



For Translation Purposes Only

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For Immediate Release

Nomura Real Estate Office Fund, Inc.
Mitsuharu Sato, Executive Director
(Securities Code: 8959)

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Notice Concerning the Issue of New Investment Units and the Secondary Offering

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that, at the Board of Directors meeting held on May 8, 2008, it has resolved to issue new investment units and conduct a secondary offering.

1. Primary Offering of New Investment Units (The Fund’s investment units shall be hereinafter referred to as “Investment Units” or the “Units”)

- (1) Total number of units to be issued: 37,000 units
- (2) Issue price
To be determined
(The price shall be determined at a Board of Directors meeting to be held between May 20, 2008 (Tuesday) and May 23, 2008 (Friday) (the “offer price determination date”))
- (3) Offering method
Public offering. All Units shall be underwritten by the following underwriters (collectively, the “underwriters”):

Nomura Securities Co., Ltd. (“NSC”) (the lead managing underwriter)
Nikko Citigroup Limited
Merrill Lynch Japan Securities Co., Ltd.
Shinko Securities Co., Ltd.
Daiwa Securities SMBC Co., Ltd.
Mitsubishi UFJ Securities Co., Ltd.
Mizuho Securities Co., Ltd.

Note: This document is a public announcement regarding the issue of the new Investment Units and secondary offering, and has not been prepared as an inducement or invitation for investment. We caution readers to refer to the Fund’s Offering Circular for the Issue of New Investment Units and Secondary Offering and the Notices of Amendments(if any) thereto and to undertake investment decisions at their own examination and responsibility.

Takagi Securities Co., Ltd.
SBI E*TRADE SECURITIES Co., Ltd.

The offer price for the primary offering is to be determined based on the indicative pricing range which is obtained by multiplying the closing price at the Tokyo Stock Exchange, Inc. on the offer price determination date (if the closing price is not available on such offer price determination date, the closing price on the immediately preceding date) of a figure between 0.90 and 1.00 (any fraction less than one yen shall be disregarded), considering the demand for the new Units.

- (4) Underwriting agreement
No underwriting commissions shall be paid. Instead, the total difference between the offer price in the primary offering and the issue price to be paid by the underwriters to Nomura Office Fund shall be distributed among the underwriters.
- (5) Minimum number of units for application
One unit or more in multiples of one unit
- (6) Application period
The two business days following the offer price determined date
- (7) Payment date
A day between May 27, 2008(Tuesday) and May 30, 2008(Friday). However the payment date shall be the fifth business day following the offer price determined date.
- (8) The issue price and other items required for the issuance of the new Investment Units shall be determined at future Board of Directors meetings.
- (9) The aforementioned items shall be subject to the effectiveness of the Securities Registration Statement filed in accordance with the Financial Instruments and Exchange Law of Japan.

2. Secondary Offering (over-allotment)

- (1) Seller and the number of units offered:
Nomura Securities Co., Ltd. : 2,220 units
The number of units offered specified above is the maximum limit and may be lowered or the secondary offering may be canceled depending on the demand or other factors. The number of units offered shall be determined on the offer price determination date considering the demand for the new Units and other factors.
- (2) Offer price
To be determined

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(The price shall be determined on the offer price determination date. The price shall be the same as the issue price for the primary offering.)

- (3) Offering method
NSC, the lead managing underwriter for the primary offering, may borrow up to 2,220 Investment Units from an unitholder of the Fund and sell those units in consideration of the demand for the primary offering.
- (4) Minimum number of units for application
One unit or more in multiples of one unit
- (5) Application period
Same as the application period for the primary offering
- (6) Delivery and settlement date
The first business day following the payment date of the primary offering
- (7) Offer price and other items required for the secondary offering shall be determined at future Board of Directors meetings.
- (8) The aforementioned items shall be subject to the effectiveness of the securities registration statement in accordance with the Financial Instruments and Exchange Law of Japan.

