302	107,130	-	69,595	245,902	151,412	78,492	121,129	3,946,869
Net Operating Income (NOI)	-	239,649	139,031	-	108,308	294,319	193,400	112,884	131,494	4,970,168

* Rental operating revenues and expenses are not disclosed for these properties as a result of unavoidable circumstances.

However, the "total of 19 properties" includes the figures concerning the properties marked with an asterisk.



Period-End Value (Appraisal Value)

Property	Acquisition Price		Amount on Balance Sheet at the End of the Third Fiscal Period (million yen)	Amount at the End of the Second Fiscal Period (million yen)	Amount at the End of the Third Fiscal Period (million yen)	Increase and Decrease over the Second Fiscal Period		
	(million yen)	percentage				(million yen)	percentage	
Central Tokyo	Shinjuku Nomura Bldg.	38,730	21.0%	38,704	38,400	39,400	1,000	2.6%
	JAL Bldg.	33,080	17.9%	34,082	* 30,940	30,940	-	-
	Itopia Nihonbashi Bldg.	20,600	11.2%	20,565	20,400	20,500	100	0.5%
	Tennnozu Park Side Bldg.	14,800	8.0%	14,527	14,700	14,900	200	1.4%
	NOF Shibuya Koen-dori Bldg.	12,000	6.5%	12,389	12,000	14,000	2,000	16.7%
	Isuzu Shiba Bldg.	10,000	5.4%	10,298	10,000	10,200	200	2.0%
	Shinagawa NF Bldg.	5,500	3.0%	5,431	5,390	5,470	80	1.5%
	Surugadai Plaza Bldg.	5,150	2.8%	5,268	5,220	5,310	90	1.7%
	Kanda Iwamoto-cho Tosei Bldg.	3,080	1.7%	3,089	3,150	3,240	90	2.9%
	Seiwa Shinjuku Bldg.	2,280	1.2%	2,301	2,300	2,350	50	2.2%
Central Tokyo Total	145,220	78.7%	146,658	142,500	146,310	3,810	2.7%	
Vicinity of Tokyo	T.T. Landic Toyo-cho Bldg.	7,550	4.1%	7,358	7,610	7,660	50	0.7%
	Technoport Kamata B	6,430	3.5%	6,429	6,530	6,740	210	3.2%
	Faret Tachikawa Center Square	3,290	1.8%	3,215	3,450	3,650	200	5.8%
	Shin-Yokohama Nikko Bldg.	3,600	1.9%	3,528	3,470	3,470	-	-
	Vicinity of Tokyo Total	20,870	11.3%	20,531	21,060	21,520	460	2.2%
Other Cities	Utsunomiya NF Bldg.	2,970	1.6%	2,867	3,080	3,140	60	1.9%
	Nomura Osaka Bldg.	6,410	3.5%	6,363	6,560	6,820	260	4.0%
	Nomura Yotsubashi Bldg.	3,940	2.1%	3,861	4,130	4,340	210	5.1%
	Kobe Kaigan Bldg.	3,280	1.8%	3,193	3,200	3,200	-	-
	Nomura Hiroshima Bldg.	1,930	1.0%	1,930	1,910	1,960	50	2.6%
Other Cities Total	18,530	10.0%	18,216	18,880	19,460	580	3.1%	
Total	184,620	100.0%	185,406	182,440	187,290	4,850	2.7%	

* Appraisal value at acquisition



NOMURA
Office Fund



4. Future Asset Management Policies

NOMURA REAL ESTATE OFFICE FUND



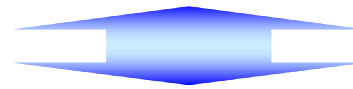
Basic Policies for Future Asset Management

Basic Policies for the Asset Management

Securement of Mid- to Long-Term Stable Income

Steady Growth of Asset Size

Measures for Mid- to Long-Term Changes



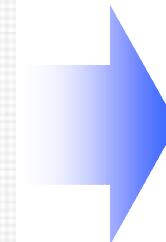
Mid- to long-term changes	Measures
Changes in the ownership of properties	<ul style="list-style-type: none"> To increase liquidity and promote investment diversity To stick to the clear-cut management policies
Economic upturn and arrival of a time of rising interest rates	<ul style="list-style-type: none"> To secure response capacities to changes in financial environment Management toward the realization of raising of rent level
Sophistication of corporate facility strategies	<ul style="list-style-type: none"> To survey trends of incorporated enterprises To make investments, focusing on location / basic performance of buildings
Increased office market polarization	<ul style="list-style-type: none"> Decertified investment, taking the changes in the location into consideration

