



For Translation Purposes Only

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For Immediate Release

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(Securities Code: 8959)

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Notice Concerning Completion of Property Acquisition

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today the completion of acquisition of the following asset stated in the “Notice Concerning Property Acquisition” released on July 4, 2008.

1. Summary of the Asset (the “Property”)

- (1) Type of asset: Real estate
- (2) Property name: NOF Nagoya Fushimi Building
- (3) Acquisition price: ¥4,050 million
- (4) Date of agreement: July 4, 2008 (date of agreement on purchase and sale of real estate)
- (5) Date of acquisition: December 25, 2009 (date of delivery of real estate)
- (6) Seller: Shimizu Corporation
- (7) Financing: Private Fund and Proceeds from the issuance of short-term investment corporation bonds (Note)

Regarding the leasing status as of today, several floors are scheduled to be leased and for the rest of the floors, several potential tenants are under negotiation.

(Note) Refer to the “Notice Concerning the Issuance of the Short-term Investment Corporation Bonds” released on December 11, 2009 for a summary of the issuance of the short-term investment corporation bonds.

2. Portfolio Status after the Acquisition

Due to this acquisition, the Fund’s total portfolio consists of 51 properties and the total acquisition price has increased to ¥378.6 billion. Please refer to attached “Exhibit 1 Portfolio after the Acquisition” for the detail.

In addition, Please refer to “Notice Concerning Property Acquisition (NOF Nagoya Fushimi Building (tentative name))” released on July 4, 2008, “Notice Concerning Property Acquisition (Determination of the acquisition price for NOF Nagoya Fushimi Building (tentative name))” released on September 22, 2008, and “Notice Concerning Change of the Scheduled

Acquisition Date (NOF Nagoya Fushimi Building (tentative name))” released on October 28, 2009, for the information of the property.

【Exhibit】

Exhibit 1 Portfolio after the Acquisition

Portfolio after the Acquisition

Area	Property Name	Acquisition Price (million yen)	Percentage to total (%) (Note 1)	Date of Acquisition
Tokyo Central Area (Note 2)	Shinjuku Nomura Building	38,730	10.2	December 8, 2003
	JAL Building	33,080	8.7	March 18, 2005
	NOF Nihonbashi Honcho Building	20,600	5.4	December 5, 2003
	Tennozu Park Side Building	14,800	3.9	February 27, 2004
	Shinjuku Sanshin Building	12,300	3.2	June 25, 2008
	NOF Shibuya Koen-dori Building	12,000	3.2	September 28, 2004
	Secom Medical Building	11,500	3.0	September 1, 2006
	NOF Shiba Building	10,000	2.6	May 25, 2004
	Nishi-Shinjuku Showa Building	8,800	2.3	November 30, 2005
	NRE Shibuya Dogenzaka Building	7,660	2.0	September 26, 2008
	NOF Tameike Building	7,400	2.0	September 29, 2005
	Iwamoto-cho Toyo Building	6,020	1.6	June 25, 2008
	NOF Shinagawa Konan Building	5,500	1.5	December 8, 2003
	NOF Surugadai Plaza Building	5,150	1.4	February 27, 2004
	PMO Nihonbashi Honcho	5,000	1.3	November 5, 2008
	NRE Higashi-nihonbashi Building	4,060	1.1	January 14, 2009
	Hatchobori NF Building	3,160	0.8	August 10, 2007
	NOF Kanda Iwamoto-cho Building	3,080	0.8	February 26, 2004
	MY Higashi Gotanda Building	3,010	0.8	February 27, 2009
	Central Kyobashi Building	2,550	0.7	June 25, 2008
	NOF Minami Shinjuku Building	2,280	0.6	June 25, 2004
	Central Shintomicho Building	1,750	0.5	June 25, 2008
	Sunworld Yotsuya Building	778	0.2	June 25, 2008
	Total of Tokyo Central Area (23 properties)	219,208	57.9	
Suburban Tokyo (Note 2)	NRE Ueno Building	7,830	2.1	January 14, 2009
	NOF Toyo-cho Building	7,550	2.0	December 5, 2003
	NOF Technoport Kamata Center Building	6,416	1.7	December 5, 2003
	Toho Edogawabashi Building	2,080	0.5	March 28, 2008
	Toshin Meguro Building	1,340	0.4	June 25, 2008
	Crystal Park Building	3,700	1.0	February 28, 2006
	Kichijoji Mark Building	1,800	0.5	January 14, 2009
	Farlet Tachikawa Center Square	3,290	0.9	December 5, 2003
	NOF Kawasaki Higashiguchi Building	9,500	2.5	June 30, 2005
	NOF Yokohama Nishiguchi Building	5,050	1.3	May 12, 2005
	NOF Shin-Yokohama Building	3,600	1.0	December 5, 2003
	Yokohama Odori Koen Building	2,993	0.8	September 28, 2007
	Total of Suburban Tokyo (12 properties)	55,149	14.6	
Other Regional Cities (Note 2)	Sapporo North Plaza	6,820	1.8	June 1, 2006
	NRE Sapporo Building	5,300	1.4	November 5, 2008
	JCB Sapporo Higashi Building	3,700	1.0	February 8, 2008
	NOF Sendai Aoba-dori Building	3,200	0.8	November 30, 2005
	NOF Utsunomiya Building	2,970	0.8	December 5, 2003
	NOF Nagoya Fushimi Building	4,050	1.1	December 25, 2009
	NOF Nagoya Yanagibashi Building	3,550	0.9	September 29, 2005
	Omron Kyoto Center Building	23,700	6.3	March 20, 2007
	SORA Shin-Osaka 21	19,251	5.1	April 25, 2008
	NRE Osaka Building	6,410	1.7	December 5, 2003
	NRE Nishi-Umeda Building	5,660	1.5	September 26, 2008
	NRE Yotsubashi Building	3,940	1.0	December 5, 2003
	NOF Kobe Kaigan Building	3,280	0.9	December 5, 2003
	NRE Hiroshima Building	1,930	0.5	December 5, 2003
	EME Hakata Ekimae Building	6,750	1.8	June 27, 2008
	NOF Tenjin-Minami Building	3,739	1.0	March 27, 2009
	Total of Other Regional Cities (16 properties)	104,250	27.5	
Subtotal (51 properties)		378,607	100.0	

(Notes)

1. Percentages have been rounded to the nearest first decimal place. Therefore, the total may not equal to 100.0%.
2. Tokyo Central Area refers to Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, Shinagawa-ku and Shibuya-ku.
Suburban Tokyo refers to other areas of metropolitan Tokyo and the surrounding three prefectures, which are Kanagawa-ken, Saitama-ken and Chiba-ken.
Other Regional Cities refers to the major regional cities in the areas other than the Tokyo Central Area and the Suburban Tokyo.