



NOMURA
Office Fund

NOMURA REAL ESTATE OFFICE FUND

18th Fiscal Period

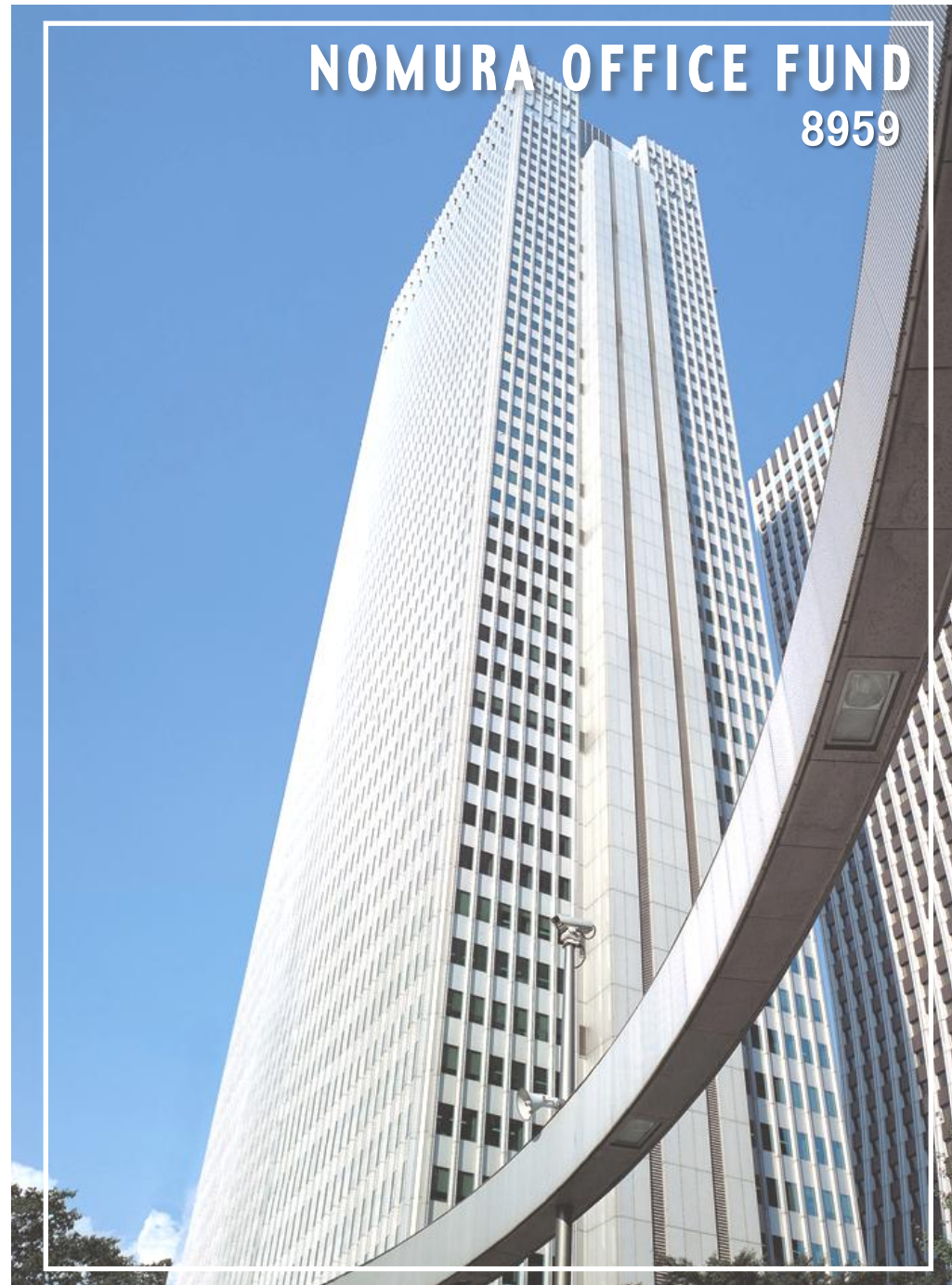
(Ended October 31, 2012)

Analyst Meeting Presentation Material



December 2012

NOMURA OFFICE FUND
8959



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NOMURA REAL ESTATE OFFICE FUND
December 2012



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1. Highlights of the 18th Fiscal Period

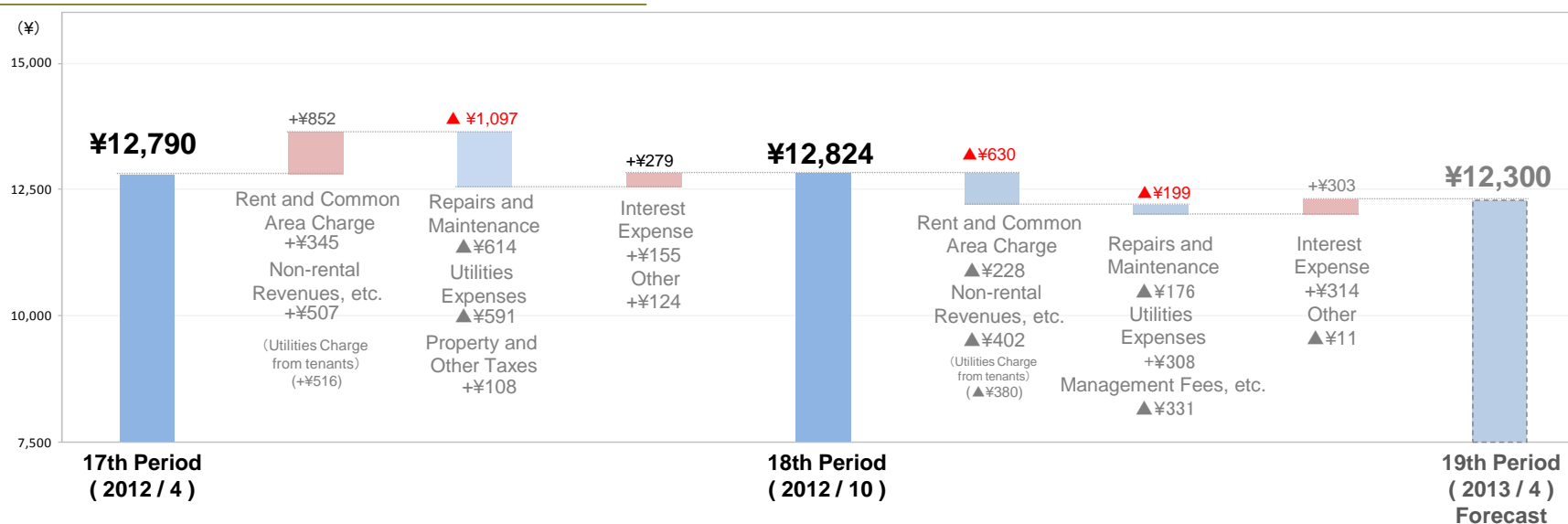
18th Fiscal Period Financial Statement Overview

Performance of the 18th Period (184 days)

	17th Period (ended Apr. 30, 2012)	18th Period (ended Oct. 31, 2012)	(Comparison)	19th Period Forecasts (will end Apr. 30, 2013)	(Comparison)
Operating Revenues	¥12,441 million	¥12,701 million	2.1%	¥12,509 million	▲ 1.5%
Operating Profits	¥5,529 million	¥5,482 million	▲ 0.8%	¥5,246 million	▲ 4.3%
Net Income	¥3,902 million	¥3,912 million	0.3%	¥3,753 million	▲ 4.1%
Cash Distribution per Unit	¥12,790 /unit	¥12,824 /unit	0.3%	¥12,300 /unit	▲ 4.1%

(Forecast Announced on Jun.2012 : ¥12,300/unit)

Difference in Cash Distribution



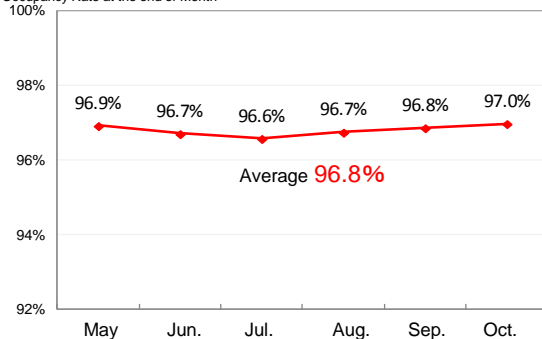
18th Fiscal Period Performance

Management

- Maintaining high occupancy rates

End-17th Period : 97.1% → End-18th Period : 97.0%

Occupancy Rate at the end of Month



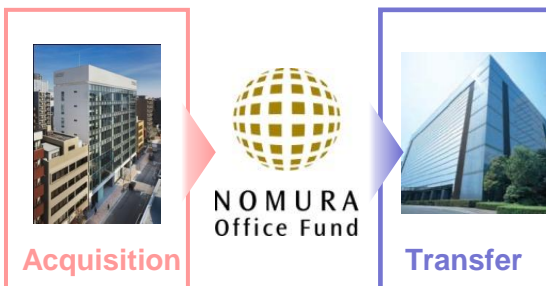
- Period Average Occupancy Rate

[17th FP] [18th FP]

Total Portfolio	95.9%	→	96.8%	(+0.9pt)
Central Tokyo	95.9%	→	97.5%	(+1.6pt)
Suburban Tokyo	96.8%	→	96.2%	(-0.6pt)
Other Cities	95.6%	→	96.1%	(+1.5pt)

Investment

- Consideration of replacing properties



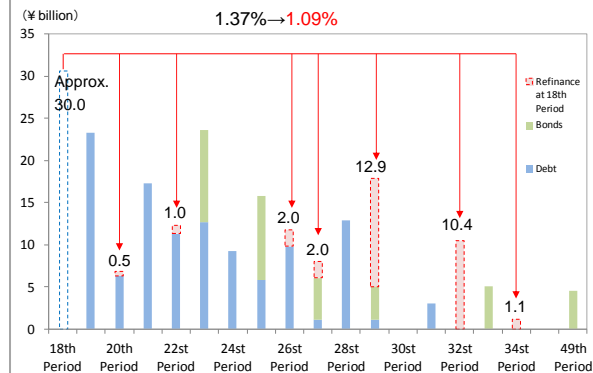
- Sales of properties that are old/ are located in Non-Tokyo areas
- Consideration of acquiring properties that are relatively new/ highly profitable

[Portfolio at 18th Fiscal Period End]

Asset Size	: ¥375.4 billion
Number of Properties	: 51
Portfolio NOI Yield	: 4.4 %

Finance

- Refinancing approximately ¥30 billion



- Decline in interest costs
- Further diversification and elongation of repayment dates

[17th FP] [18th FP]

Weighted Average Interest Rate	1.56%	→	1.51%	(-0.05pt)
Average Remaining Duration	2.9 yr.	→	3.4 yr.	(+0.5yr.)
Loan Interest Rate Fixed Ratio	90.8 %	→	91.5 %	(+0.7pt)
LTV Level	46.1 %	→	46.0 %	(-0.1pt)

Maintain Occupancy +

Acquire Properties with Transferring Properties +

Refinancing

Stabilize Profitability



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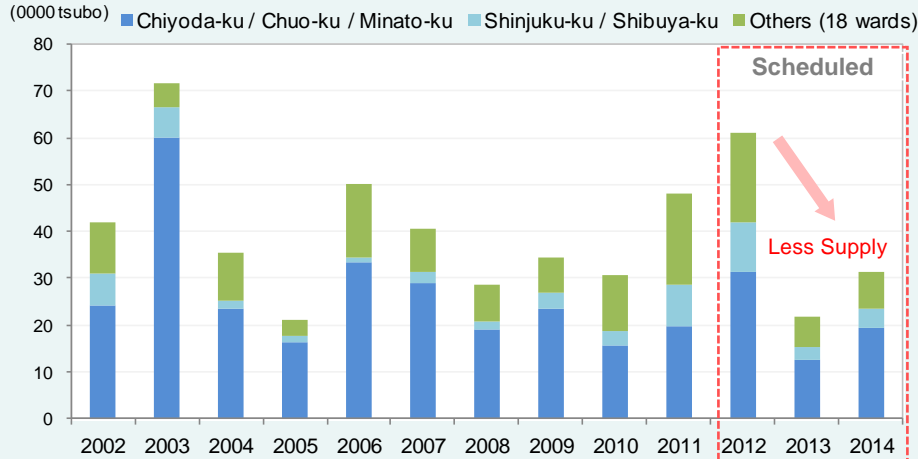
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2. Market Summary

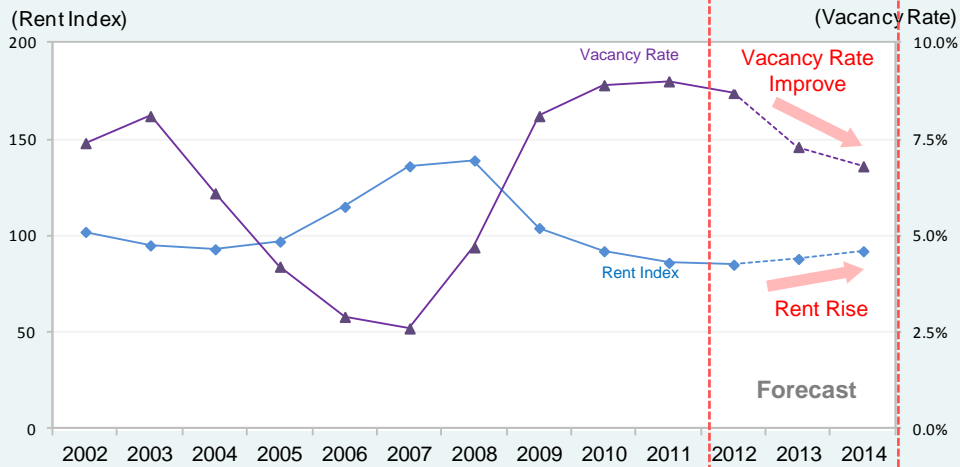
Office Leasing Market Significant Supply of Office Buildings in 2012

Current Condition

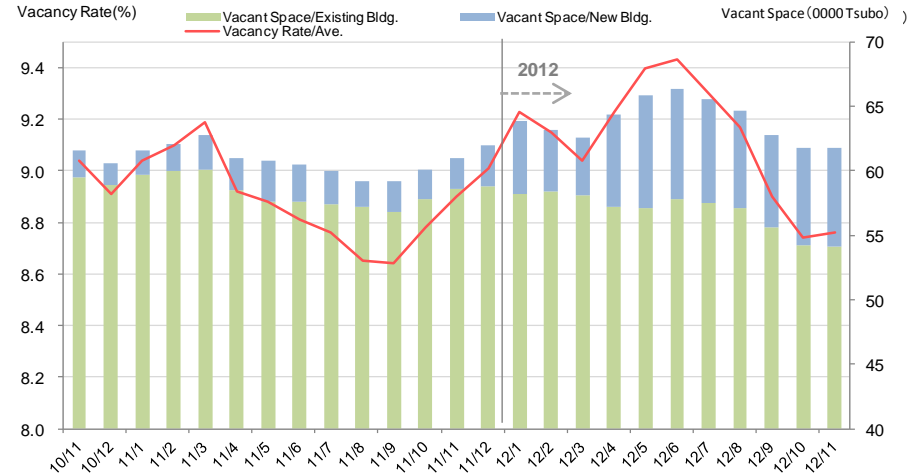
Changes in Supply of New Office Buildings (Tokyo's 23 wards)



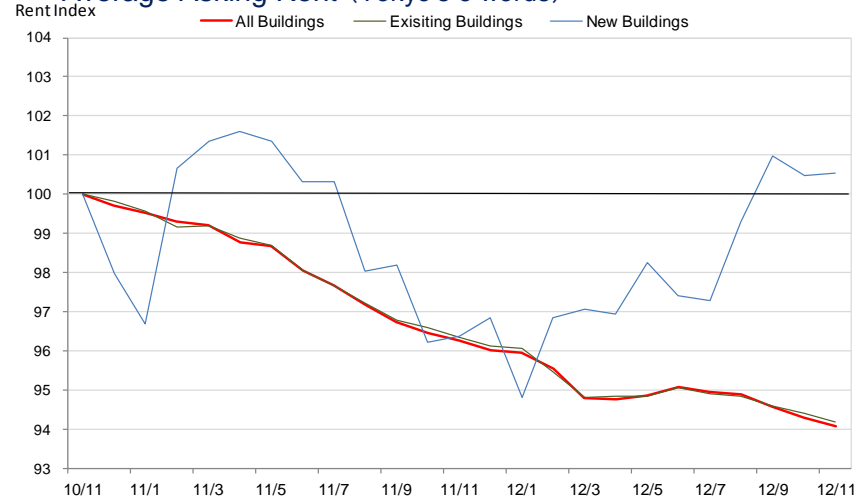
Forecasts of Vacancy Rate and Rent (Tokyo's 5 words)



Office Building Vacancy Rate and Space (Tokyo's 5 words)



Average Asking Rent (Tokyo's 5 words)



▶ Average newly-built property rents were higher due to the high proportion of high-rent properties. Rents of existing properties continued decreasing.

Source: (upper right, upper left and lower right) NREAM, based on data published by Miki Shoji. (lower left) NREAM, based on data published by Japan Real Estate Institute and Miki Shoji.

▶ Vacancy rate will recover in 2013 when the supply will significantly drop.

Office Leasing Market Impact by Secondary Vacancy Caused by New Buildings

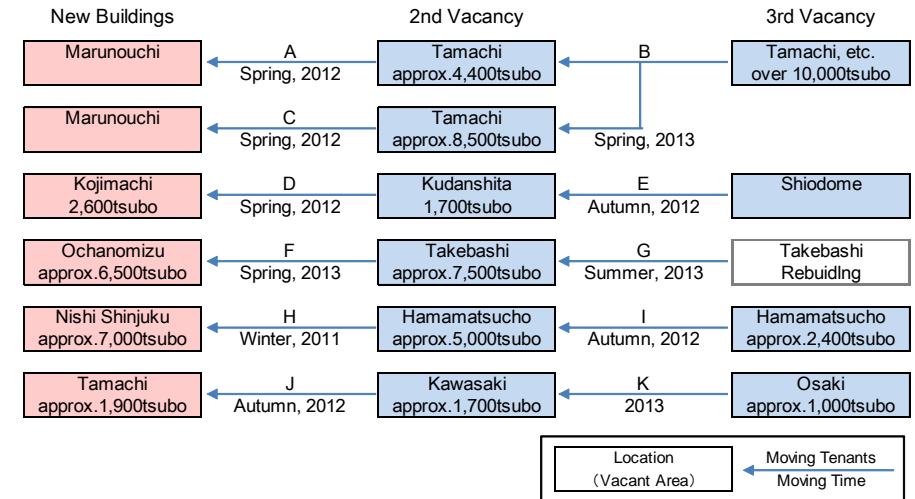
Tenant Contracts for Buildings Built between 2011 to 2013



► Polarization of favorable and unfavorable areas has increased.