Basic Management Strategies

Expansion in Asset Size

Mid- to Long-Term Property Management

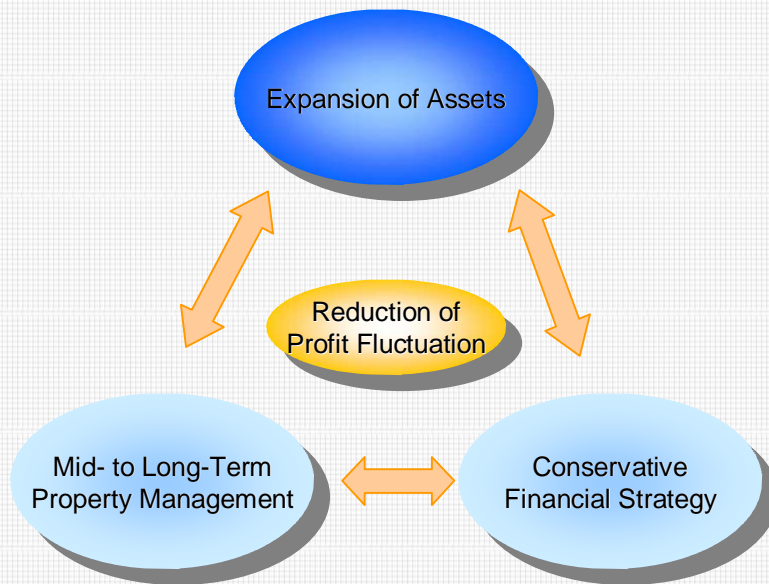
Conservative Financial Strategy





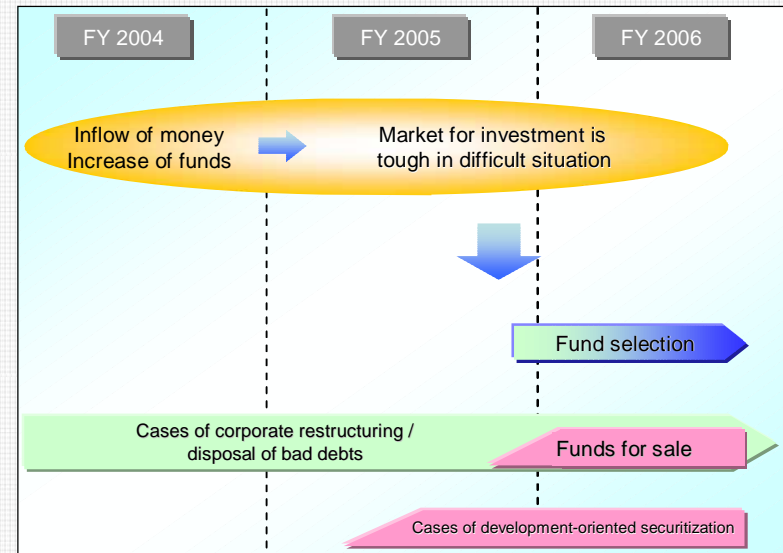
Expansion in Asset Size I “Market Recognition”

Expansion in Asset Size



- Promotion of portfolio diversification
- Increase of liquidity and type of investors
- Securing of growth potentials

Market Recognition



- Continued unfavorable investment environment for a few more years
 - Continued inflow of money into the property market
- Emergence of new property providers
 - Private funds : Realization of profits (Implementation of exit strategies)
 - Developers : Money flows into the properties for development



Expansion in Asset Size II “Enhancement of Property Acquisition Capabilities”

Enhancement of Property Acquisition Capabilities

Information–Gathering Capabilities

- Early obtainment of information of properties for sale
- Face to face negotiation
- Participation in closed bidding

Due Diligence & Pricing Capabilities

- Removal of ambiguity
- Appropriate pricing

Property Management Capabilities

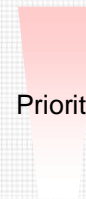
- Maintenance and enhancement of earning capacity
- Enhancement of magnitude (Improvement of risk acceptability)
- Fund-raising capabilities

Risk Management Capabilities

- Understanding of risks
- Drawing up of risk control methods

Portfolio Development Policy

Criteria: Prime site and basic characteristics of the building
+ availability of risk management



Site (convenience): Easy to access transportation means, office accumulations, etc.

Priority Building (basic characteristics): Average floor area, basic structure, etc.

Specification (comfort): air conditioning system, IT environment, external design, etc.

