



For Translation Purposes Only

April 21, 2008

For Immediate Release

Nomura Real Estate Office Fund, Inc.
Mitsuharu Sato, 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 the Issuance of the Short-term Investment Corporation Bonds

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that, in accordance with the resolution held on April 15, 2008 with respect to the issuance of the short-term investment corporation bonds, it has determined to issue the short-term investment corporation bonds pursuant to the Law concerning Book-Entry Transfer of Corporation Bonds, etc. as briefly explained below.

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

(1) First Series Short-term Investment Corporation Bonds

1. Name of the Bonds:
First Series Short-term Investment Corporation Bonds
2. Aggregate Amount of Issuance of First Series Short-term Investment Corporation Bonds:
Twenty Billion Yen (JPY 20,000,000,000) (Issuable within the limit: Ten Billion Yen (JPY 10,000,000,000))
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 19,981,250,833 for the Bonds (Average Yield to Subscribers:0.7965%)

5. Redemption Price:
¥100 per par value of ¥100
6. Interest Rate:
No relevant interest rates
7. Due Date for Payment in:
April 24, 2008
8. Due Date for the Redemption and Method:
The aggregate amount of the Bonds shall be redeemed on June 6, 2008.
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.
14. Security or Guarantee:
No security or guarantee shall be created on any Bonds and no fund shall be reserved.

(Note) Issuable within the limit is the amount after issuance of First Series Short-term Investment Corporation Bonds.

2. Purpose of the issuance

To be used for the payment for the acquisition of SORA Shin-Osaka 21(Note).

(Note) For the information about the acquisition of the building, please refer to the news release on March 28, 2008

3. Use of Proceeds

- i) Concrete Use of Proceeds:
To be used for the payment for the acquisition of SORA Shin-Osaka 21 and the related miscellaneous expenses.
- ii) Scheduled Expenditure Date
April 25, 2008

4. Status of Interest-bearing Debts after the issuance

		Before the issuance	After the issuance	Increased/Decreased Amount
	Short-term Borrowings	23,700	23,700	—
	Short-term Investment Corporation Bonds	—	20,000	+ 20,000
	Sub Total	23,700	43,700	+ 20,000
	Long-term Borrowings	78,000	78,000	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	122,500	122,500	—
Total		146,200	166,200	+ 20,000

【Note】 Translation for Reference is omitted.