Secondary/ Tertiary Vacancy

Examples of Relocation to New Buildings and Filling Vacancy



► Filling vacancies in vacated buildings takes time.

Forecast

- Only properties in competitive areas show potential for higher rents.
- Secondary vacancy accelerates polarization based on location, size, specifications, etc

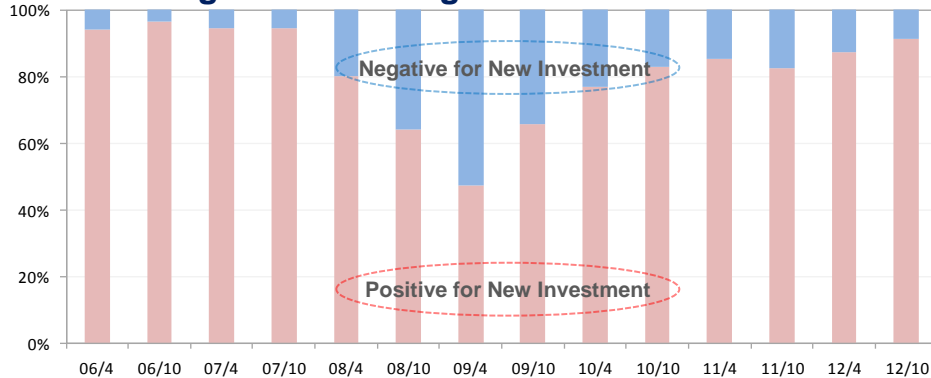
► **Primary increase in vacancy rates has stabilized; however, it is still a renters' market, which may keep rents near the bottom.**

(Note) Major rent office buildings with more than 3,000 tsubo floor space that were built or will be built between 2011 and 2013 in the Tokyo Metropolitan District. Part of the occupancy rate includes the estimate by NREAM.

Real Estate Investment Market

Current Condition

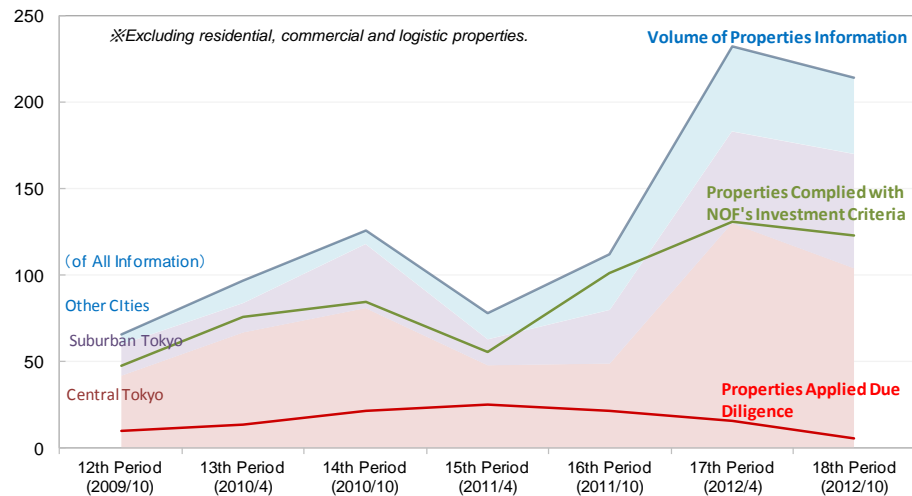
Changes in Investing Attitude DI



▶ Investment appetite for income-producing properties is aggressive.

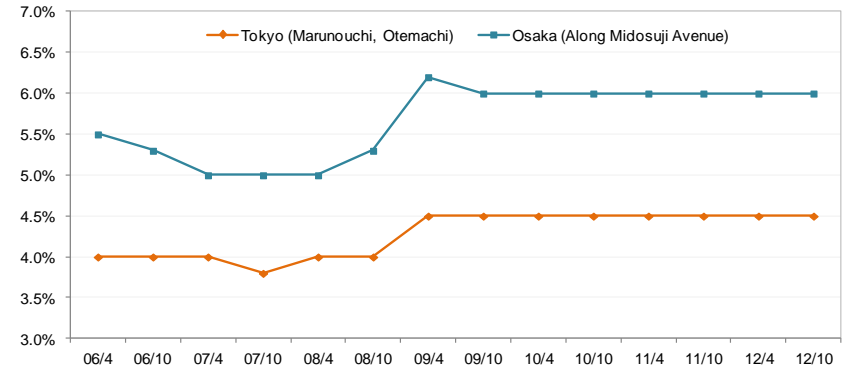
Changes in Volume of Properties Information Collected by NREAM

(Number of Properties)



▶ The number of prime properties offered for sale continues to be limited.

Changes in Expected Yields of A-Class Buildings



▶ Expected yields for A-class office buildings remain flat.

Forecast

- Although acquisition through J-REIT will increase, transactions will be limited to negotiated transactions involving REIT sponsors.
- The number of transactions will increase if buyers are willing to expand their bid range upward after confirming the reversal of leasing markets.

▶ Rents will start rising ⇒ Expected yield to decline ⇒ More transactions

Source: NREAM, based on data published by the Bank of Japan and Japan Real Estate Institute.



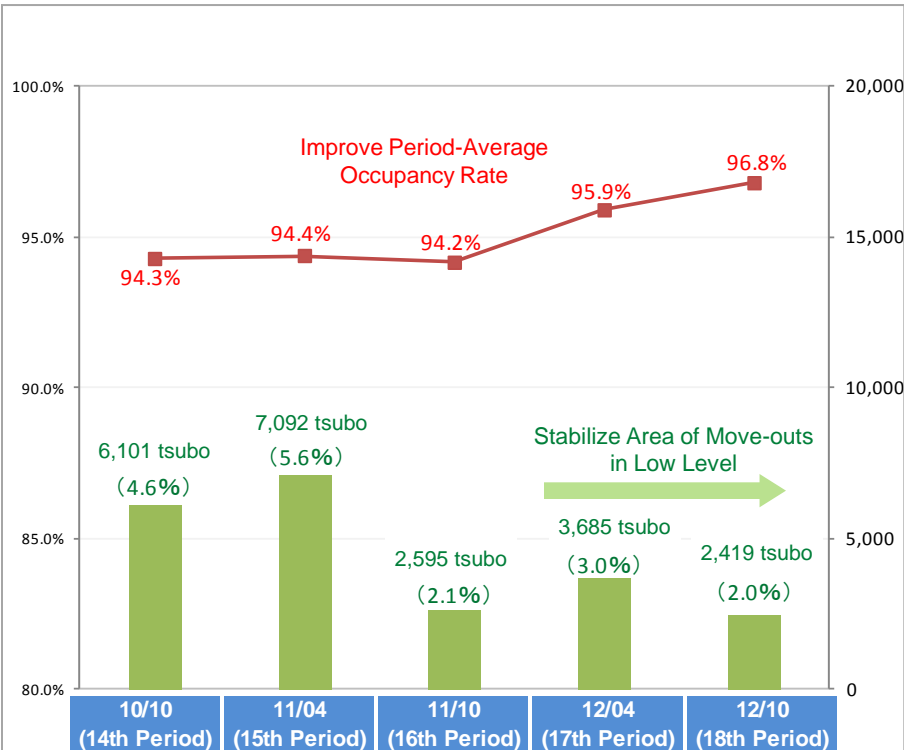
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3. Management Strategies

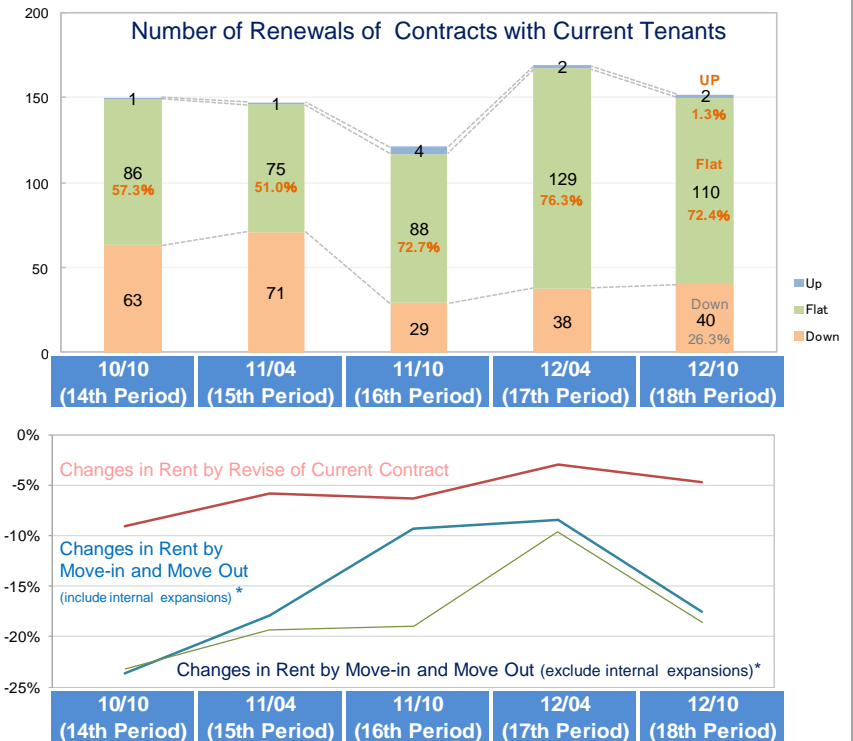
Measures for Effective Management of NOF's Portfolio

Improve Period-Average Occupancy Rate



- Stabilize area of move-outs in low level
 - Conclude leasing contract as soon as the unit is available
- Maintain high occupancy rate in whole areas

Maintain Rent Level



- Heighten ratio of tenants who revise current contracts
 - Attain internal expansions
- Maintain Rent Level

* Changes within the same properties which both move-in and move-out occur during the same term.

High Priority Leasing Properties

NOF Surugadai Plaza Building

- Main Tenant will evacuate on May 6, 2013 (20th Period)*
- Excellent location/ Excellent seismic capacity of seismically isolated structure/ Specifications that allow single-tenant use of an entire building

Leasing Policy

- (1) Place a high priority on tenants using an entire building or several floors
- (2) Respond to customer BCP needs with excellent locations and high-class specifications
- (3) Approach leading companies by the Nomura Real Estate Group leasing team



Completion : April 1997
 Leasable Space : 4,160.94 m² (1,258.68 tsubo)
 O.R. : 100 % (as of end-Oct. 2012)
 Location : Chiyoda-ku, Tokyo
 (4min. Walk from Ochanomizu Station)

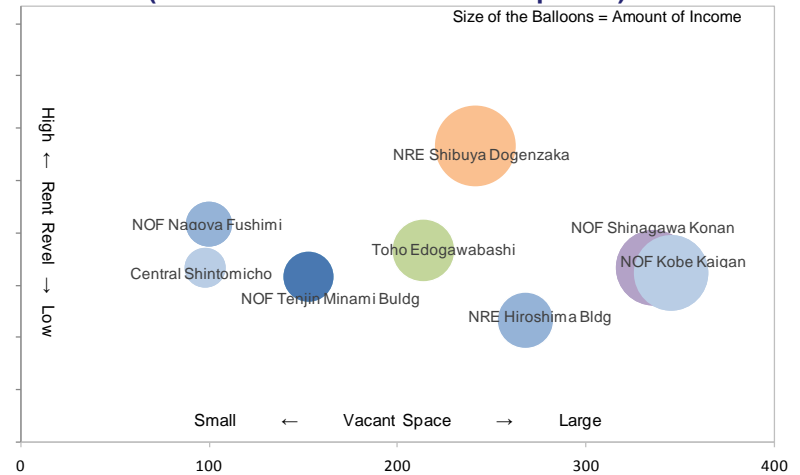
* The Fund will receive from the Tenant the cash amount equivalent to restoration cost, together with the cash amount equivalent to rent, common-area charge and consumption taxes during the scheduled restoration period (from May 7, 2013 to July 8, 2013).



Minimize vacancy with flexible leasing

High Priority Leasing Properties

Properties with an occupancy rate of 90% or less (as of the end of the 18th fiscal period)



Property Successfully Leased



NRE Yotsubashi Building

Notice of cancellation during the 17th period
 Approx. 560 tsubo +
 Approx. 340 tsubo
 Move-out: Nov.2012/Apr.2013

Approx. 950 tsubo for a company scheduled to move in Start of leasing: May 2013

- Expected to have a new tenant after a minimum period of vacancy
- Realized through favorable cooperation between NRED as property manager and brokers

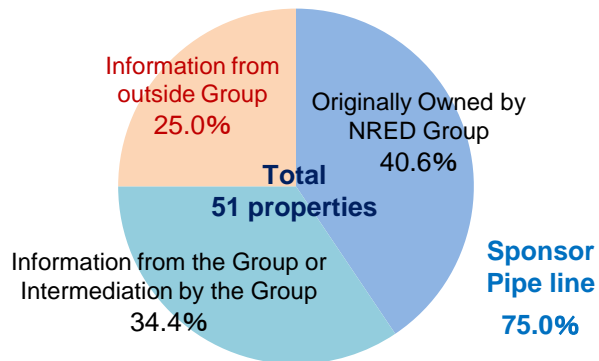
Implement strategic leasing for each property/
 Early recovery of earnings

Improvement of Portfolio Quality by Properties Replacement

Acquiring Properties

- Properties with stable performance
- Properties in central Tokyo or suburban Tokyo
- Newly built properties

• Sourcing Root Current Portfolio



Implementing Sponsor's Pipeline

Expanding the NREAM's Original Sourcing Root



**NOMURA
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Portfolio at the end of
October 2012

Asset Size ¥375.4 billion
Properties 51 Buildings
NOI 4.4 %

Improvement in
Profitability

Less Properties
in Other Cities

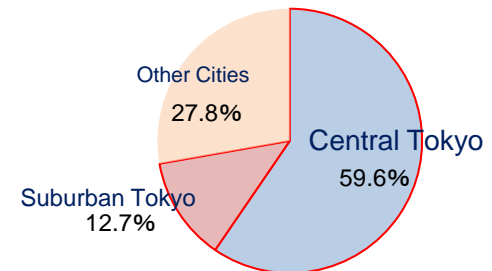
Improvement in
Building Age

Improvement in NAV

Transferring Properties

- Examining future performances of properties
- Properties in other cities
- Relatively old properties

• Allocation by Area

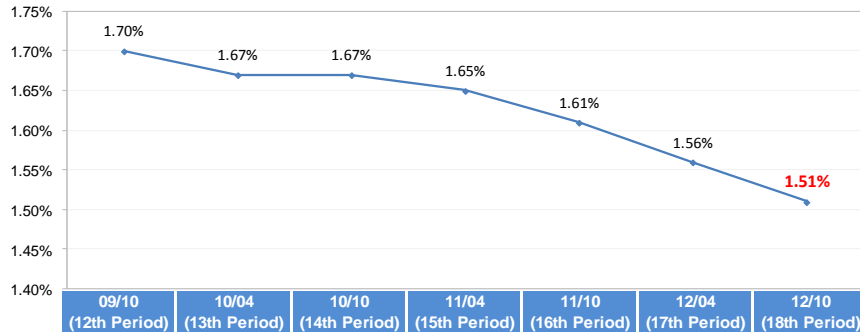


Target
Central Tokyo 60~80%
Suburban Tokyo 10~20%
Other Cities 10~20%

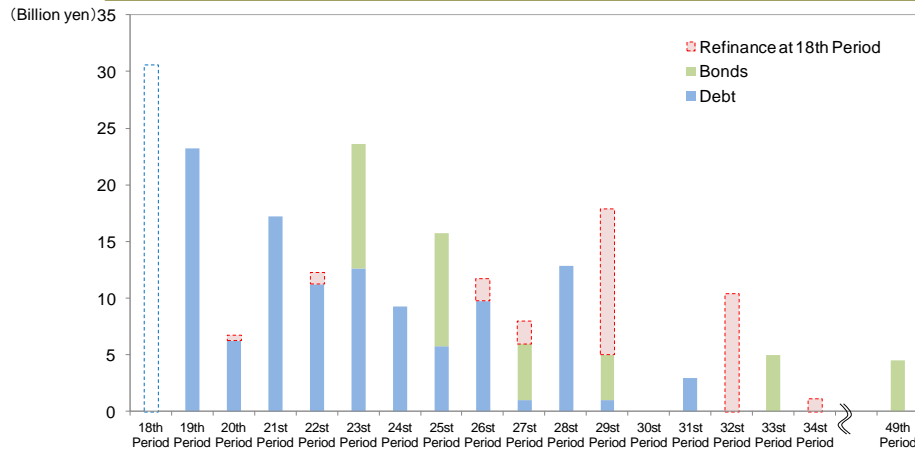
Decreasing Ratio on Other Cities

Maintain Conservative Financial Basis/Decrease in Interest Payment

Average Interest-Rate



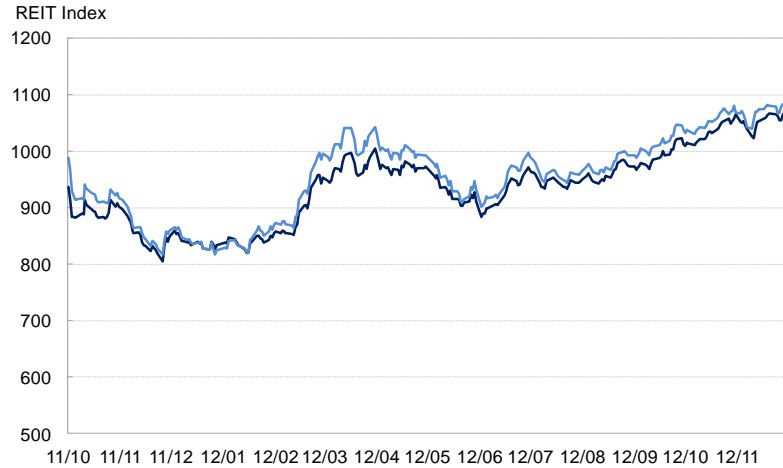
Maturity Diversification



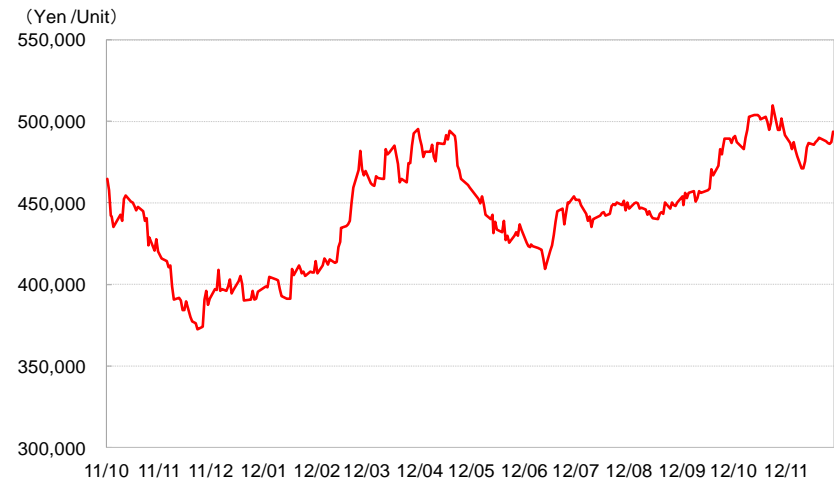
Within current favorable lending environment, NOF will maintain conservative financial basis and target on reduction in interest payments.