Important Points for Building Portfolio

Checkpoints for property acquisition

Investment diversity (area, investment amount per property, tenant profile)

Portfolio NOI (NOI level, balance of stability and risks)

Ratio of long-term stable contract (balance of stability and aggressive management)

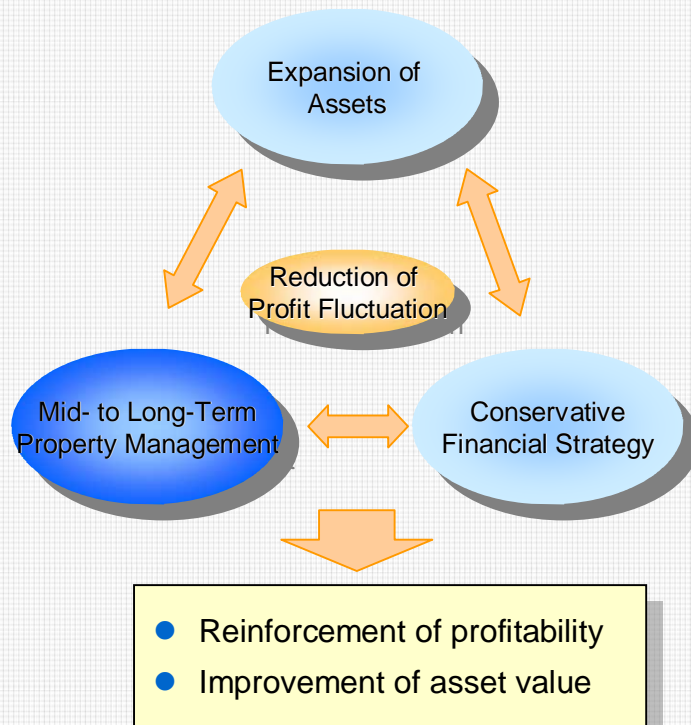
Internal reserve (balance of capital expenditure and depreciation, etc.)



Mid- to Long-Term Property Management I “Market Conditions”

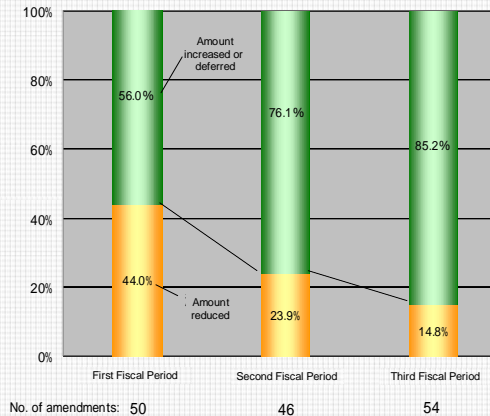
Mid- to Long-Term Property Management

1. Leasing based on characteristics of each property
2. Securing competitiveness of the property
3. Reinforcement of efficient management
4. Improvement of tenant satisfaction



Market Conditions

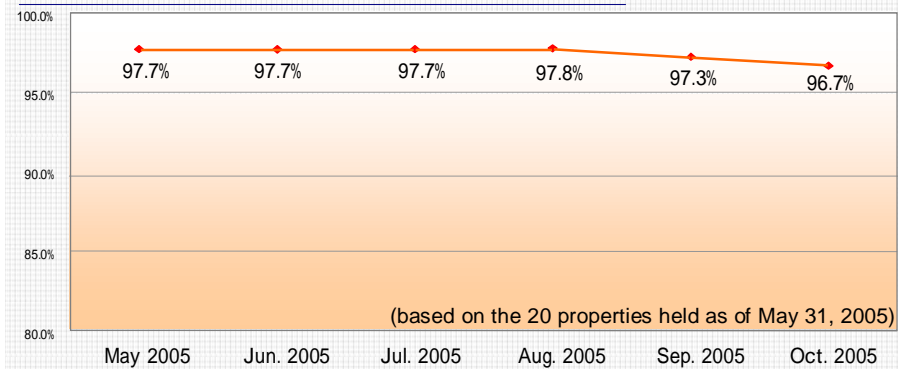
Percentage of cases of rent reduction at the time of contract amendment



Shinjuku Nomura Bldg.
New Contract Rent

	Rent Index
First Fiscal Period	100.0%
Second Fiscal Period	104.7%
Third Fiscal Period	104.5%

Forecast Occupancy Rate for the Fourth Fiscal Period (May-Oct. 2005)



Occupancy rates around 97% are expected.

