



For Translation Purposes Only

February 22, 2007

**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
Isamu Okada, Representative and Executive Director  
(Securities Code: 8959)

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Tatsuo Inoue, President and Chief Executive Officer  
Inquiries: Atsushi Ogata, Director  
Office Management Division  
TEL: +81-3-3365-0507

**Notice Concerning Revised Forecasts of Financial Results  
for the Fiscal Period Ending April 30, 2007**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today that it revised forecasts of the financial results for the seventh fiscal period (November 1, 2006 to April 30, 2007), which were previously announced on December 20, 2006 in Brief Report on Closing of Accounting Report for the Sixth Fiscal Period (*Kessan Tanshin*).

**1. Revised Forecasts of Financial Results for the Fiscal Period Ending April 30, 2007**

	Operating Revenues (Millions of Yen)	Current Profits (Millions of Yen)	Net Income (Millions of Yen)	Cash Distributions per Unit (Yen)	Distributions in Excess of Net Income per Unit (Yen)
Previous Forecasts (A)	10,914	4,122	4,121	15,500	—
Revised Forecasts (B)	10,914	4,328	4,327	16,275	—
Amount of Increase/Decrease (B-A)	0	205	205	775	—
Ratio of Increase/Decrease	0.0%	5.0%	5.0%	5.0%	—

**[Related Information]**

Number of investment units outstanding as of April 30, 2007: 265,903 units (No change from the number in the previous notice)

**[Notes]**

1. The revised forecasts presented in this document are calculated as of today based on the assumptions as set forth in the Exhibit. The actual operating revenues, current profits,

net income and cash distributions per unit of the fiscal period ending April 30, 2007 may vary due to the acquisition and sale of properties, if any, changes in the real estate market and other factors affecting the Fund. Nomura Office Fund does not guarantee the cash distributions amount identified above.

2. Nomura Office Fund may further revise the forecasts if the Fund expects a large variance from the above forecasts.
3. Amounts less than the stated units are rounded down.
4. Percentages are rounded off to one decimal place.

## 2. Reason for Announcement

As stated on today's press release "Notice Concerning the Establishment of Superficies "NOF Sendai Aoba-dori Building"", the Fund it established superficies (the "Superficies") to use the certain underground portion of the site of the NOF Sendai Aoba-dori Building, a property held by the Fund. In accordance with this decision, the entire amount of the compensation received for establishment of the Superficies will be booked as non-operating revenues for the Fund's seventh fiscal period (from November 1, 2006 to April 30, 2007.) As the result, the revision in forecasts of the financial results for the fiscal period ending April 30, 2007 was made as the Fund expects over five percent variance in the cash distributions per unit for that period, compared with the forecasts previously announced on December 20, 2006 in Brief Report on Closing of Accounting Report for the Sixth Fiscal Period (*Kessan Tanshin*).

### [Exhibit]

#### Assumptions for Forecasts of Financial Results for the Fiscal Period Ending April 30, 2007

Item	Assumptions
Period	<ul style="list-style-type: none"> <li>Seventh fiscal period: November 1, 2006 through April 30, 2007</li> </ul>
Investment Portfolio	<ul style="list-style-type: none"> <li>The Fund assumed that the investment portfolio, the 30 properties held by it as of today, will remain unchanged thereafter up to the end of the seventh fiscal period (April 30, 2007).</li> <li>In practice, the investment portfolio is subject to potential change.</li> </ul>
Operating Revenues	<ul style="list-style-type: none"> <li>The forecast of operating revenues is made by taking into consideration the operating revenues from 30 properties held by the Fund as of today.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>In general, the fixed asset taxes and urban planning taxes imposed on the properties in the tax year including the date of transaction are distributed to the seller and the purchaser on a daily pro-rata basis and settled at the time of acquisition, and such taxes are deemed as the acquisition costs but not included in the expenses. Taxes relating to the 29 properties out of the 30 properties held by the Fund as of today, are calculated as expenses.</li> <li>As for the repair and maintenance, the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) estimated the required amounts for the respective properties for each fiscal period based on the medium- to long-term repair plans. However, it is possible that the actual repair expenses for the fiscal period may differ significantly from the estimates since (i) an unforeseeable event might cause serious damage to a building requiring emergent repair expenditure, (ii) amounts might vary year by year, and (iii) certain types of repair expenses are not required every year.</li> <li>Rental income after deducting the leasing business expenses (including depreciation) is estimated at ¥6,046 million. Depreciation expenses are estimated at ¥1,536 million.</li> <li>The operating expenses other than the leasing business expenses (including asset custody fees and general administration fees) are estimated at ¥1,104 million.</li> </ul>

Non-Operating Revenues	<ul style="list-style-type: none"> <li>The Fund estimates ¥295 million of non-operating revenues as compensation for the establishment of superficies in association with a part of the site of the NOF Sendai Aoba-dori Building.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>The Fund estimates ¥830 million of interest payable.</li> </ul>
Debt Financing	<ul style="list-style-type: none"> <li>The amount of the Fund's interest-bearing debts outstanding as of today is ¥76.0 billion of borrowings and ¥30.0 billion of investment corporation bonds.</li> <li>The Fund assumes that there will be no changes in debt amounts and the interest rates up to the end of the seventh fiscal period, i.e., April 30, 2007.</li> </ul>
Investment Units	<ul style="list-style-type: none"> <li>The Fund assumes that the number of investment units outstanding will be 265,903 units as of today.</li> </ul>
Cash Distributions per Unit	<ul style="list-style-type: none"> <li>Cash distributions per unit are calculated according to the Fund's distribution policy outlined in its Articles of Incorporation.</li> <li>Cash distributions per unit may vary due to various factors, including the changes in rent income caused by the tenant replacements and unforeseen repairs.</li> </ul>
Distributions in Excess of Net Income per Unit	<ul style="list-style-type: none"> <li>The Fund does not currently plan any distributions in excess of net income per unit.</li> </ul>
Others	<ul style="list-style-type: none"> <li>The Fund assumes that there will be no amendments in legislation, taxation, Japanese GAAP, listing requirements and Investment Trusts Association regulations, which affect the above forecasts.</li> <li>The Fund assumes that there will be no material changes in general economic conditions and real estate markets.</li> </ul>