TSE REIT Index has Recovered to 1,000

Changes in Unit Price (as of 30, November, 2012)



Office REIT Index
1083.24
TSE REIT Index
1065.74



NOF Unit Price
¥493,500/Unit

Fund Management Strategies

Management

Leasing market

It will take time for the entire market to recover.

Investment

Buying & Selling Market

Limited opportunities for acquiring prime properties

Finance

Financial environment

Favorable debt financing environment

Cooperation with Nomura Real Estate Group

● Maintain high occupancy

- Enhance tenant relationship
- Stabilize area of move-outs at low level

● Maintain Rent Level

- Acquire continual contracts/ internal floor expansion
- Negotiation maintaining current contract conditions/ increasing rents

● Enhance Information-gathering Ability

- Utilize sponsor pipeline
- Expand original sources of information

● Improve portfolio profitability

- Select location and profitability
- Promote replacement of properties

● Maintain stable financial conditions

- Steady refinancing
- Appropriate diversification of repayment dates
- Enhance cooperation with correspondent financial institution

Continue sound operation for maintaining and improving profitability



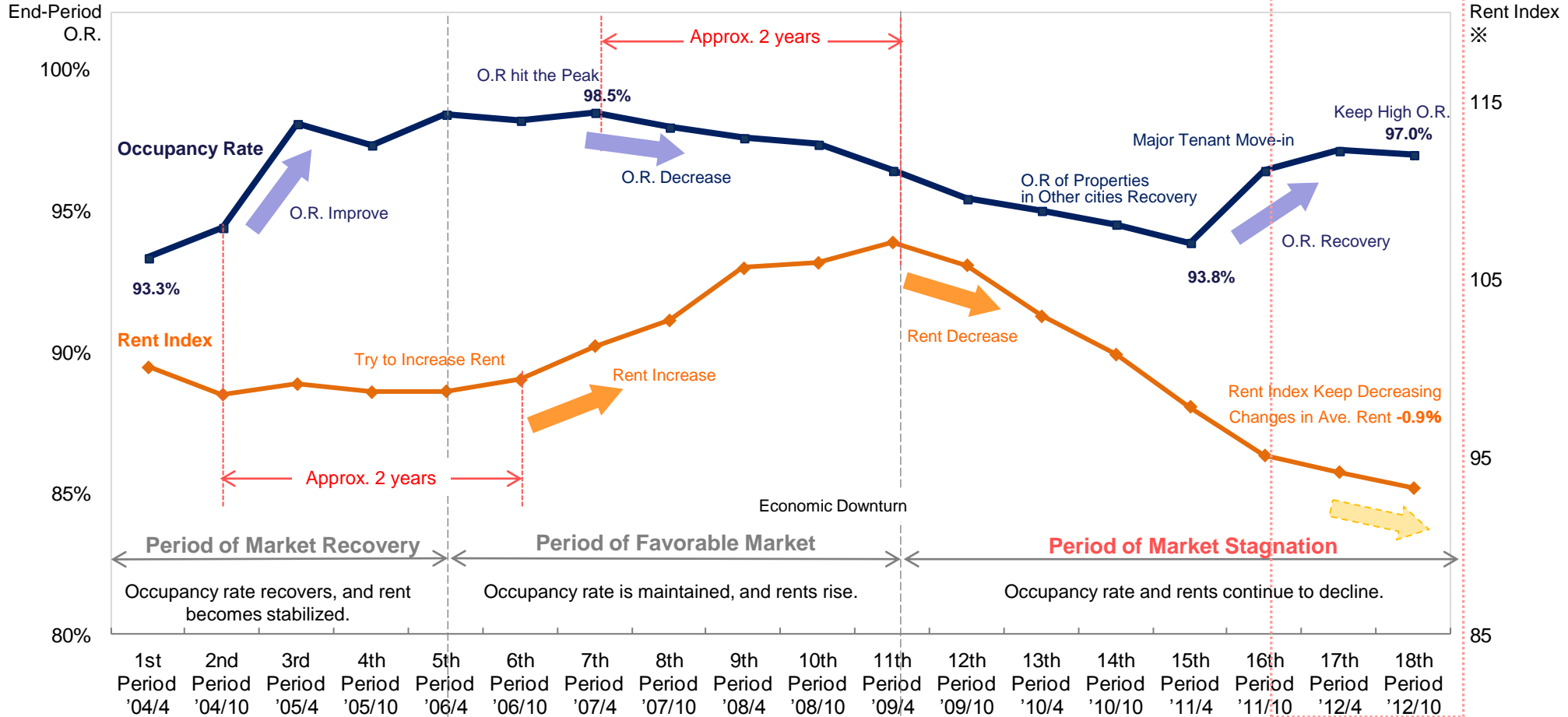
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4. Fund Management Results

Management Result (1)

Changes in Occupancy Rate and Rent Index



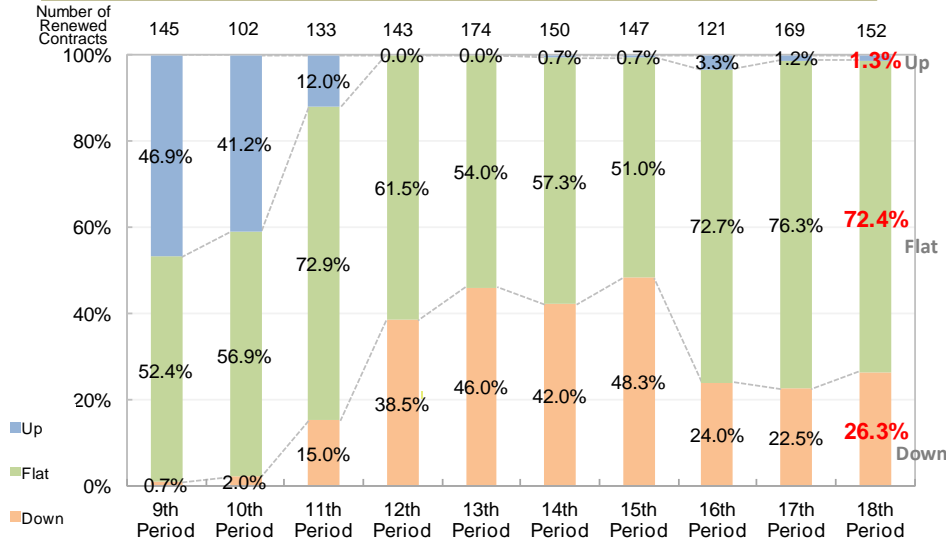
Operation Policy: Operation in line with the market cycle

- Period of Market Recovery (Periods 1-5):** Shift to rent improvement to place priority on occupancy rate
- Period of Favorable Market (Periods 6-11):** Carry out tenant leasing with an even stronger emphasis on increasing rents
- Period of Market Stagnation (Periods 12-18):** Place priority on profit stabilization by maintaining occupancy rate

※ Index of rent changes of the properties which hold at the end of each fiscal period in comparison with the end of previous period.

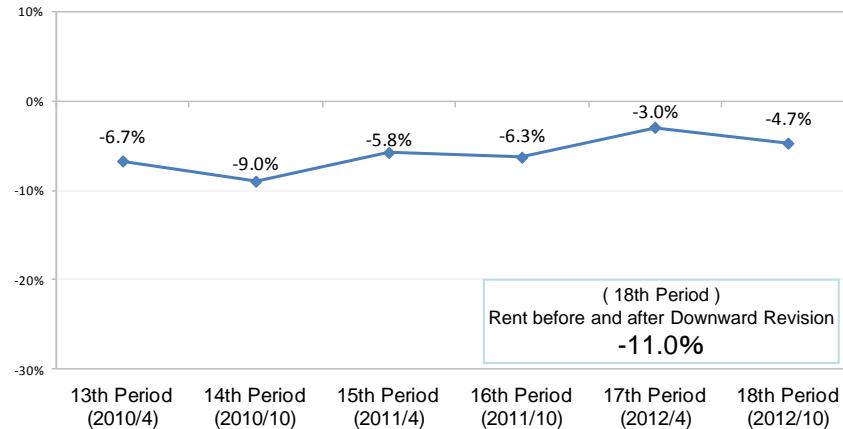
Management Results (2)

Results of Contract Renewals (number of renewals)



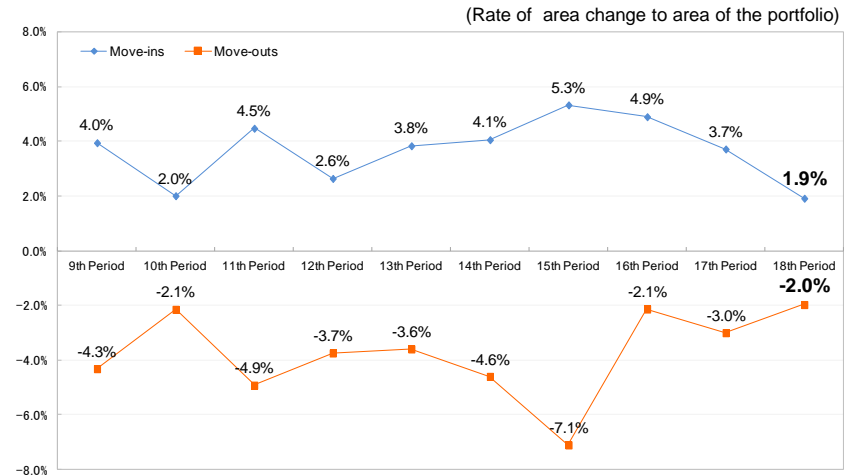
Ratio of Change in Rent before and after Revision

• Change = $((\text{Rent of renewed contracts} / \text{rent of previous contracts}) - 1) \times 100$
 (Including common area charges)



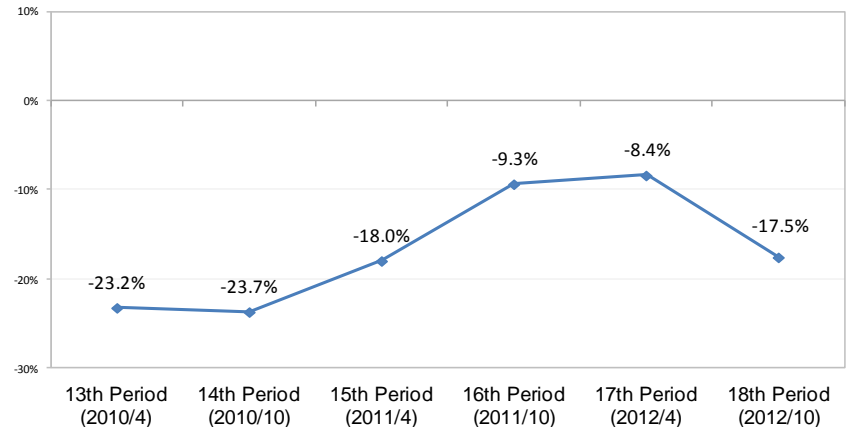
(Note) Based on properties held at the end of each period

Rate of Move-out and Move-in



Rent Change in the Same Building before Move-out and after Move-in

• Change = $((\text{Rent of move-in} / \text{rent of move-out}) - 1) \times 100$ (Including common area charges)



Diversification of Tenants

Top 10 Tenants (by Space)

	Tenant	Industry	Property	Expiry of contract	Leased space (m)	Weight in portfolio (%)	Weight from previous period
1	OMRON Corporation	Electronic Devices	OMRON Kyoto Center Bldg	3/29/2021	34,616.84	8.8	(8.8)
2	Japan Airlines Co., Ltd.	Airline	NRE Tennozu Bldg	3/31/2015	15,082.43	3.8	(3.8)
3	SECOM Co., Ltd.	Services	Secom Medical Bldg	2/28/2025	8,821.24	2.2	(2.2)
			NOF Sendai Aoba-dori Bldg	12/31/2012	755.69	0.2	(0.2)
4	JCB Co., Ltd.	Financing	JCB Sapporo Higashi Bldg	2/7/2018	9,062.04	2.3	(2.3)
5	Canon Marketing Japan Inc.	Wholesale	NRE Tennozu Bldg	(Note 1)	9,047.93	2.3	(2.3)
6	Nomura Real Estate Development Co., Ltd	Real Estate	Shinjuku Nomura Bldg	11/30/2013	4,666.03	1.2	(1.2)
			NOF Sendai Aoba-dori Bldg	1/31/2014	506.27	0.1	(0.1)
			NRE Yotsubashi Bldg	11/30/2013	1,266.19	0.3	(0.3)
7	Nomura Facilities Co., Ltd.	Real Estate	Shinjuku Nomura Bldg	5/31/2014	574.11	0.1	(0.2)
			NOF Utsunomiya Bldg	12/31/2013	1,140.85	0.3	(0.3)
			NRE Yotsubashi Bldg	11/30/2012 (Note 2)	1,847.63	0.5	(0.5)
			NRE Hiroshima Bldg	10/31/2013	2,834.48	0.7	(0.7)
8	KYORIN Holdings, Inc.	Wholesale	NOF Surugadai Plaza Bldg	5/6/2013 (Note 3)	4,160.94	1.1	(1.1)
9	DAIDO Life Insurance Company	Insurance	NOF Nihonbashi Honcho Bldg	11/30/2012 (Note 4)	3,172.50	0.8	(0.8)
			NRE Ueno Bldg	3/31/2014	807.64	0.2	(0.2)
10	SOMPO JAPAN INSURANCE INC.	Insurance	Shinjuku Nomura Bldg	5/31/2013	3,636.96	0.9	(0.9)
Total					101,999.78	25.9	

(Note 1) Not disclosed due to compelling reasons.

(Note 2) At present, the contract has terminated.

(Note 3) NOF and the tenant agree that the tenant will evacuate on May 6th, 2013.

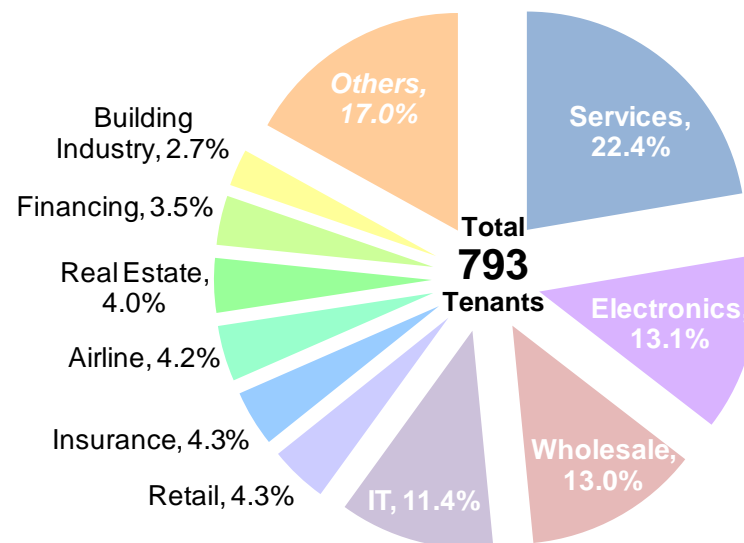
(Note 4) At present, the contract has renewed; new expiry date is November 30th, 2014.

Stable (Mid-to-Long Term) Contracts

Mid-to-long term contracts expiring after three years from the end of the 18th period

- Based on floor space : 18.2%
- Based on contract rent : 14.5%

Diversification in Business (by Space)



(Note 5) "Industry" stated in the above table is each end tenant's industry.

Provide high-level maintenance and value-up activity for properties to improve leasing ability and level of tenant satisfaction.

Emergency measures

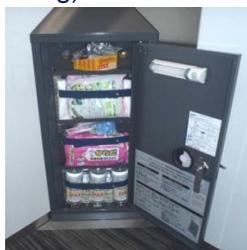
- Electricity is provided to parts of tenant areas with emergency power units (OMRON Kyoto Center Building)



NOF remodeled electrical power receiving and transforming facilities to make it possible to supply power to limited areas in case of power outage.

- Install emergency supply cabinet (Shinjuku Nomura Building)

NOF installed emergency supply cabinets inside elevators to enhance the emergency response plan.



- Install emergency supplies equipment (each property)

A number of properties are equipped with emergency supplies such as food, healthcare products, and warm clothing to distribute to people in need during emergency.

Energy Saving/ Cost Reduction

- Visualization of electricity use (Tennozu Parkside Building)

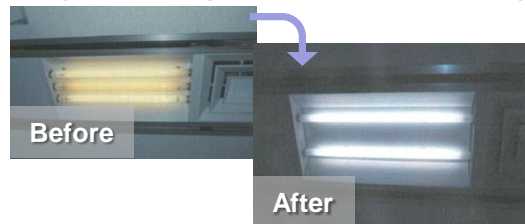
A window showing the results graphically



Graphically display electrical usage in real time

NOF implemented a real-time electrical use visualization system. It can be used to increase awareness about eco-friendliness and monitor tenant energy use.

- Update to LED lighting for common spaces (e.g. NRED Higashi-Nihonbashi Building)



NOF promotes electrical power saving through the ongoing implementation of LED in common sections.

Improvement of Amenities

- Restroom remodeling (e.g. NOF Shibuya Koen-dori Building)



NOF remodels common sections, such as restrooms and tenant areas on an ongoing basis.