Mid- to Long-Term Property Management II “Upgrading of Asset Management Capabilities”

1. Leasing based on characteristics of each property

2. Securing competitiveness of the property

3. Reinforcement of efficient management

4. Improvement of tenant satisfaction

Upgrading of Asset
Management Capabilities

- Reinforcement of profitability
- Improvement of asset value

Upgrading of Asset Management Capabilities

Researching Capabilities

- Trend in property leasing market
- Trend of corporate facility strategies
- Trend of location changes due to redevelopment, etc.

Risk Management Capabilities

- Improvement of methods for preventing the materialization of risks
- Improvement of methods against materialized risks

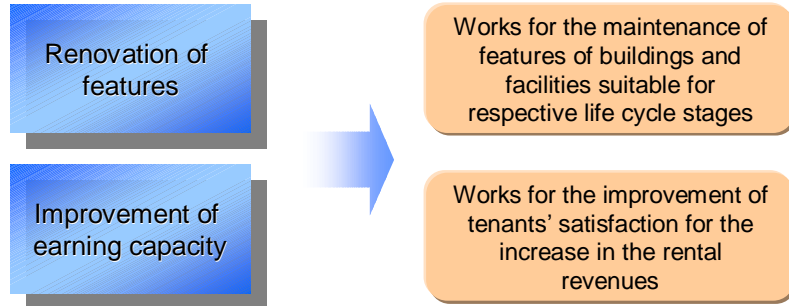
Portfolio Management Capabilities

- Management of respective cases based on the overall strategies
- Definition of prioritized strategies



Mid- to Long-Term Property Management III “Securing of Competitiveness”

Maintenance and Upgrading of Competitiveness and Property Values



Major Works Scheduled during the Fourth Fiscal Period or after

Property	Work Detail	Purpose	Estimate (million yen)
Shinjuku Nomura Bldg.	Renew als of the shop area / common area of the first basement	improvement of earning capacity	435
Shinjuku Nomura Bldg.	Renew als of the interior of the common area on standard floors	improvement of earning capacity	435
Shinjuku Nomura Bldg.	Renew als of plumbing	improvement of functions	190
Shinjuku Nomura Bldg.	Renew als of air conditioning units on floors w ith shops	improvement of functions	100
Itopia Nihonbashi Bldg.	Renew als of ducts for heat souces / AHU	improvement of functions	100
NOF Shibuya Koen-dori Bldg.	Renew als of the interior of the first basement and the interior and exterior	improvement of earning capacity	250
Shin-Yokohama Nikko Bldg.	Renew als of thermal accumulation units for air conditioners	improvement of functions	50
Nomura Osaka Bldg.	Renew als and other works in the common area	improvement of earning capacity	52
Nomura Yotsubashi Bldg.	Renew als of outer wall seals	updating	56
Nomura Hiroshima Bldg.	Anti-seismic reinforcement	improvement of functions	189

Environmental Friendliness concerning Renewals

- Reduction in the amount of carbon dioxide emission
- Review from the viewpoint of improved energy efficiency
- Ordinances and regulations – Environment Security Regulations (concerning large-sized offices, etc.) of Tokyo and Yokohama
 - ➔ Response with due consideration given to the possible application of the above in other local governments

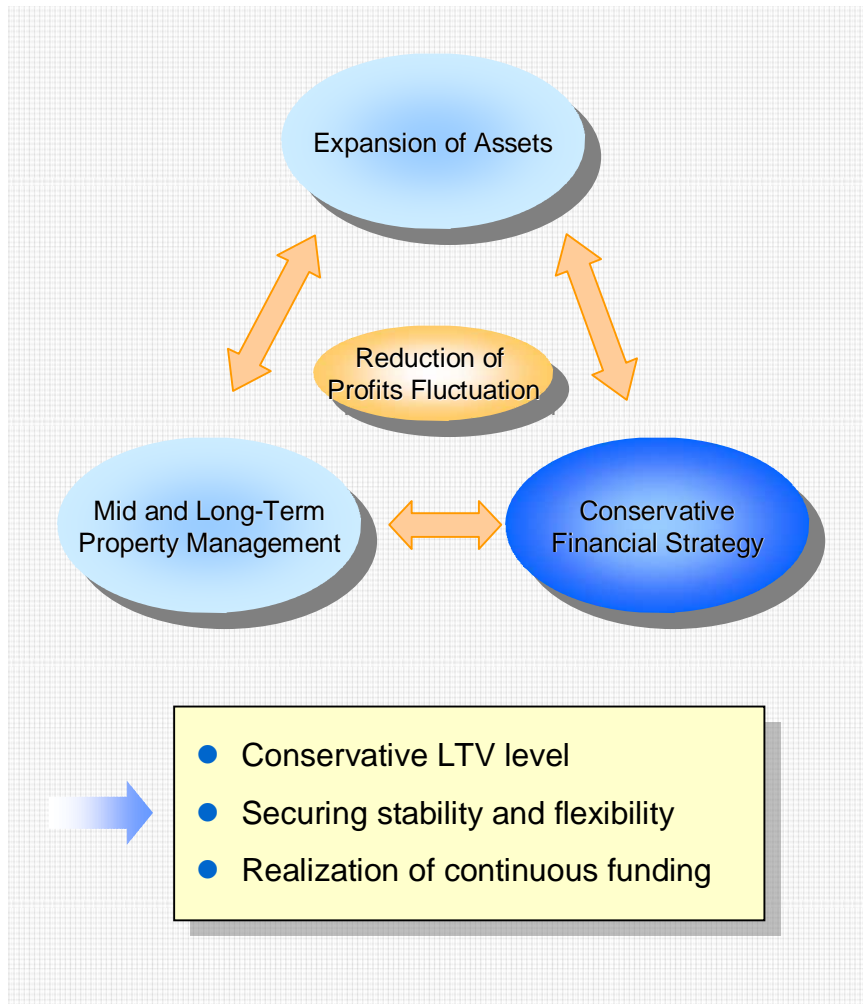
Examples of Renewal Works Conducted during the Third Fiscal Period