3. Issue of New Investment Units (third-party allotment)

- (1) Total number of units to be issued: 2,220 units
- (2) Issue price
To be determined at a Board of Directors meeting to be held on the offer price determination date. The issue price shall be the same as that of the primary offering.
- (3) Subscriber and the number of units allotted
Nomura Securities Co., Ltd.: 2,220 units
- (4) Minimum number of units for application
One unit or more in multiples of one unit
- (5) Application period (application date)
A day between June 23, 2008(Monday) and June 27, 2008(Friday). The application date shall be the first business day following the date, which is the 30th day from the day following the last day of the application period of the primary offering and secondary offering (over-allotment).
- (6) Payment date
A day between June 24, 2008 (Tuesday) and June 30, 2008 (Monday). The

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payment date shall be the second business day following the date, which is the 30th day from the day immediately following the last day of the application period of the primary offering and secondary offering (over-allotment).

- (7) If there are no applications for all or a part of the Units to be issued on or before the application date described in (5) above, the issue of such Units shall be canceled.
- (8) The issue price and other items required for the issuance of the new Investment Units shall be determined at future Board of Directors meetings.
- (9) The aforementioned items shall be subject to the effectiveness of the securities registration statement filed in accordance with the Financial Instruments and Exchange Law of Japan.

[Notes]

1. Secondary offering (over-allotment)

NSC, the lead managing underwriter for the primary offering, may conduct the secondary offering (over-allotment) after due consideration of the demand for the issued new Investment Units and other factors in the primary offering. The Investment Units subject to the secondary offering (over-allotments) are to be borrowed by NSC from the unitholders of the Fund up to 2,220 units. The number of the Units in the secondary offering (over-allotment) is scheduled to be 2,220 units, however that is the maximum limit and may be reduced or the secondary offering may be canceled depending on the demand or other factors.

In relation to the secondary offering (over-allotment), Nomura Office Fund has resolved at the Board of Directors meeting held on May 8, 2008 (Thursday): That in order to have NSC obtain Investment Units necessary to return the said Investment Units that NSC borrowed from the unitholders of the fund (the “borrowed Units”), Nomura Office Fund will issue 2,220 of new Investment Units by way of a third-party allotment, which are allotted to NSC (the “Third-party Allotment”); and that the payment date of the Third-party Allotment (the “Third-party Allotment Payment Date”) shall be sometime between June 24, 2008 (Tuesday) and June 30, 2008 (Monday) (the second business day following the date, which is the 30th day from the day immediately following the last day of the application period of the primary offering and secondary offering (over-allotment)).

During the period, from the day immediately following the last day of the application period of the primary offering and secondary offering (over-allotment) to the fifth business day preceding the payment date of the Third-party Allotment (the “syndicate covering transactions period”), NSC may purchase the Investment Units up to the number offered in connection with the secondary offering (over-allotment) at the Tokyo Stock Exchange, Inc. in order to return the borrowed Units (the “syndicate covering transactions”). All the Units that NSC purchases through the syndicate covering transactions shall be used to return the borrowed Units. NSC has

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the discretion not to conduct any syndicate covering transactions or purchase only a certain number of Units less than the total over-allotted Units.

Furthermore, NSC may conduct a stabilization operation upon the primary offering and the secondary offering (over-allotment) and may use all or part of the Units purchased in such stabilization operation to return the borrowed Units.

NSC plans to apply for the Third-party Allotment and obtain the same number of Investment Units sold through the secondary offering (over-allotment) less the number of Units purchased through the stabilization operation or the syndicate covering transactions and used to return the borrowed Units. Accordingly, NSC may not apply for all or part of the Units issued by the Third-party Allotment, and as a result, the number of units issued by the Third-party Allotment may, due to forfeiture, decrease depending on the applied number of units or no Units may be issued at all.

2. Number of Investment Units outstanding after the issue of new Investment Units

Number of Investment Units currently outstanding:	265,903 units
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Increase in the number of the Investment Units by the new issue (public offering):	37,000 units
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Total number of Investment Units outstanding after the issue of the new Investment Units (public offering):	302,903 units
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Increase in the number of the Investment Units by the new issue (Third-party Allotment):	2,220 units (Note)
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Total number of the issued Investment Units after the issue of the new Investment Units (Third-party Allotment):	305,123 units (Note)
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(Note) The number assuming that NSC applies for all the Units to be issued by the Third-party Allotment and all such Units are issued.