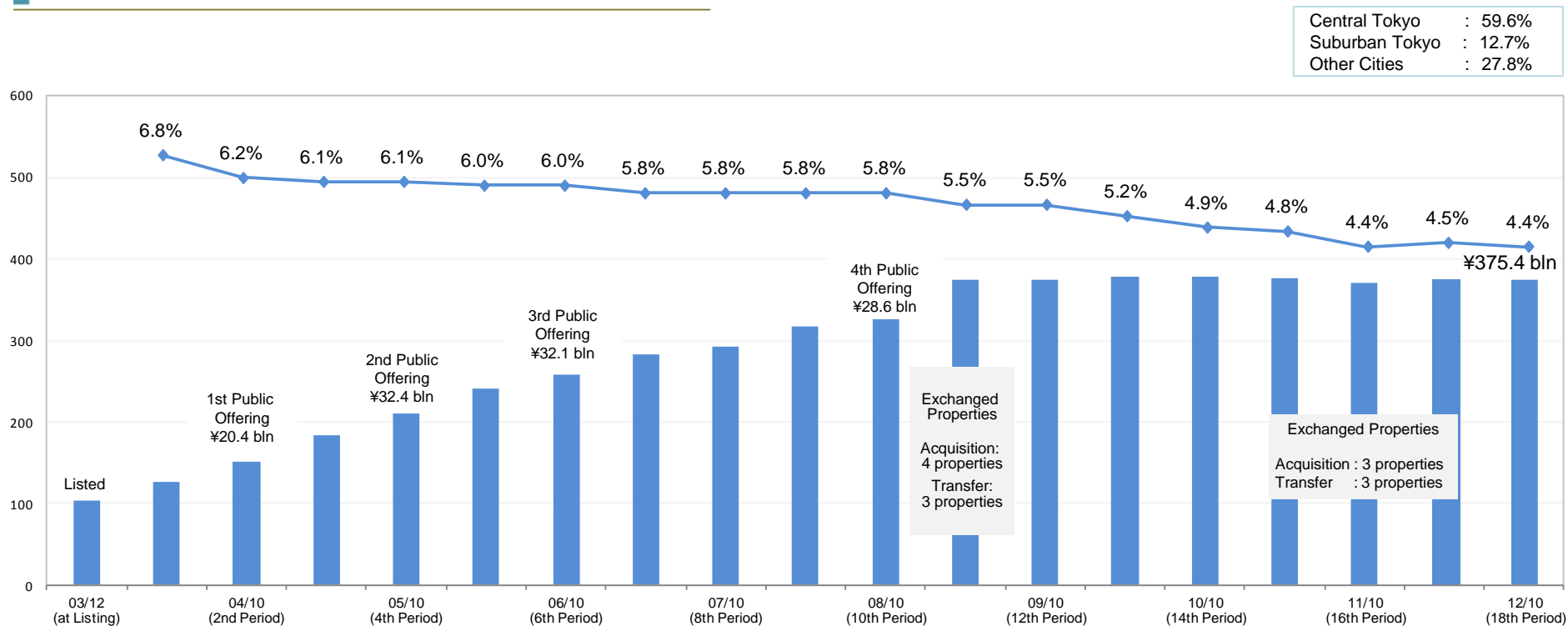
- Events (e.g. Summer Festa held at Shinjuku Nomura Building)



NOF organizes a wide range of events for tenants and areas to promote property attractiveness.

Changes in Total Portfolio

Changes in Total Portfolio (by Acquisition Price)



Central Tokyo : 59.6%
Suburban Tokyo : 12.7%
Other Cities : 27.8%

Portfolio Overview (18th Fiscal Period End)

Acquisition Price **¥375.4 billion**

Number of Properties **51**

Leasable Floor Space **406,636 m²**

Building Age **24.1 years**

Appraisal Value Status (18th Fiscal Period End)

Appraisal Values at 18th Period End

Total Appraisal Value **¥326,738 million**

Total Book Value **¥368,621 million**

Total Unrealized Gain/Loss **▲ ¥41,883 million**

<Appendix>

Total Unrealized Gain/Loss per Unit : **▲ ¥ 137,265**

BPS per Unit : **¥ 620,957**

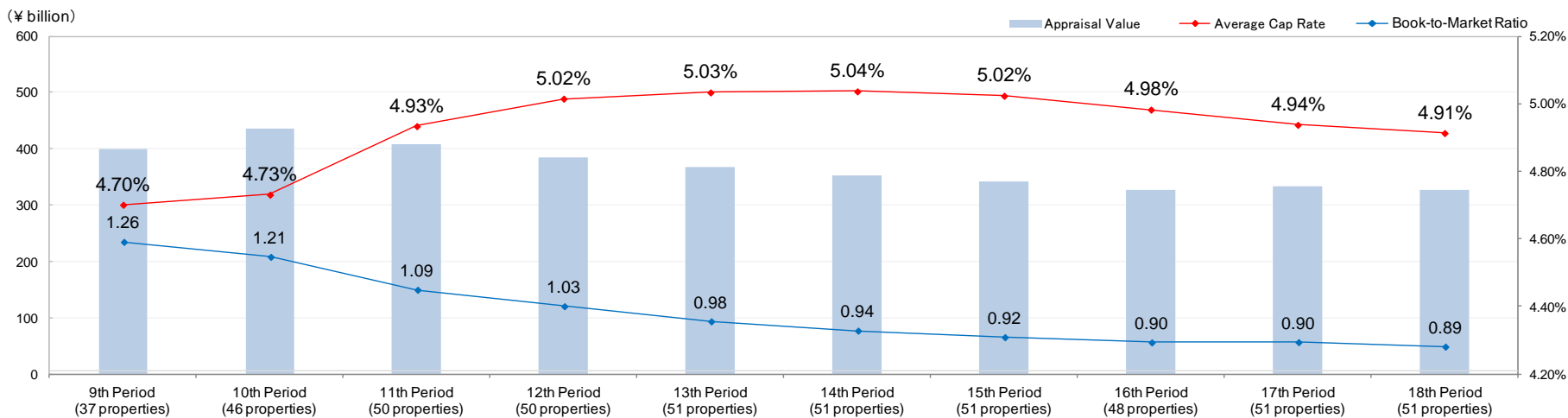
NAV per Unit : **¥ 483,691**

Appraisal Value Details

	17th Period End (¥mln)	18th Period End (¥mln)	Change
Appraisal Value	333,410	326,738	▲2.0%

	17th Period End (Number of properties)	18th Period End (Number of properties)	
Increase	15	8	15.7%
Flat	13	6	11.8%
Decrease	23	37	72.5%
Total	51	51	100.0%

Changes of Cap Rate, Appraisal Value, and Book-to-Market Ratio



*Book-to-Market Ratio = Appraisal Value/Book Value

Financial Status (as of October 31, 2012)

Status of Debts

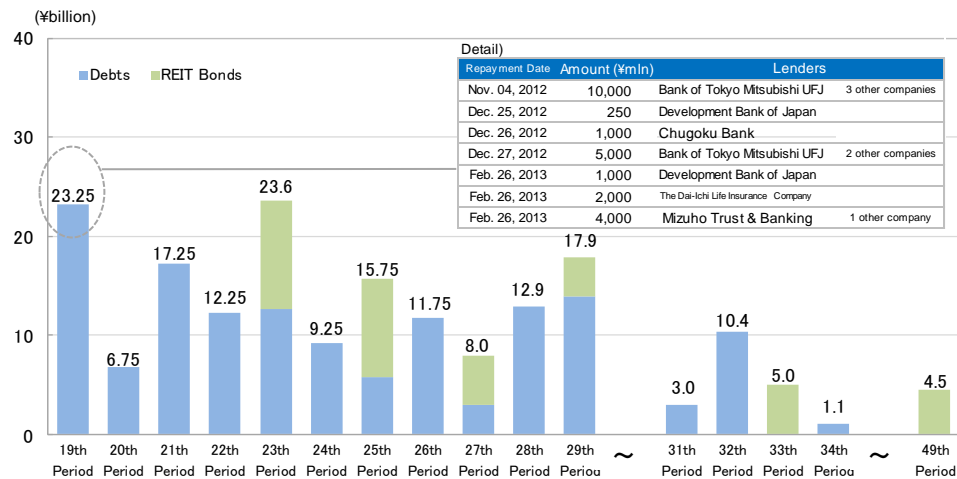
Interest-bearing Debt Outstanding ¥182.6 billion	Average Interest-rate 1.51 %
Ratio of Long-term Debts 83.6 %	Ratio of Fixed-rate Debts 91.5 % <small>*Including interest-rate swap transactions</small>
Average Remaining Duration 3.4 years	LTV(Loan-to-Value) 46.0 %

Rating

(as of December 14, 2012)

Agencies	the Fund	Outlook
R&I	AA-	Negative
S&P	A-	Stable
Moody's	A3	Stable

Diversification of Maturity



Funding Capabilities (31 lenders)

Lender	Total Amount of Debt Remaining	Lender	Total Amount of Debt Remaining
Bank of Tokyo-Mitsubishi UFJ	22,850	Bank of Fukuoka	3,500
Sumitomo Mitsui Banking Corp.	21,350	Taiyo Life Insurance	3,000
Development Bank of Japan	14,600	Norinchukin Bank	3,000
Mitsubishi UFJ Trust and Banking Corp.	12,550	Mizuho Trust & Banking	2,000
Sumitomo Mitsui Trust Bank, Ltd	12,400	Hachijuni Bank	2,000
Mizuho Corporate Bank	6,900	Nishi-Nippon City Bank	2,000
The Dai-ichi Life Insurance Company	5,000	Shinkin Central Bank	2,000
Sumitomo Life Insurance Company	5,000	Hiroshima Bank	1,500
Nomura Trust and Banking	4,000	Hyakujushi Bank	1,500
Chugoku Bank	4,000	Daido Life Insurance	1,500
Iyo Bank	3,500	Chiba Bank	1,000
		Keiyo Bank	1,000
		Yamanashi Chuo Bank	1,000
		The 77 Bank	1,000
		Mitsui Life Insurance	1,000
		Mitsui Sumitomo Insurance	1,000
		Sompo Japan Insurance Inc.	1,000
		Resona Bank, Limited.	1,000
		Yokohama Bank	500
		Aozora Bank	500
		Total borrowings	143,150
		(Reference) Investment Corporation Bonds	39,500



NOMURA
Office Fund

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5. Details of the Financial Results

Income Statement

		17th Fiscal Period as of Apr. 30, 2012 (¥ 000) (%)		18th Fiscal Period as of Oct. 31, 2012 (¥ 000) (%)		Differences (¥ 000)		
Current Revenues and Expenses	Operating Profits	Operating Revenues	12,441,505	100.0	12,701,685	100.0	260,180	
		Rental Business Revenues	Real Estate Rental Revenues	11,245,514	90.4	11,350,853	89.4	105,339
			Rental revenues	8,899,648	71.5	8,996,055	70.8	96,407
			Common area charges	2,345,866	18.9	2,354,798	18.5	8,931
			Other rental business revenues	1,195,990	9.6	1,350,832	10.6	154,841
			Parking revenues	272,241	2.2	271,643	2.1	▲598
			Incidental income	851,848	6.8	1,008,498	7.9	156,649
			Other rental revenues	70,002	0.6	69,016	0.5	▲986
			Miscellaneous revenues	1,897	0.0	1,673	0.0	▲223
			Total Real Estate Rental Revenues	12,441,505	100.0	12,701,685	100.0	260,180
	Operating Expenses	6,912,459	55.6	7,218,953	56.8	306,493		
	Rental Business Expenses	Property management costs	1,390,033	11.2	1,404,514	11.1	14,481	
		Taxes and duties	1,170,874	9.4	1,137,793	9.0	▲33,080	
		Utility expenses	975,043	7.8	1,155,567	9.1	180,523	
		Insurance expenses	21,296	0.2	21,086	0.2	▲209	
		Repairs and maintenances	246,709	2.0	434,263	3.4	187,554	
		Other expenses	205,121	1.6	217,445	1.7	12,324	
		Depreciation	1,717,391	13.8	1,669,628	13.1	▲47,762	
		Total Real Estate Rental Expenses	5,726,470	46.0	6,040,300	47.6	313,830	
Asset management fees		1,001,972	8.1	996,041	7.8	▲5,931		
Selling and administrative expenses	184,016	1.5	182,611	1.4	▲1,405			
Real Estate Rental Profits	6,715,034	54.0	6,661,384	52.4	▲53,649			
Operating Profits	5,529,045	44.4	5,482,732	43.2	▲46,313			
Non-Operating Profits	Non-Operating Revenues	57,722	0.5	41,964	0.3	▲15,757		
	Other non-operating revenues	57,722	0.5	41,964	0.3	▲15,757		
	Non-Operating Expenses	1,683,432	13.5	1,610,739	12.7	▲72,692		
	Interest expenses	1,044,037	8.4	1,023,648	8.1	▲20,388		
	Interest expenses on bonds	419,019	3.4	392,065	3.1	▲26,953		
	Amortization of bond issuance costs	12,655	0.1	9,808	0.1	▲2,846		
	Loan arrangement fees	121,780	1.0	119,494	0.9	▲2,286		
	Other non-operating expenses	85,939	0.7	65,722	0.5	▲20,216		
	Non-Operating Profits	▲1,625,709	▲13.1	▲1,568,775	▲12.4	56,934		
	Ordinary Income	3,903,336	31.4	3,913,957	30.8	10,621		
Income before income taxes	3,903,336	31.4	3,913,957	30.8	10,621			
Income taxes-current	922	0.0	1,004	0.0	82			
Income taxes-deferred	3	0.0	9	0.0	5			
Net Income	3,902,410	31.4	3,912,944	30.8	10,533			
Retained earnings brought forward	159	0.0	46	0.0	▲112			
Retained earnings at end of period	3,902,570	31.4	3,912,991	30.8	10,421			

Real Estate Rental Revenues

- Full sales from Newly acquired properties
: PMO Akihabara
- Occupancy rate : average-17th 95.9%→ average-18th 96.8% (+ 0.9pt)

Taxes and Duties ¥1,137 mln (▲¥33 mln from the 17th period)

- Office Tax + ¥12 mln
- Revaluation for the fiscal year ending Mar-2013 ▲¥44 mln

Repairs and Maintenances

- Repairs and maintenances ¥434 mln
- Capital expenditures ¥827 mln
- ※ Significant capital expenditures
 - Shinjuku Nomura Bldg. Renovation of elevator control system ¥190 mln
 - NRF Tennozu Bldg. Renewal of central monitoring and building management systems ¥ 58 mln
 - Iwamotocho Toyo Bldg. Dividing construction of air conditioning system ¥ 48 mln

Real Estate Rental Profits ¥6,661 mln (▲ ¥53 mln from the 17th period)

- Real estate rental revenues + ¥260 mln
- Real estate rental expenses ▲¥313 mln

Incidental Revenues	: Revenues received as utility charges, charges for usage of facility and signboard, etc.
Other Rental Revenues	: Hourly parking charges, etc.
Miscellaneous Revenues	: Ground rents, etc.
Other Expenses	: Trust fees, commissions, other maintenance fees, etc.
Selling and administrative	: Custodian, Administrative service, and auditing fees, expenses, etc.
Non-operating Revenues	: Penalties from tenants, insurances received, cost of restitution in integrum received from tenants
Non-operating Expenses	: Loss on disposal of fixed assets, cost of construction corresponding to the insurance

Balance Sheet

Assets

	17th Fiscal Period as of Apr. 30, 2012		18th Fiscal Period as of Oct. 31, 2012		Difference (¥000)
	(¥000)	(%)	(¥000)	(%)	
Current Assets	27,484,770	6.9	28,080,627	7.1	595,856
Cash and cash equivalents	10,226,772	2.6	10,907,460	2.7	680,687
Cash and cash equivalents in trust	16,465,915	4.1	16,451,245	4.1	▲14,669
Other current assets	792,083	0.2	721,922	0.2	▲70,160
Fixed Assets	370,077,570	93.1	369,198,972	92.9	▲878,598
Tangible assets	367,587,642	92.4	366,720,102	92.3	▲867,540
Properties	89,790,015	22.6	89,451,633	22.5	▲338,381
Buildings	28,106,175	7.1	27,767,793	7.0	▲338,381
Lands	61,683,840	15.5	61,683,840	15.5	0
Properties in trust	277,751,052	69.8	277,224,780	69.8	▲526,271
Buildings	75,967,610	19.1	75,441,339	19.0	▲526,271
Lands	201,783,441	50.7	201,783,441	50.8	-
Other tangible assets	46,574	0.0	43,688	0.0	▲2,886
Other tangible assets	46,574	0.0	43,688	0.0	▲2,886
Intangible assets	1,902,469	0.5	1,902,206	0.5	▲263
Leaseholds	1,900,904	0.5	1,900,904	0.5	-
Trust and other intangible assets	1,565	0.0	1,301	0.0	▲263
Investments and other assets	587,458	0.1	576,664	0.1	▲10,793
Security deposits	410,850	0.1	410,850	0.1	-
Other Investments and other assets	176,608	0.0	165,814	0.0	▲10,793
Deferred Assets	105,248	0.0	95,439	0.0	▲9,808
Issuing cost of corporation bonds	105,248	0.0	95,439	0.0	▲9,808
Total Assets	397,667,589	100.0	397,375,039	100.0	▲292,550

Cash and Cash Equivalents

	Deposits		total
	In own name	in trust	
Equivalent to security deposits	3,896	10,562	14,458
Equivalent to reserved CAPEX	2,918	364	3,282
Other	4,092	5,524	9,617
Total	10,907	16,451	27,358

Tangible Assets

	(¥ mln)			
	Acquisition price	Accumulated depreciation	Depreciation for current period	End-of-term book value
Properties	392,818	26,098	(1,669)	366,720
Buildings in trust, etc.	97,404	21,963	(1,268)	75,441
Lands in trust	201,783	-	-	201,783
Buildings, etc.	31,902	4,134	(400)	27,767
Lands	61,683	-	-	61,683
Others	43	-	-	43