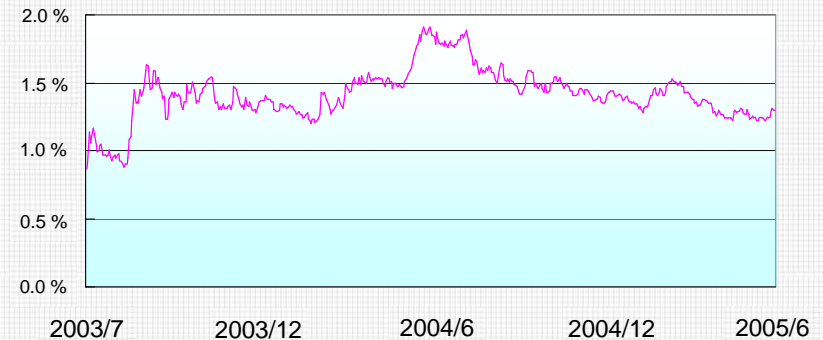
Conservative Financial Strategy I “Market Conditions / Basic Policies”

Conservative Financial Strategy



Market Conditions

Transition of long-term interest rate (10-year JGB) (Jul. 2003 – Jun. 2005)



Basic Financial Policies

Establishment of a well-balanced portfolio of interest-bearing debts

- Longer borrowing period / Fixing of interest rates
- Diversification of maturity dates
(Remaining borrowing periods : 4-5 years)
- Selection of the optimum / efficient fund-raising measures
- Efficient management of fund (security deposits received)



Conservative Financial Strategy II “Financial Status”

Financial Status

- Interest bearing debt balance : 74.0 billion yen
- LTV level (ratio of interest-bearing debt, based on total assets)

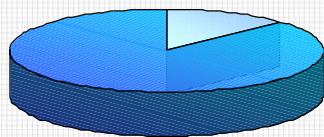
Results at the end of the third fiscal period: 46.4%
as of Jun. 20, 2005 : 33.8%

→ Continuation of conservative management

- Ratio of long-term debt and fixed interest rate (as of Jun. 20, 2005)

Short-term / Long-term ratio

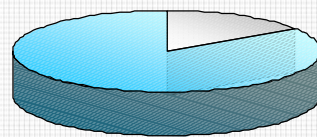
Long-term debt*	Short-term debt
64.5 billion yen	9.5 billion yen
(87.2%)	(12.8%)



* Corporate bond included

Variable / Fixed ratio

Fixed interest rate*	Floating interest rate
62.5 billion yen	11.5 billion yen
(84.5%)	(15.5%)

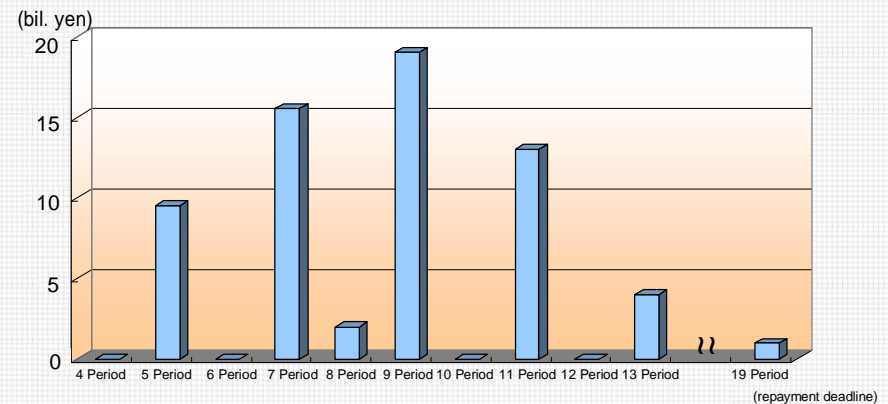


* Including fixed rates by interest rate swap.