3. Use of proceeds

(1) Concrete Use of Proceeds

The net proceeds obtained from the primary offering (¥29,226,115,000) and the Third-party Allotment (the maximum of ¥1,753,566,900) shall be used for the redemption of short-term investment corporation bonds (¥20 billion) and the repayment of existing short-term debts.

(Note) The proceeds mentioned above are expected amounts calculated based on the closing price at the Tokyo Stock Exchange, Inc. on April 25, 2008 (Friday).

(2) Scheduled Expenditure Period

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June, 2008

(3) Changes in the Use of Previous Proceeds

None

(4) Forecasts

Please refer to the “Notice Concerning Revision of Forecasts of Financial Results for the Fiscal Period Ending April 30, 2008 and Forecasts of Financial Results for the Fiscal Period Ending October 31, 2008” released on May 8, 2008.

4. Others

(1) Pre-arranged allocation

The underwriters are to allot 1,961 units out of the Investment Units issued in the Primary Offering to Nomura Real Estate Development Co., Ltd (“NRED”). NRED is the 100% subsidiary company of Nomura Real Estate Holdings Co., Ltd., the sole shareholder of the Asset Management Company, Nomura Real Estate Asset Management.

(2) Monetary Distributions for the last three fiscal periods

	FP Ending Oct. 31 2006	FP Ending Apr. 30 2007	FP Ending Oct. 31 2007
Net Income Per Unit	¥15,916	¥16,796	¥16,871
Cash Distribution Per Unit	¥15,905	¥16,750	¥16,918
Dividend Payout Ratio	99.9%	99.7%	100.2%

(Note) Net Income Per Unit is calculated that each net income divided by the average investment units in each period. In addition, as the Fund issued additional investment units in the sixth fiscal period (ended Oct. 31, 2006), the weight-average number of investment units is calculated based on the operation period.

(3) Past equity finance, etc.

(i) Past equity finance

Date	Total amount issued	Capital amount after the Issue	Remarks
May 1, 2005	¥31,496,828,000	¥123,665,308,000	Public offering
May 24, 2005	¥944,904,000	¥124,610,212,000	Third Party allotment
May 25, 2006	¥31,143,042,000	¥155,753,254,000	Public offering
June 23, 2006	¥1,013,938,000	¥156,767,193,000	Third Party allotment

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(ii) Recent market price of the Investment Units (for the past three fiscal periods and immediately before)

	Period ending April 30, 2007	Period ending October 31, 2007	Period ending April 30, 2008	Period ending October 31, 2008
Starting price	¥992,000	¥1,490,000	¥1,140,000	¥827,000
Highest price	¥1,560,000	¥1,540,000	¥1,200,000	¥846,000
Lowest price	¥956,000	¥935,000	¥655,000	¥813,000
Closing price	¥1,490,000	¥1,160,000	¥826,000	¥844,000

(Note) The Closing price for the Period ending October 31, 2008 is the closing price as of May 7, 2008.

(4) Limitations on disposition and additional issues

- a) As of October 31, 2007, NRED who owns 13,326 existing units is scheduled to be allotted additional 1,961 units as described above. In connection with the Primary Offering, NRED has entered into an agreement with NSC, the lead managing underwriter, not to dispose any units without the prior written consent of NSC during the period from the offer price determination date for the primary offering to the date 6 months after the delivery and settlement date for the primary offering (except for the lending units to NSC in connection with the Third-Party Allotment).
- b) In connection with the Primary Offering, Nomura Office Fund has entered into an agreement with NSC, the lead managing underwriter, not to issue additional Investment Units without the prior written consent of NSC during the period from the offer price determination date for the primary offering to the date 3 months after the delivery and settlement date for the Primary Offering (except for the additional issuance of Units by the Third-Party Allotment).

Nomura Securities Co., Ltd., as the lead managing underwriter, has the right to dissolve the terms of the aforementioned agreement in whole or part at its own discretion during each restricted period in either a) or b) mentioned above.

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