Liabilities and Net Assets

	17th Fiscal Period as of Apr. 30, 2012		18th Fiscal Period as of Oct. 31, 2012		Difference (¥000)
	(¥000)	(%)	(¥000)	(%)	
Current Liabilities	58,277,430	14.7	34,966,557	8.8	▲23,310,873
Trade accounts payable	636,472	0.2	1,070,696	0.3	434,223
Short-term debt	3,900,000	1.0	1,000,000	0.3	▲2,900,000
Long-term debt to be repaid within 1 year	50,000,000	12.6	29,000,000	7.3	▲21,000,000
Other accounts payable	1,759,122	0.4	1,955,111	0.5	195,988
Rent received in advance	1,894,408	0.5	1,874,977	0.5	▲19,430
Other current liabilities	87,426	0.0	65,771	0.0	▲21,654
Fixed Liabilities	149,932,142	37.7	172,940,044	43.5	23,007,902
Corporation bonds	39,500,000	9.9	39,500,000	9.9	0
Long-term debt	90,000,000	22.6	113,150,000	28.5	23,150,000
Security deposits	4,217,187	1.1	4,167,363	1.0	▲49,824
Security deposits in trust	16,213,849	4.1	16,117,894	4.1	▲95,954
Other Fixed Liabilities	1,105	0.0	4,786	0.0	3,681
Total Liabilities	208,209,572	52.4	207,906,601	52.3	▲302,971
Net Assets	189,458,017	47.6	189,468,438	47.7	10,421
Unitholders' Equity	189,458,017	47.6	189,468,438	47.7	10,421
Unitholders' capital	185,455,446	46.6	185,455,446	46.7	-
Retained earnings	3,902,570	1.0	3,912,991	1.0	10,421
Total Net Assets	189,458,017	47.6	189,468,438	47.7	10,421
Total Liabilities and Net Assets	397,667,589	100.0	397,375,039	100.0	▲292,550

Debts

Balance of interest-bearing debts	¥182,650 mln	
Interest-bearing debt ratio	$\frac{\text{S/T debts} + \text{L/T debts} + \text{REIT bonds}}{\text{Total assets}}$	46.0%
Long-term interest-bearing debt ratio	$\frac{\text{L/T debts} + \text{REIT bonds}}{\text{S/T debts} + \text{L/T debts} + \text{REIT bonds}}$	83.6%

Cash Distribution

Cash Distribution

Item		17th Fiscal Period from Nov. 1, 2011 to Apr. 30, 2012	18th Fiscal Period from May. 1, 2012 to Oct. 31, 2012
Retained Earnings	(¥000)	3,902,570	3,912,991
Cash Distribution	(¥000)	3,902,523	3,912,897
Cash Distribution per Unit	(¥)	12,790	12,824
Balance Carried Forward	(¥000)	46	94

Cash Distribution

• Total outstanding number of units as of the end of the 18th period 305,123

Comparison with Forecasts

Item		Forecasts announced on Jun. 15, 2012	Actual Results 18th Fiscal Period	Difference	
				(amount)	(%)
Operating Revenues	(¥ mln)	12,608	12,701	93	0.7
Operating Expenses	(¥ mln)	7,272	7,218	▲ 53	▲ 0.7
Operating Profit	(¥ mln)	5,335	5,482	147	2.8
Ordinary Income	(¥ mln)	3,754	3,913	159	4.3
Net Income	(¥ mln)	3,753	3,912	159	4.3
Cash Distribution per Unit	(¥)	12,300	12,824	524	4.3

Differences between Actual Results and Forecasts

• Operating Revenues

- Difference in real estate rental revenues + ¥52mln
- Difference in other real estate rental revenues + ¥40mln

• Operating Expenses

- Difference in taxes and duties ▲ ¥17 mln
- Difference in repairs and maintenances + ¥68 mln
- Other ▲ ¥104 mln

19th Fiscal Period (April 2012) Forecast

	18th Period	19th Period	Difference	
	Result (¥mln)	Forecasts (¥mln)	(¥mln)	(%)
Real estate rental revenues	11,350	11,281	▲ 69	▲ 0.6
Other rental revenues	1,350	1,228	▲ 122	▲ 9.0
Total real estate rental revenues	12,701	12,509	▲ 191	▲ 1.5
Operating Revenues	12,701	12,509	▲ 191	▲ 1.5
Property management costs	1,404	1,439	35	2.5
Taxes and duties	1,137	1,125	▲ 12	▲ 1.1
Utility expenses	1,155	1,061	▲ 94	▲ 8.2
Insurance expenses	21	20	▲ 0	▲ 0.5
Repairs and maintenances	434	488	53	12.4
Other expenses	217	269	52	24.1
Depreciation	1,669	1,686	16	1.0
Total real estate rental expenses	6,040	6,091	51	0.9
Asset management fees	996	975	▲ 20	▲ 2.0
Selling and administrative expenses	182	196	13	7.5
Operating Expenses	7,218	7,263	44	0.6
Real Estate Rental Profits	6,661	6,418	▲ 243	▲ 3.7
Operating Profits	5,482	5,246	▲ 236	▲ 4.3
Non-operating revenues	41	3	▲ 38	▲ 92.9
Non-operating expenses	1,610	1,494	▲ 115	▲ 7.2
Non-operating Profits	▲ 1,568	▲ 1,491	76	4.9
Current Profits	3,913	3,754	▲ 159	▲ 4.1
Income before income taxes	3,913	3,754	▲ 159	▲ 4.1
Income taxes-current	1	1	▲ 0	▲ 0.4
Income taxes-deferred	0	-	▲ 0	▲ 100.0
Net Income	3,912	3,753	▲ 159	▲ 4.1
Retained earnings brought forward	0	-	▲ 0	▲ 100.0
Retained earnings at end of period	3,912	3,753	▲ 159	▲ 4.1
Outstanding units at period-end (unit)	305,123	305,123	0	0.0
Cash distribution per unit (¥)	12,824	12,300	▲ 524	▲ 4.1

Assumptions

[Properties]

- Number of Properties : 51
- Total Amount of Acquisition Price : ¥375,429 mln

[Repair Expenses]

- Repair Expenses : ¥488 mln
- Capital Expenditure : ¥1,156 mln

Example)

- Shinjuku Nomura Building Renew of extra-high substation equipment : ¥2 mln
- NOF Nihonbashi Honcho Building Renew of cool-water heat source equipment : ¥45 mln
- Sapporo North Plaza Renovation of passenger elevator control system : ¥57 mln

[Loans]

- Total Interest-bearing Debt (as of Oct. 31, 2012) : ¥182,650 mln
- Interest-bearing Debt Repayment Due during 19th period
 - Repayment through loans : ¥23,000 mln
 - Agreed repayment : ¥250 mln

Other Rental Business Revenues:

Revenues received as monthly parking charges, utility charges, charges for usage of facility, etc.

Other Expenses: Trust fees, commissions, other maintenance fees, etc.

Selling and Administrative Expenses:

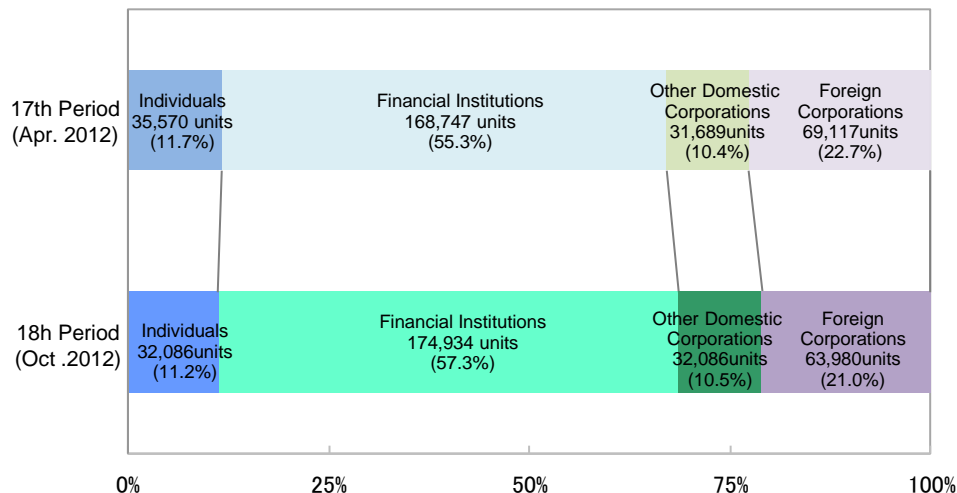
Custodian, administrative service, and auditing fees, etc.

Non-operating Expenses:

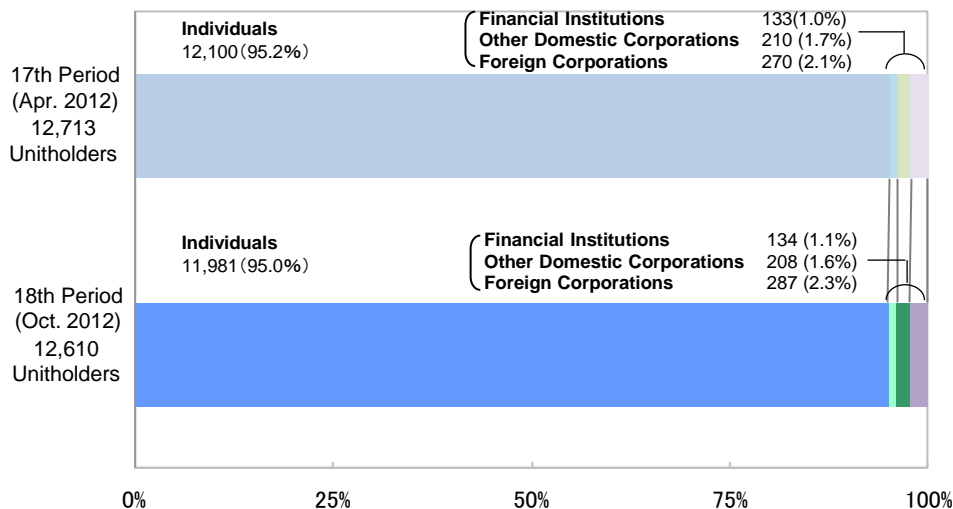
Interest costs, Interest expenses on bonds, amortization of bond issuance costs, etc.

Unitholders

Number of Investment Units (total 305,123 units)



Number of Unitholders



Breakdown of Financial Institutions

	17th Period		18th Period	
	Units	Ratio	Units	Ratio
Banks	35,256	11.55%	34,131	11.19%
Trust Banks	111,410	36.51%	115,303	37.79%
Life Insurance Companies	5,021	1.65%	9,038	2.96%
Non-Life Insurance Companies	3,090	1.01%	3,090	1.01%
Other Financial Institutions	13,970	4.58%	11,275	3.70%
Total	168,747	55.30%	172,837	56.65%

Top 10 Unitholders

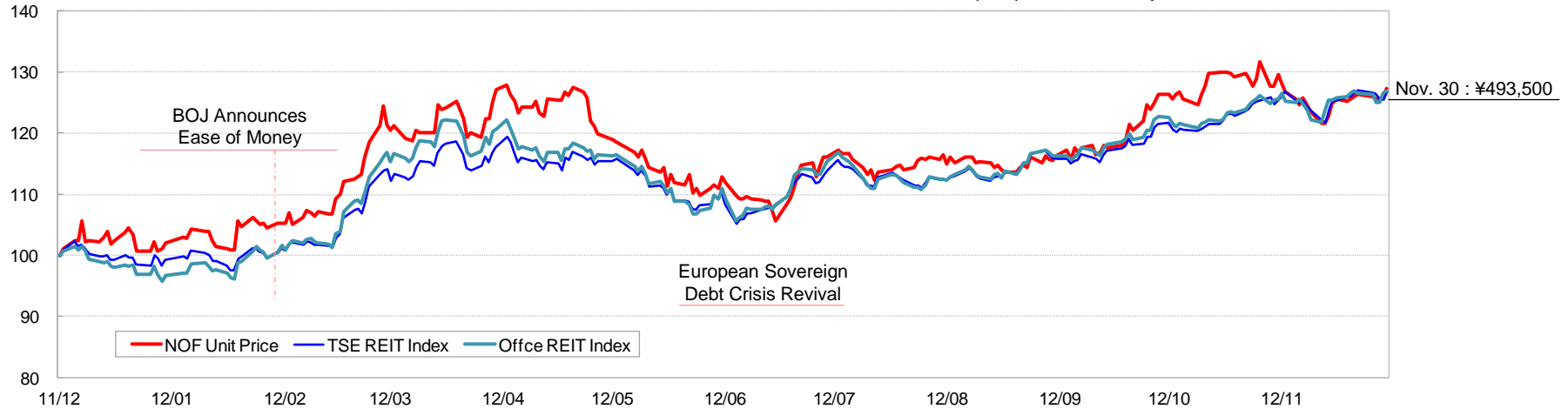
	Unitholders	Unit	Ratio
1	Japan Trustee Services Bank, Ltd.	65,936	21.61%
2	Trust & Custody Services Bank, Ltd.	16,686	5.47%
3	The Nomura Trust and Banking Co., Ltd.	15,667	5.13%
4	Nomura Real Estate Development Co., Ltd.	15,287	5.01%
5	The Master Trust Bank of Japan, Ltd.	11,694	3.83%
6	Nomura Bank (Luxembourg) S.A.	7,118	2.33%
7	Kawasaki Gakuen	7,000	2.29%
8	The Senshu Ikeda Bank, Ltd.	6,235	2.04%
9	MetLife Alico Life Insurance K.K. GA Company JPY	3,700	1.21%
10	State Street Bank and Trust Company 5052223	3,508	1.15%
	Total	152,831	50.09%

(The ratio of Top 10 Unitholders for the 17th Period: 49.32%)

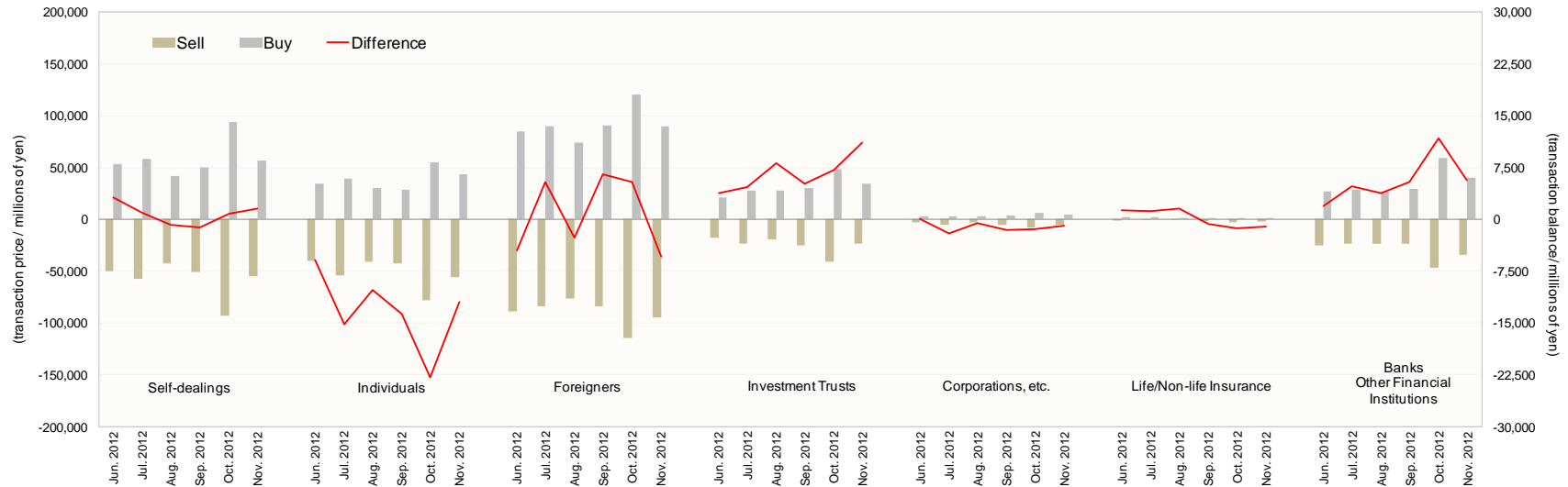
Changes in Investment Unit Price

Changes in Investment Unit Price

(Note) Investment unit price on December 1, 2011 = 100



Trading Volume by Investor Type (from June to November 2012)