- Loans from Various Financial Institutions / Diversified Maturity Dates (as of Jun. 20, 2005)

- Syndicated lenders : 26 financial Institutions
- Average remaining borrowing period: 3.8 years (4.3 years for long-term debt)
- Weighted average interest rate : 1.29%

Diversification of maturity dates (Corporate bonds are excluded)





NOMURA
Office Fund

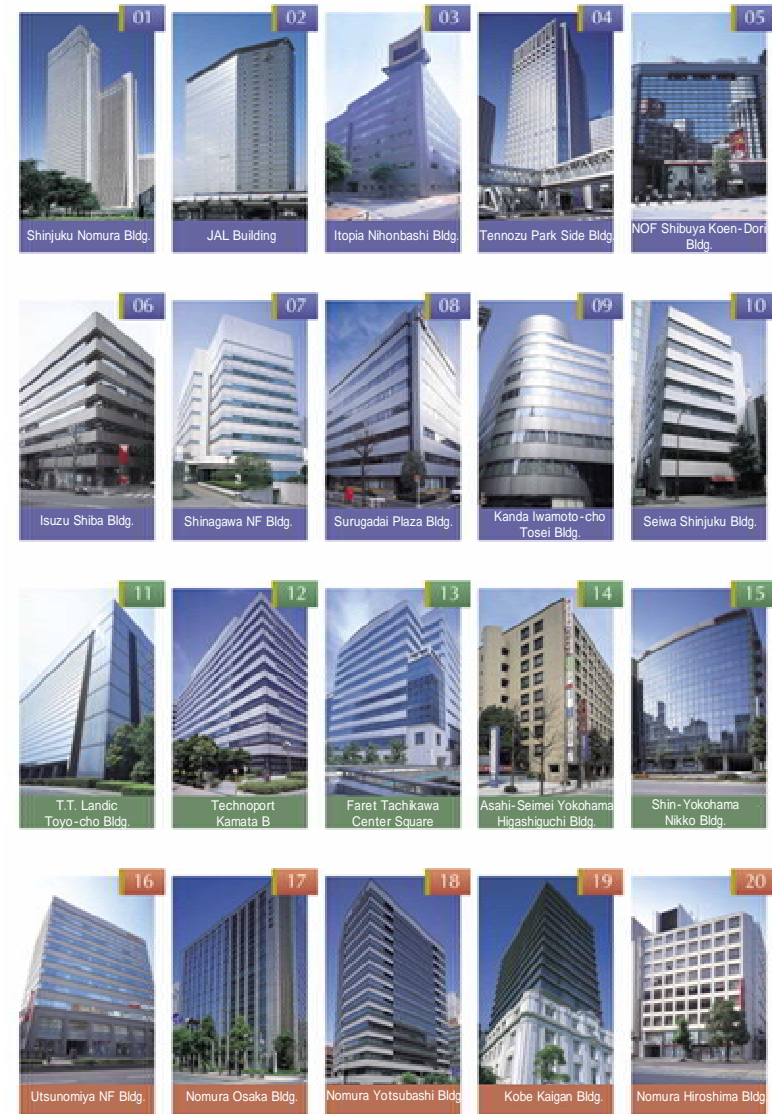
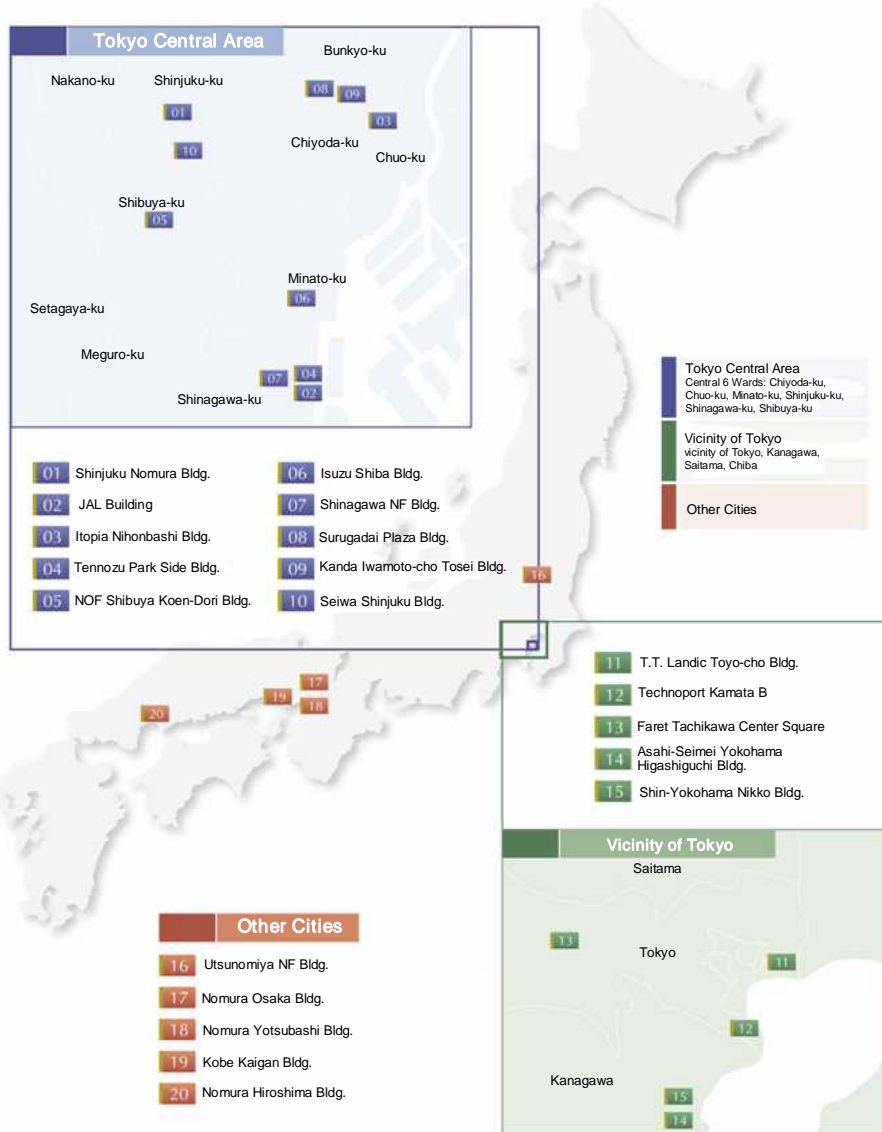


