



For Translation Purposes Only

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For Immediate Release

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**Notice Concerning Determination of Acquisition Date and Acquisition Price of
NOF Tenjin-Minami Building**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today the determination of acquisition date and acquisition price of the following asset stated in the “Notice Concerning Property Acquisition” released on April 18, 2008.

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

- (1) Type of asset: Trust beneficial interest
- (2) Property name: NOF Tenjin-Minami Building
- (3) Acquisition price: ¥3,739 million (Note)
- (4) Date of agreement: April 18, 2008 (date of agreement on purchase and sale of the trust beneficial interest)
- (5) Date of acquisition: March 27, 2009 (scheduled) (Note)
- (6) Seller: Global Investment Partners I LLC.
- (7) Financing: Private fund and debt financing

Occupancy rate (based on the lease agreement) as of the date of acquisition is approx. 80% and currently, negotiations with several potential tenants have been conducting for future higher occupancy rate.

(Note) The Fund to acquire the Property on either September 26, 2008, December 26, 2008, or March 27, 2009 depending on the seller’s leasing status (occupancy rates and average rents, etc.) at each timing, according to the agreement on purchase and sale of the trust beneficial interest. As a result, the Fund has decided to acquire the Property on March 27, 2009. Concerning the acquisition price, it shall be determined in the range from ¥3,750 million to ¥4,100 million according to the leasing status upon the agreement. However, if any free rents are caused after the closing of the transaction, the amount equivalent to the free rent is subtracted from the acquisition price. Consequently, the acquisition price has been decided ¥3,739 million according to the said status, subtracted the reasonable amount of the free rent.

2. Portfolio Status after the Acquisition

The Fund holds the total portfolio of 50 properties, total acquisition price of ¥374.5 billion after the acquisition. Please refer to attached “Exhibit 1 Portfolio after the Acquisition” and also refer to the “Notice Concerning Property Acquisition” released on April 18, 2008 for details on the acquisition.

【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
	Nomura 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
	Nomura 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)	Nomura 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
	Nomura 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 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
	Nomura Osaka Building	6,410	1.7	December 5, 2003
	Nomura Nishi-Umeda Building	5,660	1.5	September 26, 2008
	Nomura Yotsubashi Building	3,940	1.0	December 5, 2003
	NOF Kobe Kaigan Building	3,280	0.9	December 5, 2003
	Nomura Hiroshima Building	1,930	0.5	December 5, 2003
	EME Hakata Ekimae Building	6,750	1.8	June 27, 2008
	NOF Tenjin-Minami Building (Note 3)	3,739	1.0	March 27, 2009
	Total of Other Regional Cities (15 properties)	100,200	26.5	
Subtotal (50 properties)		374,557	98.9	

【Scheduled Acquisition】

Area	Property Name	Acquisition Price (Scheduled) (million yen)	Percentage to total (%) (Note 1)	Date of Acquisition (Scheduled)
Other Regional Cities (Note 2)	NOF Nagoya Fushimi Building (tentative name)	4,050	1.1	October 30, 2009
Subtotal (1 Properties)		4,050	1.1	
Total (51 Properties)		378,607	100.0	

(Notes)

- Percentages have been rounded to the nearest first decimal place. Therefore, the total may not equal to 100.0%.
- 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.
- The Property is included in the above table assuming that the Fund has acquired it. The Property is scheduled to be acquired on March 27, 2009.