NOMURA
Office Fund



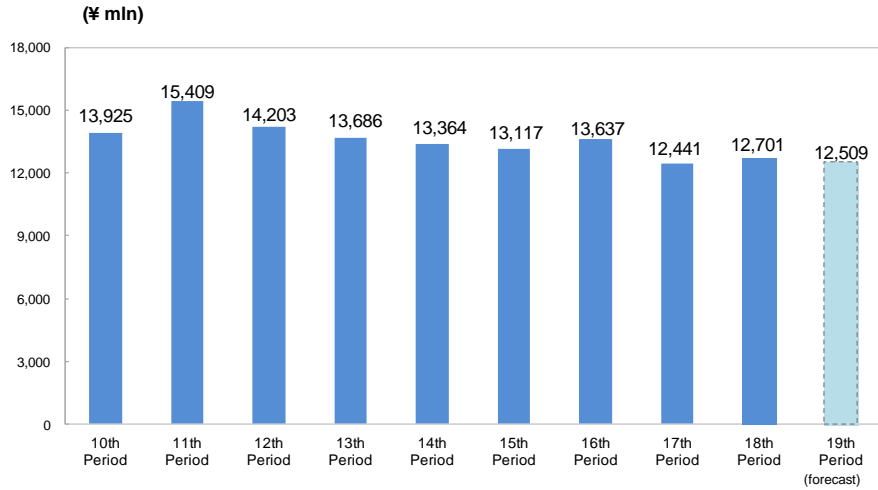
Appendix

Fund Summary

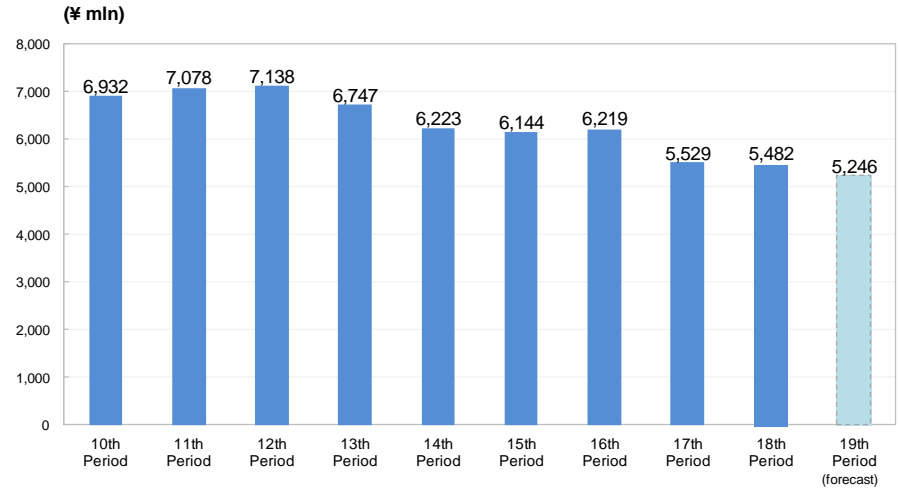
		9th Period April 2008	10th Period October 2008	11th Period April 2009	12th Period October 2009	13th Period April 2010	14th Period October 2010	15th Period April 2011	16th Period October 2011	17th Period April 2012	18th Period October 2012
Total Assets	¥ mln	353,730	401,684	409,353	408,312	410,127	407,703	404,069	400,390	397,667	397,375
Interest-bearing Liabilities	¥ mln	165,700	182,100	188,730	188,730	191,980	191,230	187,900	184,650	183,400	182,650
LTV (Based on Total Assets)	%	46.8	45.3	46.1	46.2	46.8	46.9	46.5	46.1	46.1	46.0
Unitholders' Capital	¥ mln	156,767	185,455	185,455	185,455	185,455	185,455	185,455	185,455	185,455	185,455
Outstanding Units Issued	unit	265,903	305,123	305,123	305,123	305,123	305,123	305,123	305,123	305,123	305,123
Net Assets	¥ mln	161,267	190,711	190,847	190,793	190,490	189,934	189,883	190,082	189,458	189,468
Net Assets per Unit	¥	606,488	625,031	625,478	625,301	624,306	622,486	622,318	622,970	620,923	620,957
End-of-Period Closing Unit Price	¥	826,000	551,000	509,000	565,000	531,000	494,500	584,000	421,000	464,500	502,000
Market Capitalization	¥ mln	219,635	168,122	155,307	172,394	162,020	150,883	178,191	128,456	141,729	153,171
Operating Revenues	¥ mln	12,183	13,925	15,409	14,203	13,686	13,364	13,117	13,637	12,441	12,701
Operating Profits	¥ mln	5,823	6,932	7,078	7,138	6,747	6,223	6,144	6,219	5,529	5,482
Net Income	¥ mln	4,499	5,255	5,392	5,338	5,034	4,479	4,428	4,627	3,902	3,912
Total Cash Distribution	¥ mln	4,499	5,255	5,392	5,338	5,034	4,479	4,427	4,527	3,902	3,912
Cash Distribution per Unit	¥	16,923	17,225	17,673	17,496	16,500	14,681	14,512	14,837	12,790	12,824
Total Portfolio (Based on Acquisitio	¥ mln	317,440	362,248	374,557	374,557	378,607	378,607	376,115	367,729	375,429	375,429
Number of Properties		37	46	50	50	51	51	51	48	51	51
Leasable Space	m ²	395,330.99	430,487.81	436,094.41	435,901.82	439,139.15	438,918.56	415,936.86	399,625.36	406,640.49	406,636.34
Number of Tenants		583	676	661	666	686	704	746	753	784	793
Occupancy Rate	%	97.6	97.3	96.4	95.4	95.0	94.5	93.8	96.4	97.1	97.0
Return on Assets (ROA)	%	1.3	1.4	1.3	1.3	1.2	1.1	1.1	1.2	1.0	1.0
(annualized)	%	2.7	2.7	2.7	2.6	2.5	2.2	2.2	2.3	2.0	2.0
Return on Equity (ROE)	%	2.8	2.8	2.8	2.8	2.6	2.4	2.3	2.4	2.1	2.1
(annualized)	%	5.6	5.6	5.7	5.5	5.3	4.7	4.7	4.8	4.1	4.1
Capital-Asset Ratio	%	45.6	47.5	46.6	46.7	46.4	46.6	47.0	47.5	47.6	47.7
Debt-Service Coverage Ratio (DSCR)	x	6.22	6.06	5.53	5.45	5.33	4.94	4.85	4.51	4.85	4.95
End-of-Period Total Book Value	¥ mln	316,999	361,979	373,833	372,790	375,851	374,569	371,136	362,390	369,488	368,621
End-of-Period Total Appraisal Valu	¥ mln	399,602	436,948	407,229	384,214	367,066	353,363	341,450	326,690	333,410	326,738
Total Latent Profit and Loss	¥ mln	82,602	74,968	33,395	11,423	-8,785	-21,206	-29,686	-35,700	-36,078	-41,883
Latent Profit and Loss per Unit	¥	310,649	245,700	109,450	37,439	-28,793	-69,502	-97,293	-117,004	-118,242	-137,265
Net Asset Value per Unit (Based on /	¥	917,138	870,731	734,929	662,740	595,513	552,983	525,024	505,966	502,680	483,691
NOI	¥ mln	8,572	9,927	10,226	10,278	9,884	9,357	8,965	8,142	8,432	8,331
Rate of NOI (p.a.)	%	5.7	5.7	5.5	5.5	5.3	4.9	4.8	4.5	4.5	4.4
Depreciation	¥ mln	1,601	1,793	1,862	1,835	1,865	1,876	1,861	1,732	1,717	1,669
Capital Expenditures	¥ mln	1,346	1,552	1,376	779	692	597	750	1,088	1,022	827
FFO	¥ mln	6,134	7,087	7,167	7,180	6,908	6,363	6,029	5,362	5,632	5,592
FFO per Unit	¥	23,069	23,228	23,488	23,534	22,640	20,855	19,761	17,573	18,460	18,329
FFO payout ratio	%	73.4	74.2	75.2	74.3	72.9	70.4	73.4	84.4	69.3	70.0

Changes in Performance

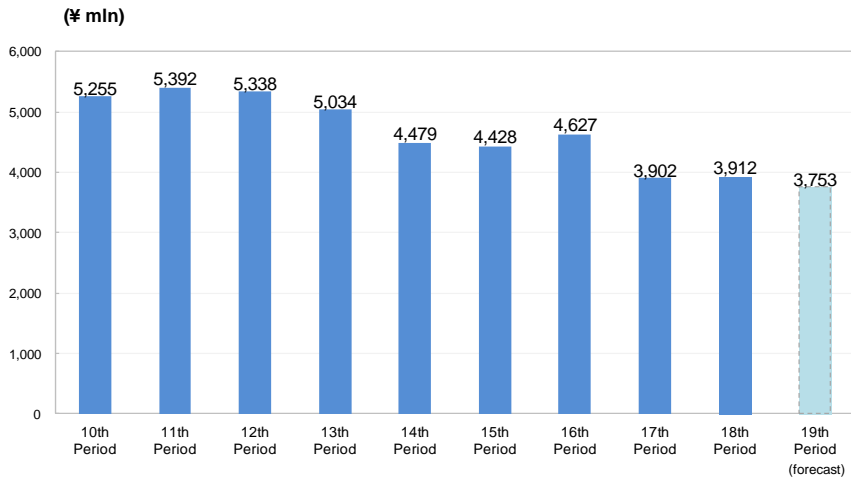
Operating Revenues



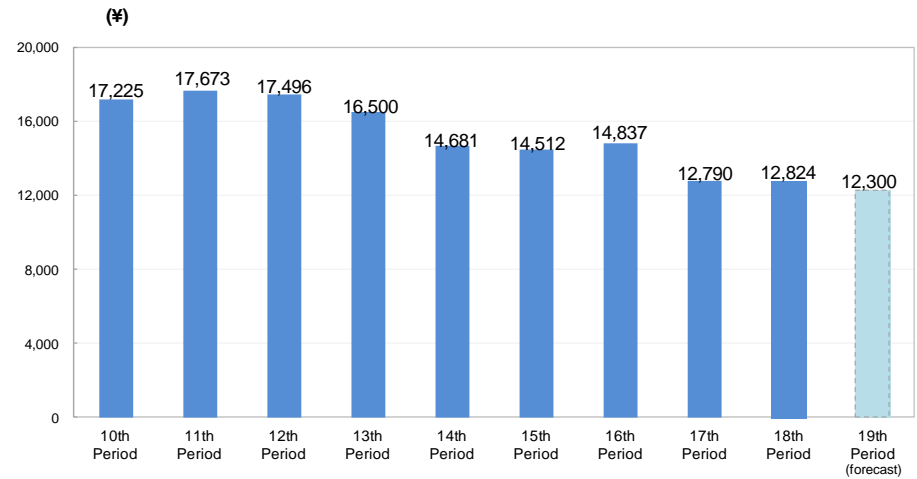
Operating Profits



Net Income



Distribution per Unit



Cash Flow Statement

	17th Fiscal Period Nov. 1, 2011 - Apr. 30, 2012 (¥000)	18th Fiscal Period May. 1, 2012 - Oct. 31, 2012 (¥000)
I. Cash Flow of Operating Activities		
Income before income taxes	3,903,336	3,913,957
Depreciation	1,717,655	1,669,892
Amortization of long-term prepaid expenses	10,425	10,739
Amortization of corporate bond issuance costs	12,655	9,808
Change in loss reserve due to disaster (▲decrease)	▲ 1,540	-
Interest income	▲ 3,091	▲ 2,609
Interest expenses	1,463,057	1,415,714
Loss on disposal of tangible assets	2,707	2,599
Change in rental receivables (▲increase)	321,062	▲ 38,986
Change in trade accounts payable (▲decrease)	▲ 157,794	157,794
Change in trade accounts payable (▲decrease)	▲ 391,832	434,223
Change in other accounts payable (▲decrease)	▲ 256,954	▲ 40,102
Change in tax receivable (▲decrease)	▲ 215,642	242,666
Change in rent received in advance (▲decrease)	29,664	▲ 19,430
Change in security deposits received (▲decrease)	▲ 37,216	▲ 21,336
Others	9,449	▲ 54,278
Subtotal	6,405,939	7,680,652
Interest received	3,091	2,609
Interest paid	▲ 1,494,038	▲ 1,457,935
Taxes and duties (▲paid)	▲ 914	▲ 1,115
Net cash provided by operating activities	4,914,078	6,224,211
II. Cash Flow of Investing Activities		
Purchase of tangible assets	▲ 7,976,696	▲ 67,081
Purchase of tangible assets in trust	▲ 1,108,951	▲ 695,413
Tenants' security deposits paid	▲ 114,331	▲ 115,546
Security deposits received	449,044	65,722
Security deposits in trust paid	▲ 620,009	▲ 302,380
Security deposits in trust received	605,742	206,425
Net cash used in investing activities	▲ 8,765,201	▲ 908,273
III. Cash Flow of Financing Activities		
Proceeds from short-term debt	1,000,000	-
Repayment of short-term debt	▲ 5,000,000	▲ 2,900,000
Proceeds from long-term debt	19,000,000	29,900,000
Repayment of long-term debt	▲ 11,250,000	▲ 27,750,000
Proceeds from the issuance of investment corporation bonds	▲ 5,000,000	-
Cash distribution to unitholders	▲ 4,523,855	▲ 3,899,919
Net cash provided by financing activities	▲ 5,773,855	▲ 4,649,919
IV. Change in Cash and Cash Equivalent (▲decrease)	▲ 9,624,979	666,017
V. Starting Balance of Cash and Cash Equivalent	36,317,666	26,692,687
VI. Ending Balance of Cash and Cash Equivalent	26,692,687	27,358,705

List of Properties 1 (Central Tokyo)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (㎡) (Note 1, 2)	Leasable Space (㎡)	Leased Space (㎡)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (㎡)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mln)
Shinjuku Nomura Bldg	Nishi-Shinjuku, Shinjuku-ku	1978.5	50	117,258.88 (Entire building)	31,500.89	31,250.49	99.2%	98	1,262.37	Each 1/4 floor	2,600	5%	2003.12	38,730
NRE Tennozu Bldg	Higashi-Shinagawa, Shinagawa-ku	1996.6	26	①81,421.13 ②25,260.48	25,127.12	25,127.12	100.0%	6	2,214.55	Each 1/6 floor	2,700	6%	2005.3	33,080
NOF Nihonbashi Honcho Bldg	Nihonbashi Honcho, Chuo-ku	1961.4 (Extension 1968.4)	8	29,430.67	19,157.05	18,378.83	95.9%	15	2,615.23	Each span	2,650	14%	2003.12	20,600
Tennozu Park Side Bldg	Higashi-Shinagawa, Shinagawa-ku	1995.1	21	①43,893.46 ②17,587.30	18,051.60	17,553.47	97.2%	15	1,331.14	Each 1/4 floor	2,650	6%	2004.2	14,800
NOF Shinjuku Minamiguchi Bldg	Yoyogi, Shibuya-ku	1974.4	8	9,044.04	6,710.15	6,710.15	100.0%	16	856.30	Each span	2,420	12%	2008.6	12,300
NOF Shibuya Koen-dori Bldg	Udakawa-cho, Shibuya-ku	1987.9	8	5,358.55	3,420.16	3,420.16	100.0%	3	442.38	Each span	2,500	12%	2004.9	12,000
Secom Medical Bldg	Nibancho, Chiyoda-ku	2005.2	7	8,683.73	8,821.24	8,821.24	100.0%	1	980.00	Each span	2,500 ~2,700	4%	2006.9	11,500
NOF Shiba Bldg	Shiba, Minato-ku	1991.3	7	11,425.20	8,165.10	8,165.10	100.0%	9	1,260.41	Each span	2,600	14%	2004.5	10,000
Nishi-Shinjuku Showa Bldg	Nishi-Shinjuku, Shinjuku-ku	1982.4	11	①10,902.22 ②5,858.26	5,686.89	5,686.89	100.0%	19	585.99	Each span	2,500	13%	2005.11	8,800
NRE Shibuya Dogenzaka Bldg	Dogenzaka, Shibuya-ku	1999.3	9	4,463.86	3,436.67	2,637.91	76.8%	6	399.37	Each 1/4 floor	2,600	12%	2008.9	7,660
NOF Tameike Bldg	Akasaka, Minato-ku	1959.8	9	6,478.50	4,715.20	4,593.20	97.4%	12	519.06	Each span	2,500	17%	2005.9	7,400
Iwamoto-cho Toyo Bldg	Iwamoto-cho, Chiyoda-ku	1993.6	9	5,367.28	4,117.26	4,117.26	100.0%	7	481.17	Each floor	2,575	13%	2008.6	6,020
NOF Shinagawa Konan Bldg	Higashi-Shinagawa, Shinagawa-ku	1987.11	8	10,077.02	7,667.55	6,555.82	85.5%	5	928.29	Each floor	2,600	11%	2003.12	5,500
NOF Surugadai Plaza Bldg	Kanda Surugadai, Chiyoda-ku	1997.4	8	5,782.27	4,160.94	4,160.94	100.0%	1	626.33	Each 1/2 floor	2,700	6%	2004.2	5,150
PMO Nihonbashi Honcho	Nihonbashi Honcho, Chuo-ku	2008.6	9	3,507.37	2,450.06	2,450.06	100.0%	7	306.36	Each 1/9 floor	2,700	13%	2008.11	5,000
NRE Higashi-nihonbashi Bldg	Higashi-nihonbashi, Chuo-ku	1990.9	9	6,741.42	4,554.98	4,554.98	100.0%	6	558.67	Each floor	2,600	10%	2009.1	4,060
PMO Akihabara	Iwamoto-cho, Chiyoda-ku	2010.1	8	3,896.26	3,037.37	3,037.37	100.0%	5	433.91	Each 1/12 floor	2,800	12%	2012.1	3,790
Hatchobori NF Bldg	Hatchobori, Chuo-ku	1990.10	9	①3,799.40 ②3,036.14	2,854.83	2,854.83	100.0%	7	388.87	Each 1/2 floor	2,600	12%	2007.8	3,160
NOF Kanda Iwamoto-cho Bldg	Iwamoto-cho, Chiyoda-ku	1988.7	9	4,698.97	4,076.38	4,076.38	100.0%	8	480.07	Each floor	2,550	14%	2004.2	3,080
NOF Takanawa Bldg	Higashi Gotanda, Shinagawa-ku	1993.4	8	4,764.00	3,361.48	3,361.48	100.0%	15	453.98	Each 1/4 floor	2,600	14%	2009.2	3,010
PMO Hatchobori	Hatchobori, Chuo-ku	2009.5	9	2,930.15	2,074.66	2,074.66	100.0%	8	259.43	Each 1/8 floor	2,800	10%	2011.11	2,430
NOF Minami Shinjuku Bldg	Sendagaya, Shibuya-ku	1986.3	8	3,160.05	2,464.71	2,296.48	93.2%	3	327.66	Each floor	2,500	12%	2004.6	2,280
Central Shintomicho Bldg	Minato, Chuo-ku	1990.3 (Extension 1992.7)	8	2,777.61	2,465.86	2,143.12	86.9%	5	322.74	Each 1/3 floor	2,500	15%	2008.6	1,750
PMO Higashi-nihonbashi	Higashi-nihonbashi, Chuo-ku	2009.10	9	2,376.40	1,859.43	1,859.43	100.0%	8	232.51	Each 1/4 floor	2,700	13%	2011.11	1,480
Subtotal (24 properties)					179,937.58	175,887.37	97.7%	285						223,580

List of Properties 2 (Suburban Tokyo)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (㎡) (Note 1, 2)	Leasable Space (㎡)	Leased Space (㎡)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (㎡)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mIn)
NRE Ueno Bldg	Higashi-Ueno, Taito-Ku	1990.3	10	7,117.78	4,869.81	4,869.81	100.0%	10	481.06	Each floor	2,440	12%	2009.1	7,830
NOF Technoport Kamata Center Bldg	Minami-Kamata, Ota-ku	1990.9	11	21,516.54 (Exclusively owned area)	13,652.45	12,589.32	92.2%	13	1,148.45	Each span	2,650	10%	2003.12	6,416
Toho Edogawabashi Bldg	Sekiguchi, Bunkyo-ku	1993.3	9	3,405.76	2,058.97	1,352.56	65.7%	6	235.47	Each floor	2,580	14%	2008.3	2,080
Toshin Meguro Bldg	Shimo-Meguro, Meguro-ku	1989.9	9	1,595.27	1,610.07	1,610.07	100.0%	1	140.39	Each floor	2,550	14%	2008.6	1,340
Crystal Park Bldg	Gotenyama, Musashino City	1991.10	11	①6,462.19 ②3,868.36	3,900.85	3,844.98	98.6%	12	193.93-590.35	Each floor	2,500	14%	2006.2	3,700
NOF Kichijoji Honcho Bldg	Kichijoji Honcho, Musashino City	1987.10	8	2,664.83	1,936.40	1,936.40	100.0%	7	269.37	Each floor	2,500	14%	2009.1	1,800
Faret Tachikawa Center Square	Akebono-cho, Tachikawa City	1994.12	12	①33,706.03 ②6,865.80	6,851.48	6,668.19	97.3%	17	1,099.32	Each 1/4 floor	2,600	10%	2003.12	3,290
NOF Kawasaki Higashiguchi Bldg	Kawasaki-ku, Kawasaki City	1988.3	12	10,932.69	8,266.67	8,027.15	97.1%	29	684.62	Each 1/3 floor	2,550	16%	2005.6	9,500
NOF Yokohama Nishiguchi Bldg	Nishi-ku, Yokohama City	1985.10	9	10,055.13	6,866.60	6,407.04	93.3%	30	794.75	Each 1/8 floor	2,500	14%	2005.5	5,050
NOF Shin-Yokohama Bldg	Kohoku-ku, Yokohama City	1990.10	9	11,149.99	8,074.83	8,074.83	100.0%	10	940.84	Each span	2,500	17%	2003.12	3,600
Yokohama Odori Koen Bldg	Naka-ku, Yokohama City	1989.3	11	6,445.72	4,234.35	3,948.50	93.2%	16	418.39	Each 1/3 floor	2,600	19%	2007.9	2,993
Subtotal (11 properties)						62,322.48	59,328.85	95.2%	151					47,599