Appendix

NOMURA REAL ESTATE OFFICE FUND



Portfolio Map





Property Acquisition Channels

Acquisition Channel	Properties acquired at listing	Properties acquired in the First fiscal period	Properties acquired in the Second fiscal period	Properties acquired in the Third fiscal period	Properties acquired in the Fourth fiscal period
Properties owned by or developed by Nomura Real Estate	 Shinjuku Nomura Bldg.  Faret Tachikawa Center Square  Nomura Osaka Bldg.  Nomura Yotsubashi Bldg.  Nomura Hiroshima Bldg.	 Tennozu Park Side Bldg.			
Properties for which information was received from and properties brokered by Nomura Real estate Group *	 Itopia Nihonbashi Bldg.  Shinagawa NF Bldg.  T.T. Landic Toyo-cho Bldg.  Technoport Kamata B  Kanda Iwamoto-cho Tosei Bldg.  Seiwa Shinjuku Bldg.  JAL Building *  Asahi Seimei Yokohama Nishiguchi Bldg.  Shin-Yokohama Nikko Bldg.  Utsunomiya NF Bldg.  Kobe Kaigan Bldg.				
Properties for which information was received from external sources		 Surugadai Plaza Bldg.	 NOF Shibuya Koen-Dori Bldg.  Isuzu Shiba Bldg.		



