



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 the Issuance of the Short-term Investment Corporation Bonds**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that, it has determined to issue the short-term investment corporation bonds pursuant to the Law concerning Book-Entry Transfer of Corporation Bonds and stocks, etc., as briefly explained below.

**1. Brief Summary of the Short-term Investment Corporation Bonds**

**(1) Third Series Short-term Investment Corporation Bonds**

1. Name of the Bonds:  
Third Series Short-term Investment Corporation Bonds
2. Aggregate Amount of Issuance:  
Four Billion Yen (JPY 4,000,000,000)  
(Issuable within the limit: Twenty-Six Billion Yen (JPY 26,000,000,000)) \*
3. Denomination of each Short-term Investment Corporation Bond:  
One Billion Yen (JPY 1,000,000,000)
4. Aggregate Amount to be Paid in:  
JPY 3,995,320,580 for the Bonds (Average Yield to Subscribers: 0.475%)

5. Redemption Price:  
¥100 per par value of ¥100
6. Interest Rate:  
No relevant interest rates
7. Due Date for Payment in:  
December 15, 2009
8. Due Date for the Redemption and Method:  
The aggregate amount of the Bonds shall be redeemed on March 15, 2010.
9. Financial Covenants:  
N/A
10. Ratings:  
a-1+ (Rating and Investment Information, Inc.)  
A-1 (Standard and Poor's Ratings Services)  
Prime-1 (Moody's Investors Services, Inc.)
11. Agent for finance, issue and payment:  
The Bank of Tokyo Mitsubishi UFJ, Ltd.
12. Agent for private offering:  
The Bank of Tokyo Mitsubishi UFJ, Ltd.
13. Dealer:  
The Bank of Tokyo Mitsubishi UFJ, Ltd.  
Central Tanshi Co., Ltd.
14. Security or Guarantee:  
No security or guarantee shall be created on any Bonds and no fund shall be reserved.

\* "Issuable within the limit" is the amount after issuance of Third Series Short-term Investment Corporation Bonds.

## **2. Purpose of the issuance**

To be used for a part of the payment for the acquisition of the specific asset mentioned in the following.

## **3. Use of Proceeds**

### **(1) Concrete Use of Proceeds:**

To be used for a part of the payment for the acquisition of NOF Nagoya Fushimi Building (tentative name) (Note) and the related miscellaneous expenses.

### **(2) Scheduled Expenditure Date**

December 2009

(Note) 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, “Notice Concerning Forward Commitments” released on March 26, 2009, 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.

#### 4. Status of Interest-bearing Debts after the issuance

(¥mln)

|  |   | Before the issuance | After the issuance | Increased/Decreased Amount |
|--|---|---------------------|--------------------|----------------------------|
|  | Short-term Borrowings                   | 26,730              | 26,730             | —                          |
|  | Short-term Investment Corporation Bonds | —                   | 4,000              | +4,000                     |
|  | Sub Total                               | 26,730              | 30,730             | +4,000                     |
|  | Long-term Borrowings                    | 117,500             | 117,500            | —                          |
|  | Investment Corporation Bonds            | 44,500              | 44,500             | —                          |
|  | Sub Total                               | 162,000             | 162,000            | —                          |
|  | Total                                   | 188,730             | 192,730            | +4,000                     |

#### 5. Other Matters Required for Investors to Accurately Understand and Evaluate the Information

No changes have been made to the content of “Investment Risks” of the Semiannual Securities Report (in Japanese) filed on July 29, 2009, regarding the risks involved in the redemption of the Short-term investment corporation bonds, etc.