List of Properties 3 (Other Cities)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m) (Note 1, 2)	Leasable Space (m)	Leased Space (m)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (m)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mln)
Sapporo North Plaza	Chuo-ku, Sapporo City	1981.8	12	18,842.51	13,642.16	13,642.16	100.0%	49	1,105.75	Each floor Auxiliary	2,580	1%	2006.6	6,820
NRE Sapporo Bldg	Kita-ku, Sapporo City	2008.7	10	9,603.81	6,559.34	6,559.34	100.0%	6	697.83	Each 1/3 floor	2,800	1%	2008.11	5,300
JCB Sapporo Higashi Bldg	Chuo-ku, Sapporo City	1966.10	7	9,062.04	9,062.04	9,062.04	100.0%	1	796.31	Each span	2,600	2%	2008.2	3,700
NOF Sendai Aoba-dori Bldg	Aoba-ku, Sendai City	1968.7	11	12,977.45	6,042.82	5,616.91	93.0%	32	802.79	Each span	2,480	8%	2005.11	3,200
NOF Utsunomiya Bldg	Baba-dori, Utsunomiya City	1999.12	10	10,479.63	5,882.20	5,626.18	95.6%	24	664.68	Each span	2,700	5%	2003.12	2,970
NOF Nagoya Fushimi Bldg	Naka-ku, Nagoya City	2009.8	11	4,954.83	3,282.90	2,952.06	89.9%	15	316.30	Each 1/3 floor	2,700	8%	2009.12	4,050
NOF Nagoya Yanagibashi Bldg	Nakamura-ku, Nagoya City	1991.3	12	7,363.25	4,655.74	4,313.47	92.6%	14	405.96	Each 1/2 floor	2,460	14%	2005.9	3,550
Omron Kyoto Center Bldg	Simogyo-ku, Kyoto City	2000.7	11	34,616.84	34,616.84	34,616.84	100.0%	1	2,035.94	Each 1/16 floor	2,600	9%	2007.3	23,700
SORA Shin-Osaka 21	Yodogawa-ku, Osaka City	1994.7	21	38,252.92	21,298.26	20,999.46	98.6%	33	1,008.28	Each 1/4 floor	2,700	9%	2008.4	19,251
NRE Osaka Bldg	Chuo-ku, Osaka City	1983.12	12	23,522.82	16,977.79	16,977.79	100.0%	25	1,336.52	Each floor Auxiliary	2,500	19%	2003.12	6,410
NRE Nishi-Umeda Bldg	Kita-ku, Osaka City	1993.6	12	8,036.71	5,213.02	4,808.61	92.2%	15	435.04	Each span	2,580	13%	2008.9	5,660
NRE Yotsubashi Bldg	Nishi-ku, Osaka City	1991.11	15	16,845.87	11,558.68	11,269.32	97.5%	22	797.35	Each floor Auxiliary	2,650	13%	2003.12	3,940
NOF Kobe Kaigan Bldg	Chuo-ku, Kobe City	1998.2	16	10,292.93	6,425.16	5,284.09	82.2%	32	528.43	Each span	2,600	7%	2003.12	3,280
NRE Hiroshima Bldg	Naka-ku, Hiroshima City	1976.7	9	11,950.37	7,827.15	6,940.78	88.7%	18	1,047.54	Each floor Auxiliary	2,450	11%	2003.12	1,930
NOF Hakata Ekimae Bldg	Hakata-ku, Fukuoka City	1983.7	11	10,961.34	7,529.83	7,098.80	94.3%	47	675.70	Each span	2,500	1%	2008.6	6,750
NOF Tenjin-Minami Bldg	Chuo-ku, Fukuoka City	2008.2	10	4,603.61	3,802.35	3,297.00	86.7%	23	411.49	Each 1/3 floor	2,750	1%	2009.3	3,739
Subtotal (16 properties)						164,376.28	159,064.85	96.8%	357					104,250
Total (51 properties)						406,636.34	394,281.07	97.0%	793			6.9%		375,429

(Note 1) Total floor space is taken from the registry book.

(Note 2) Total floor space of the properties owned in compartment, except for NOF Technoport Kamata Center Bldg, is expressed as ①entire building, and ②portion owned by NOF.

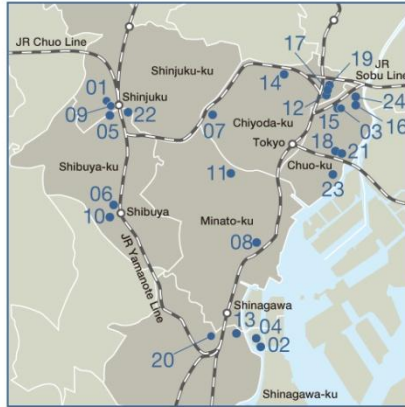
(Note 3) Each Occupancy Rate indicates as of October 31, 2012.

(Note 4) Rate of PML (Probable Maximum Loss) for each building was calculated by Shimizu Corporation. 6.9% at the bottom field is for the entire portfolio.

Map of Properties (as of October 31, 2012)

Central Tokyo

- 01 Shinjuku Nomura Bldg
- 02 NRE Tennozu Bldg
- 03 NOF Nihonbashi Honcho Bldg
- 04 Tennozu Park Side Bldg
- 05 NOF Shinjuku Minamiguchi Bldg
- 06 NOF Shibuya Koen-dori Bldg
- 07 Secom Medical Bldg
- 08 NOF Shiba Bldg
- 09 Nishi-Shinjuku Showa Bldg
- 10 NRE Shibuya Dogenzaka Bldg
- 11 NOF Tameike Bldg
- 12 Iwamoto-cho Toyo Bldg
- 13 NOF Shinagawa Konan Bldg
- 14 NOF Surugadai Plaza Bldg
- 15 PMO Nihonbashi Honcho
- 16 NRE Higashi-nihonbashi Bldg
- 17 PMO Akihabara
- 18 Hatchobori NF Bldg
- 19 NOF Kanda Iwamoto-cho Bldg
- 20 NOF Takanawa Bldg
- 21 PMO Hatchobori
- 22 NOF Minami Shinjuku Bldg
- 23 Central Shintomicho Bldg
- 24 PMO Higashi-nihonbashi



Suburban Tokyo





























- 25 NRE Ueno Bldg
- 26 NOF Technoport Kamata Center Bldg
- 27 Toho Edogawabashi Bldg
- 28 Toshin Meguro Bldg
- 29 Crystal Park Bldg
- 30 NOF Kichijoji Honcho Bldg
- 31 Faret Tachikawa Center Square
- 32 NOF Kawasaki Higashiguchi Bldg
- 33 NOF Yokohama Nishiguchi Bldg
- 34 NOF Shin-Yokohama Bldg
- 35 Yokohama Odori Koen Bldg

Other Cities

- 36 Sapporo North Plaza
- 37 NRE Sapporo Bldg
- 38 JCB Sapporo Higashi Bldg
- 39 NOF Sendai Aoba-dori Bldg
- 40 NOF Utsunomiya Bldg
- 41 NOF Nagoya Fushimi Bldg
- 42 NOF Nagoya Yanagibashi Bldg
- 43 Omron Kyoto Center Bldg
- 44 SORA Shin-Osaka 21
- 45 NRE Osaka Bldg
- 46 NRE Nishi-Umeda Bldg
- 47 NRE Yotsubashi Bldg
- 48 NOF Kobe Kaigan Bldg
- 49 NRE Hiroshima Bldg
- 50 NOF Hakata Ekimae Bldg
- 51 NOF Tenjin-Minami Bldg



Property Acquisition Channel (as of October 31, 2012)

Acquisition Channel	Key Properties Acquired at Listing	Key Properties Acquired after Listing
<p>Originally owned or developed by Nomura Real Estate Group Companies</p>	 Shinjuku Nomura Bldg  Faret Tachikawa Center Square  NRE Yotsubashi Bldg  NRE Osaka Bldg	 Tennozu Park Side Bldg  Secom Medical Bldg  Omron Kyoto Center Bldg  PMO Hatchobori  NRE Nishi-Umeda Bldg  PMO Nihonbashi Honcho  NRE Sapporo Bldg  PMO Akihabara
<p>• Information from or • Intermediation by Nomura Real Estate Group Companies</p>	 NOF Nihonbashi Honcho Bldg  NOF Shinagawa Konan Bldg  NOF Shin-Yokohama Bldg  NOF Kobe Kaigan Bldg	 NRE Tennozu Bldg  NOF Minami Shinjuku Bldg  Nishi-Shinjuku Showa Bldg  Sapporo North Plaza  NOF Yokohama Nishiguchi Bldg  NOF Sendai Aoba-dori Bldg  NOF Shinjuku Minamiguchi Bldg  Hatchobori NF Bldg
<p>Information from sources outside Nomura Real Estate Group</p>		 NOF Shiba Bldg  NOF Shibuya Koen-dori Bldg  NOF Kawasaki Higashiguchi Bldg  SORA Shin-Osaka 21

➔ **19 Properties**
Cumulative Acquisition Price: ¥152.3 billion

➔ **18 Properties**
Cumulative Acquisition Price: ¥129.2 billion

➔ **14 Properties**
Cumulative Acquisition Price: ¥93.8 billion

Earnings by Properties

(¥000)

Property Name	Shinjuku Nomura Bldg	NRE Tennozu Bldg *	NOF Nhonbashi Honcho Bldg	Tennozu Park Side Bldg	NOF Shinjuku Mnamguchi Bldg	NOF Shbuya Koen-dori Bldg	Secom Medical Bldg *	NOF Shiba Bldg	Nishi-Shinjuku Show a Bldg	NRE Shibuya Dogenzaka Bldg	NOF Tameike Bldg	Iwamoto-cho Toyo Bldg	NOF Shinagawa Konan Bldg
Number of business days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days
Rental business revenues	1,626,218		743,223	644,090	235,839	331,134		237,304	260,866	160,234	196,657	140,826	184,029
Rental revenues *incl. common charges	1,486,397		709,814	561,095	220,228	307,252		212,436	233,482	148,190	184,041	127,820	167,748
Other revenues	139,821		33,408	82,995	15,611	23,881		24,868	27,384	12,044	12,616	13,005	16,281
Rental business expenses	816,430		250,430	282,889	65,198	77,676		92,937	109,365	57,691	77,305	47,202	77,789
Property management costs	188,134		61,691	139,845	14,208	13,794		16,386	40,837	11,186	15,342	9,314	18,564
Taxes and duties	185,806		40,889	53,445	23,174	27,505		23,648	33,412	15,836	18,696	11,745	16,076
Utility expenses	166,639		40,257	19,523	12,528	9,461		18,673	19,177	7,264	15,310	8,869	14,182
Insurance expenses	2,382		964	125	327	241		404	724	196	225	232	369
Repairs and maintenances	63,062		10,706	2,562	2,261	1,866		1,591	689	2,846	7,670	2,298	2,384
Other expenses	47,455		7,015	3,340	2,702	1,705		6,406	3,181	565	5,996	1,311	2,698
Depreciation	162,948	154,667	88,906	64,045	9,995	23,102	45,089	25,827	11,343	19,796	14,064	13,430	23,514
Rental Profits	809,788	235,503	492,792	361,201	170,640	253,457	182,197	144,366	151,500	102,543	119,352	93,624	106,240
Net Operating Income (NOI)	972,736	390,171	581,698	425,246	180,636	276,560	227,286	170,194	162,844	122,340	133,416	107,054	129,754

Property Name	NOF Surugadai Plaza Bldg *	PMO Nhonbashi Honcho	NRE Higashi-nhonbashi Bldg	PMO Akhabara	Hatchobori NF Bldg	NOF Kanda Iwamoto-cho Bldg	NOF Takanawa a Bldg	PMO Hatchobori	NOF Mnam Shinjuku Bldg	Central Shintomicho Bldg	PMO Higashi-nhonbashi	NRE Ueno Bldg	NOF Technoport Kamata Center Bldg
Number of business days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days
Rental business revenues	116,236	143,825	59,961	99,726	129,705	106,030	79,695	106,030	79,695	55,761	54,779	222,799	324,002
Rental revenues *incl. common charges	110,098	134,031	55,634	90,205	117,886	94,584	71,034	78,151	44,754	49,250	201,492	289,163	
Other revenues	6,137	9,793	4,326	9,520	11,819	11,446	8,661	12,128	11,006	5,528	21,306	34,839	
Rental business expenses	50,710	59,184	24,152	37,222	42,621	42,750	29,868	35,253	21,068	24,071	75,050	180,734	
Property management costs	8,296	16,760	5,167	11,792	7,235	9,653	7,396	7,337	5,072	5,852	19,087	49,102	
Taxes and duties	7,550	10,501	406	7,590	9,431	8,548	209	9,979	4,272	202	15,946	37,141	
Utility expenses	6,336	8,590	3,671	6,913	6,638	6,733	5,432	6,649	4,276	4,541	13,369	33,106	
Insurance expenses	165	279	86	19	187	194	139	123	114	107	298	673	
Repairs and maintenances	236	2,297	0	392	2,321	580	179	1,319	934	90	3,858	4,934	
Other expenses	2,529	298	412	1,650	3,561	782	666	2,959	887	515	621	3,823	
Depreciation	30,527	25,595	20,455	14,407	8,862	13,246	16,259	15,845	6,885	5,511	12,762	21,870	
Rental Profits	182,933	65,525	84,640	35,808	62,504	87,084	63,279	49,826	55,025	34,693	30,707	147,748	
Net Operating Income (NOI)	213,461	91,120	105,096	50,215	71,366	100,330	79,539	65,671	61,910	40,205	43,470	169,618	

Property Name	Toho Edogawa abashi Bldg	Toshin Meguro Bldg *	Crystal Park Bldg	NOF Kichioji Honcho Bldg	Faret Tachikawa Center Square	NOF Kawasaki Higashiguchi Bldg	NOF Yokohama Nshiguchi Bldg	NOF Shin-Yokohama Bldg	Yokohama Odori Koen Bldg	Sapporo North Plaza	NRE Sapporo Bldg	JCB Sapporo Higashi Bldg *	NOF Sendai Aoba-dori Bldg
Number of business days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days
Rental business revenues	58,978	119,454	69,984	213,741	313,092	218,142	161,476	99,533	330,527	203,288	179,219	108,360	
Rental revenues *incl. common charges	50,310	107,393	64,003	196,638	275,641	192,348	145,806	81,599	282,266	179,219	108,360		
Other revenues	8,667	12,060	5,981	17,102	37,451	25,794	15,670	17,933	48,260	24,069			
Rental business expenses	30,321	46,026	25,249	89,443	110,809	84,610	74,712	83,200	175,770	106,625	77,921		
Property management costs	6,346	19,080	5,162	31,997	21,986	20,433	18,694	12,999	36,621	13,839			
Taxes and duties	6,484	10,084	5,168	16,882	20,588	21,351	16,905	7,182	33,125	17,365			
Utility expenses	5,866	6,643	3,695	21,763	24,442	13,769	14,926	15,279	45,693	23,886			
Insurance expenses	118	107	112	406	420	364	362	207	691	356			
Repairs and maintenances	4,058	1,351	1,144	263	8,180	5,468	979	30,883	3,247	565			
Other expenses	413	84	905	5,330	2,643	7,445	2,034	1,336	4,945	1,870			
Depreciation	7,035	2,923	8,673	12,799	32,547	15,776	20,808	15,311	51,445	48,741			
Rental Profits	28,656	33,104	73,428	44,734	124,297	133,532	86,764	16,332	154,756	96,663			
Net Operating Income (NOI)	35,691	36,027	82,102	53,796	137,097	234,830	149,309	107,573	31,644	206,201			

Property Name	NOF Utsunomiya Bldg	NOF Nagoya Fushimi Bldg	NOF Nagoya Yanagibashi Bldg	Orron Kyoto Center Bldg *	SORA Shin-Osaka 21	NRE Osaka Bldg	NRE Nishi-Umeda Bldg	NRE Yotsubashi Bldg	NOF Kobe Kaigan Bldg	NRE Hiroshima Bldg	NOF Hakata Ekimae Bldg	NOF Tenjin-Mnam Bldg	Total 51 Properties
Number of business days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	184 Days	
Rental business revenues	150,903	73,671	111,899	522,076	414,198	143,549	289,965	152,928	156,947	179,721	75,444	12,441,505	
Rental revenues *incl. common charges	124,037	63,804	99,199	444,325	350,893	128,366	263,497	125,829	139,691	159,681	63,544	11,245,514	
Other revenues	26,865	9,866	12,700	77,751	63,304	15,182	26,467	27,098	17,255	20,039	11,900	1,195,990	
Rental business expenses	98,342	51,732	60,314	353,871	192,261	79,707	122,983	100,017	86,665	73,730	46,910	5,726,470	
Property management costs	21,476	8,141	11,137	64,481	59,854	14,598	40,015	22,372	22,968	17,976	8,889	1,389,600	
Taxes and duties	13,103	9,273	13,158	62,816	41,312	15,574	28,947	15,575	19,337	15,441	9,240	1,170,874	
Utility expenses	15,618	7,409	11,790	54,416	47,562	11,999	22,544	18,401	13,758	16,398	7,100	975,043	
Insurance expenses	381	175	248	1,423	818	310	566	506	389	435	165	21,296	
Repairs and maintenances	4,326	140	2,453	23,403	5,463	643	2,559	2,233	2,716	2,110	236	246,709	
Other expenses	4,471	746	817	18,576	2,995	21,484	2,302	5,327	2,080	2,286	1,481	205,554	
Depreciation	38,964	25,845	20,709	164,491	128,753	34,254	15,095	26,047	35,601	25,414	19,081	19,796	
Rental Profits	52,560	21,939	51,584	316,026	168,205	221,937	63,842	166,981	52,910	70,281	105,990	28,533	
Net Operating Income (NOI)	91,524	47,785	72,293	480,518	296,958	256,191	78,937	193,029	88,511	95,696	125,071	48,330	

* Detailed figures, excluding NOI, Depreciation and Rental Profits, are not disclosed due to compelling reasons.