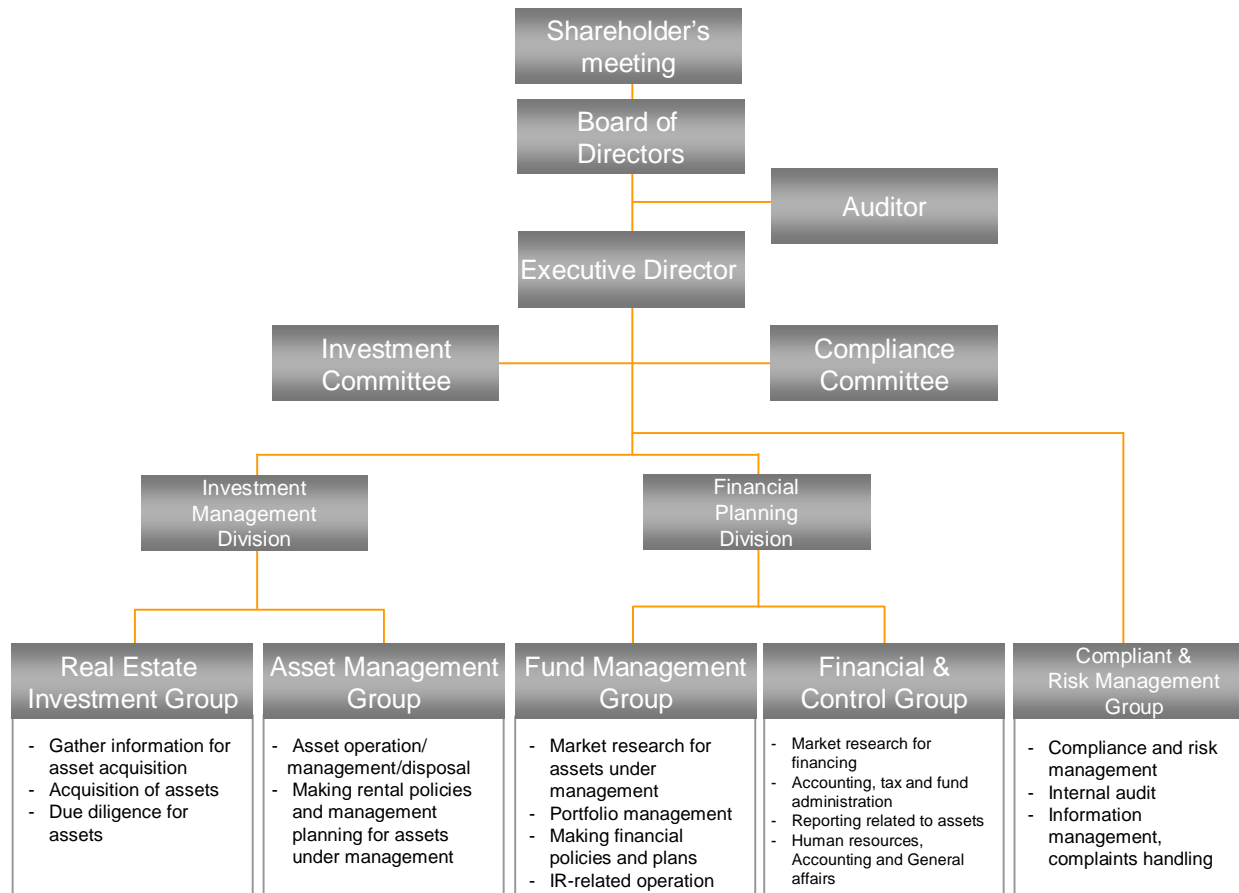
Transition of Unit Price





Overview of the Management Company

Organization Chart



Corporate Data

[Business Name]

Nomura Real Estate Asset Management Co., Ltd.

[Address]

8-5-1 Nishi-shinjuku, Shinjuku-ku, Tokyo

[Incorporation]

January 24, 2003

[Paid-in Capital]

300 million yen

[Shareholder]

Nomura Real Estate Holdings Co., Ltd. (100%)

[Number of Employees]

21 (including directors)

[Business Description]

Real Estate Investment Trust (REIT) asset management business

REIT Asset Management License: Prime Minister's Office Approval No. 28

Discretionary Representative License: Land, Infrastructure and Transport Minister's Office License No.18

Real Estate Broker's License: Tokyo Governor's Office License(1) No. 81679

The following is the statement collaboratively made with the management company on December 4, 2003,
when this investment corporation went public.



NOMURA
Office Fund



We believe that a real-estate investment fund, when listed, serves extensively as a repository of financial assets of citizens and helps stabilize not only the property market but also the Japanese economy based on its long-term nature.

It is our investment policy to aim at mid to long-term stable growth so as to satisfy the asset development needs of many investors who prefer lower-risk asset management.

While playing our role of acting as a bridge that connects personal financial assets with real properties, we exert constant and diligent efforts in order to make whatever contribution we can to the growth of the Japanese economy.

We respect the trust and expectation of investors.

Investor satisfaction is our number one priority.

Investor Oriented



NOMURA REAL ESTATE OFFICE FUND



NOMURA REAL ESTATE ASSET MANAGEMENT CO.,LTD.



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