



For Translation Purposes Only

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**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
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(Securities Code: 8959)

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**Notice Concerning Forecasts of Financial Results  
for the Fiscal Period Ending April 30, 2010**

Nomura Real Estate Office Fund, Inc. ("Nomura Office Fund" or the "Fund") announces its forecasts of financial results for the thirteenth fiscal period (November 1, 2009 to April 30, 2010). The forecasts are summarized as follows.

**1. Forecasts of Financial Results for the Fiscal Period Ending April 30, 2010**

Operating Revenues (Millions of Yen)	Operating Profits (Millions of Yen)	Current Profits (Millions of Yen)	Net Income (Millions of Yen)	Cash Distribution per Unit (Yen)	Distribution in Excess of Net Income per Unit (Yen)
13,756	6,642	4,913	4,912	16,100	0

**[Related Information]**

Expected number of investment units outstanding: 305,123 units

**[Notes]**

1. The forecasts presented in this document are calculated as of today based on the assumptions as set forth in the Exhibit. The actual operating revenues, operating profits, current profits, net income and cash distribution per unit 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 distribution amount identified above.
2. Nomura Office Fund may revise the forecasts if the Fund expects a large variance from the above forecasts.
3. Amounts less than units are rounded off.

## 2. Reason for Announcement

Nomura Office Fund announces its forecasts of financial results for the current fiscal period (November 1, 2009 to April 30, 2010) at the beginning of the period for the purpose of continuous disclosure of the forecasts. The Fund will update forecasts for the period again at the time of announcement of the results for the twelfth fiscal period (May 1, 2009 to October 31, 2009) on December 14, 2009 (Scheduled) after reviewing assumptions listed in the Exhibit.

### [Exhibit]

#### Assumptions for Forecasts of Financial Results for the Fiscal Period Ending April 30, 2010

Item	Assumptions
Period	<ul style="list-style-type: none"> <li>Thirteenth fiscal period: November 1, 2009 through April 30, 2010</li> </ul>
Investment Portfolio	<ul style="list-style-type: none"> <li>The Fund assumes that the investment portfolio consisting of 50 properties owned by the Fund as of today plus, “NOF Nagoya Fushimi Building (tentative name)” scheduled to be acquired on December 25, 2009 by the Fund (the “scheduled acquisition property in the thirteenth fiscal period”, hereinafter) will remain unchanged up to the end of the thirteenth fiscal period (April 30, 2010).</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 for the thirteenth fiscal period is based upon the operating revenues from 50 properties owned by the Fund as of today and the scheduled acquisition property in the thirteenth fiscal period.</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 46 properties out of 50 properties owned by the Fund as of today and the scheduled acquisition property in the thirteenth fiscal period are calculated as rental expenses, estimated amount of ¥1,122 million.</li> <li>As for the repair and maintenance, the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) estimates the required amounts for the respective properties for each of the fiscal periods based on the medium- and long-term repair plans. However, it is possible that the actual repair expenses for the fiscal periods 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 revenues after deducting the rental expenses (including depreciation costs) is estimated at ¥7,928 million. Depreciation costs are estimated at ¥1,887 million.</li> <li>The operating expenses other than the rental expenses (including asset custody fees and general administration fees) are estimated at ¥1,286 million.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>Interest payable is estimated at ¥1,617 million.</li> <li>Loan-related expense is estimated at ¥99 million.</li> </ul>
Interest-Bearing Debts	<ul style="list-style-type: none"> <li>The amount of the Fund’s interest-bearing debts outstanding as of today is ¥144,230 million of loan and ¥44,500 million of investment corporation bonds.</li> <li>Concerning the borrowings of ¥17,680 million, which will mature by the last</li> </ul>

	<p>business day of the thirteenth fiscal period (April 30, 2010), the Fund assumes that the entire amount will be refinanced excluding the scheduled repayment of ¥250 million.</p> <ul style="list-style-type: none"> <li>• The Fund assumes that there will be borrowing for the payment of the acquisition of the scheduled acquisition property in the thirteenth fiscal period.</li> <li>• The Fund assumes that there will be no changes in debt amounts other than the above.</li> </ul>
Investment Units	<ul style="list-style-type: none"> <li>• The Fund assumes that the number of investment units is 305,123 units outstanding as of today.</li> </ul>
Cash Distribution per Unit	<ul style="list-style-type: none"> <li>• Cash distribution per unit is calculated according to the Fund's distribution policy outlined in its Articles of Incorporation.</li> <li>• Cash distribution per unit may vary due to various factors, including changes in the investment portfolio, changes in rent income caused by the tenant replacements, and unforeseen repairs.</li> </ul>
Distribution in Excess of Net Income per Unit	<ul style="list-style-type: none"> <li>• The Fund does not currently plan any distribution 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>