Changes in NOI

	Apr. 2004	Oct. 2004	Apr. 2005	Oct. 2005	Apr. 2006	Oct. 2006	Apr. 2007	Oct. 2007	Apr. 2008	Oct. 2008	Apr. 2009	Oct. 2009	Apr. 2010	Oct. 2010	Apr. 2011	Oct. 2011	Apr. 2012	Oct. 2012
NOI of Portfolio	6.8	6.2	6.1	6.1	6.0	6.0	5.8	5.8	5.8	5.8	5.5	5.5	5.2	4.9	4.8	4.4	4.5	4.4
15 for 1st Period	6.8	6.6	6.7	6.6	6.6	7.1	7.0	7.1	7.2	7.5	7.2	7.2	6.9	6.3	6.4	5.8	6.0	5.7
18 for 2nd Period		6.2	6.3	6.4	6.3	6.8	6.7	6.8	6.8	7.1	6.9	6.9	6.6	6.1	6.1	5.6	5.7	5.5
19 for 3rd Period			6.1	6.2	6.1	6.4	6.3	6.4	6.4	6.6	6.5	6.5	6.2	5.7	5.6	4.9	5.1	4.9
23 for 4th Period				6.1	6.0	6.2	6.1	6.2	6.3	6.5	6.3	6.3	6.1	5.5	5.5	4.8	5.0	4.8
26 for 5th Period					6.0	6.1	6.0	6.1	6.2	6.4	6.3	6.2	5.9	5.4	5.4	4.7	5.0	4.8
28 for 6th Period						6.0	6.0	6.0	6.1	6.3	6.1	6.1	5.8	5.3	5.3	4.7	4.9	4.8
29 for 7th Period							5.8	5.9	5.9	6.1	5.9	5.9	5.7	5.2	5.2	4.7	4.9	4.7
31 for 8th Period								5.8	5.9	6.0	5.9	5.9	5.7	5.2	5.2	4.6	4.8	4.7
34 for 9th Period									5.8	5.9	5.7	5.7	5.5	5.1	5.0	4.6	4.7	4.6
43 for 10th Period										5.8	5.6	5.5	5.3	5.0	4.9	4.4	4.5	4.4
50 for 11th Period											5.5	5.5	5.3	4.9	4.8	4.4	4.5	4.4
50 for 12th Period												5.5	5.3	4.9	4.8	4.4	4.5	4.4
51 for 13th Period													5.2	4.9	4.8	4.4	4.5	4.4
51 for 14th Period														4.9	4.8	4.4	4.5	4.4
51 for 15th Period															4.8	4.4	4.5	4.4
48 for 16th Period																4.4	4.5	4.4
51 for 17th Period																	4.5	4.4
51 for 18th Period																		4.4

(Note) The profit from transferred properties during the 16th period is excluded from calculations.

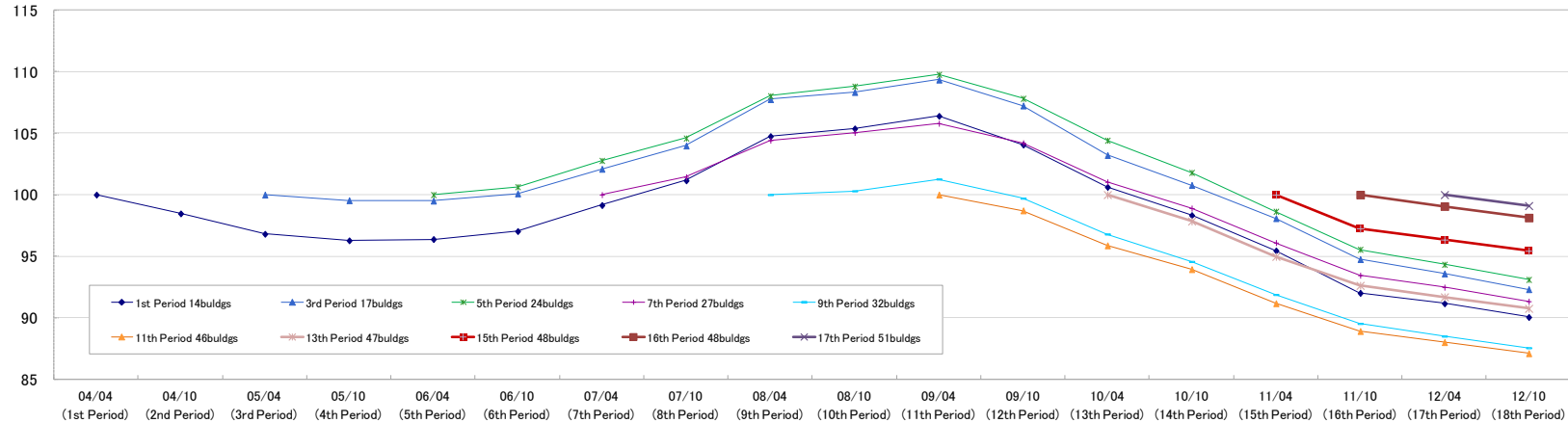
• Main factors for change in NOI between 17th and 18th periods

- Rent/common area charge : ¥105 mln
(+0.9% from the 17th period)
- Repairs expenses : +¥187 mln
(+72.0% from the 17th period)
- Taxes and duties : ▲¥33 mln
(▲2.8% from the 17th period)

Changes in Average Unit Rent / Tenant Status Change

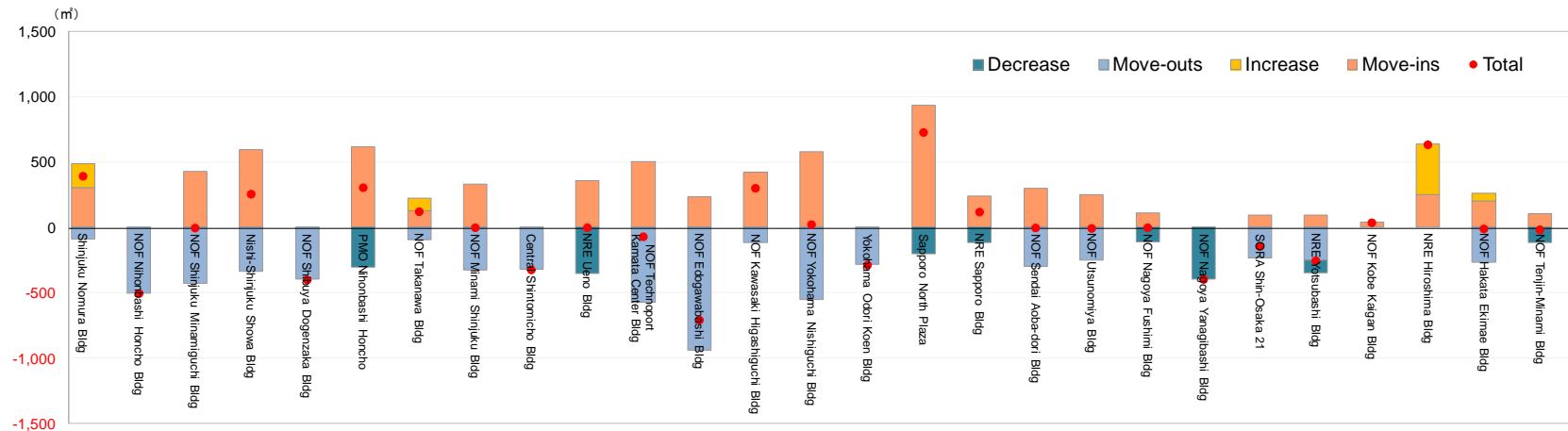
Changes in Average Unit Rent

(Average initial rent for portfolio at period-end = 100)



(Note) Transferred properties are excluded when calculating. NRE Tennozu Bldg is also excluded as its way in calculating the average unit rent has changed due to the conversion of the building to multi-tenanted during the 15th period.

Tenant Status Change in Each Property



List of End-of-Period Appraisal Value

	Property Name	Acquisition Price (¥ mln)	Book Value at 18th Period (¥ mln)	Appraisal Value at 18th Period End (¥ mln)	Appraisal Value (¥ mln)	Difference between (¥ mln)	Change
Central Tokyo	Shinjuku Nomura Bldg	38,730	39,727	45,000	45,500	▲500	▲1.1%
	NRE tennozu Bldg	33,080	32,513	22,700	22,300	400	1.8%
	NOF Nihonbashi Honcho Bldg	20,600	20,550	21,400	21,900	▲500	▲2.3%
	Tennozu Park Side Bldg	14,800	12,560	15,400	16,200	▲800	▲4.9%
	NOF Shinjuku Minamiguchi Bldg	12,300	12,358	9,530	9,530	-	-
	NOF Shibuya Koen-dori Bldg	12,000	12,557	11,500	11,800	▲300	▲2.5%
	Secom Medical Bldg	11,500	11,014	10,600	10,700	▲100	▲0.9%
	NOF Shiba Bldg	10,000	10,001	7,600	8,250	▲650	▲7.9%
	Nishi-Shinjuku Showa Bldg	8,800	8,682	7,850	8,020	▲170	▲2.1%
	NRE Shibuya Dogenzaka Bldg	7,660	7,552	5,910	5,820	90	1.5%
	NOF Tameike Bldg	7,400	7,525	6,310	6,560	▲250	▲3.8%
	Iwamoto-cho Toyo Bldg	6,020	6,003	4,250	4,250	-	-
	NOF Shinagawa Konan Bldg	5,500	5,354	5,090	5,120	▲30	▲0.6%
	NOF Surugadai Plaza Bldg	5,150	4,849	6,120	6,350	▲230	▲3.6%
	PMO Nihonbashi Honcho	5,000	4,818	4,070	4,160	▲90	▲2.2%
	NRE Higashi-nihonbashi Bldg	4,060	4,023	3,490	3,510	▲20	▲0.6%
	PMO Akihabara	3,790	3,798	3,810	3,800	10	0.3%
	Hatchobori NF Bldg	3,160	3,152	2,610	2,620	▲10	▲0.4%
	NOF Kanda Iwamoto-cho Bldg	3,080	3,053	3,970	3,960	10	0.3%
	NOF Takanawa Bldg	3,010	3,049	2,580	2,600	▲20	▲0.8%
PMO Hatchobori	2,430	2,426	2,520	2,500	20	0.8%	
NOF Minami Shinjuku Bldg	2,280	2,291	2,140	2,210	▲70	▲3.2%	
Central Shintomicho Bldg	1,750	1,757	1,320	1,440	▲120	▲8.3%	
PMO Higashi Nihonbashi Bldg	1,480	1,477	1,540	1,530	10	0.7%	
Total Central Tokyo	223,580	221,102	207,310	210,630	▲3,320	▲1.6%	
Suburban Tokyo	NRE Ueno Bldg	7,830	7,771	6,210	6,530	▲320	▲4.9%
	NOF Technoport Kamata Center Bldg	6,416	6,446	6,020	6,470	▲450	▲7.0%
	Toho Edogawabashi Bldg	2,080	2,049	1,270	1,370	▲100	▲7.3%
	Toshin Meguro Bldg	1,340	1,322	948	1,210	▲262	▲21.7%
	Crystal Park Bldg	3,700	3,567	3,180	3,180	-	-
	NOF Kichijoji Honcho Bldg	1,800	1,823	1,620	1,640	▲20	▲1.2%
	Faret Tachikawa Center Square	3,290	2,912	3,900	3,890	10	0.3%
	NOF Kawasaki Higashiguchi Bldg	9,500	9,320	7,550	8,260	▲710	▲8.6%
	NOF Yokohama Nishiguchi Bldg	5,050	4,980	4,800	4,850	▲50	▲1.0%
	NOF Shin-Yokohama Bldg	3,600	3,277	2,700	2,730	▲30	▲1.1%
	Yokohama Odori Koen Bldg	2,993	2,902	1,830	1,920	▲90	▲4.7%
Total Suburban Tokyo	47,599	46,373	40,028	42,050	▲2,022	▲4.8%	

	Property Name	Acquisition Price (¥ mln)	Book Value at 18th Period (¥ mln)	Appraisal Value at 18th Period End (¥ mln)	Appraisal Value (¥ mln)	Difference between (¥ mln)	Change
Other Cities	Sapporo North Plaza	6,820	7,652	5,820	5,690	130	2.3%
	NRE Sapporo Bldg	5,300	4,955	4,560	4,620	▲60	▲1.3%
	JCB Sapporo Higashi Bldg	3,700	3,583	3,220	3,220	-	-
	NOF Sendai Aoba-dori Bldg	3,200	3,128	2,000	2,120	▲120	▲5.7%
	NOF Utsunomiya Bldg	2,970	2,320	2,340	2,390	▲50	▲2.1%
	NOF Nagoya Fushimi Bldg	4,050	4,087	2,270	2,310	▲40	▲1.7%
	NOF Nagoya Yanagibashi Bldg	3,550	3,616	2,190	2,390	▲200	▲8.4%
	Omron Kyoto Center Bldg	23,700	22,048	19,200	19,200	-	-
	SORA Shin-Osaka 21	19,251	18,581	12,600	12,900	▲300	▲2.3%
	NRE Osaka Bldg	6,410	6,230	6,630	6,900	▲270	▲3.9%
	NRE Nishi-Umeda Bldg	5,660	5,692	3,210	3,240	▲30	▲0.9%
	NRE Yotsubashi Bldg	3,940	3,755	4,200	4,460	▲260	▲5.8%
	NOF Kobe Kaigan Bldg	3,280	2,736	2,330	2,380	▲50	▲2.1%
	NRE Hiroshima Bldg	1,930	2,539	2,270	2,310	▲40	▲1.7%
	NOF Hakata Ekimae Bldg	6,750	6,572	4,340	4,340	-	-
	NOF Tenjin-Minami Bldg	3,739	3,642	2,220	2,260	▲40	▲1.8%
Total Other Cities	104,250	101,145	79,400	80,730	▲1,330	▲1.6%	
Grand Total	375,429	368,621	326,738	333,410	▲6,672	▲2.0%	

(A) (B)

Difference between Book Value and Appraisal Value - ¥41,883mln (-¥137,265 / unit)

(B) - (A)

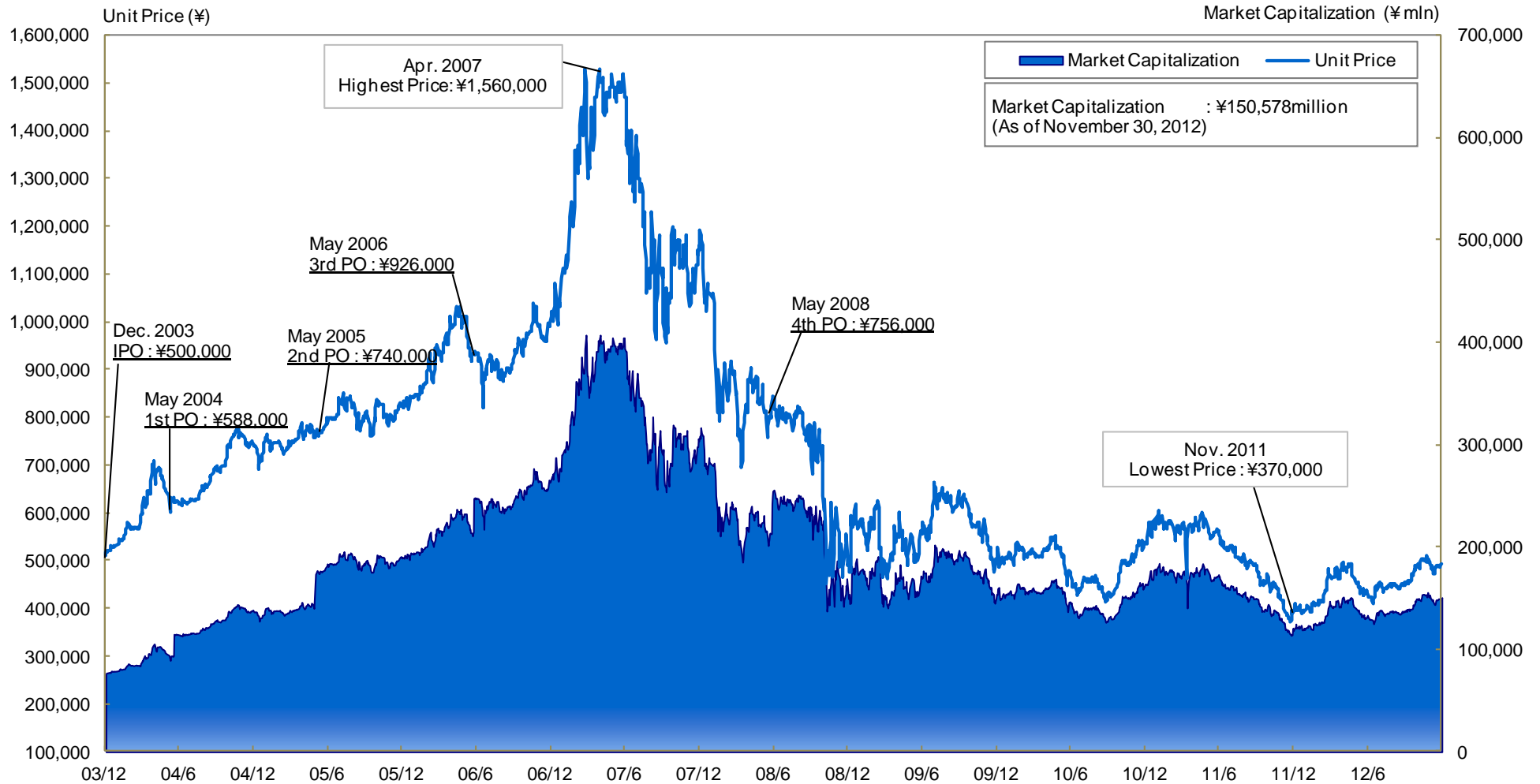
Comparison with the previous period

	16th Period⇒ 17th Period	17th Period⇒ 18th Period
Increase	15	8
±0	13	6
Decrease	23	37

Status of Debts

Repayment Period	Lenders	Amount	Type of Interest	Interest Rate (p.a.)	Repayment Date	Short-term/Long-term						
19th period	4 financial institution	¥10,000million	Fixed (Note1)	1.51175%	Nov. 04, 2012	Short-term debt (including current portion of long-term debt)						
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)							
	1 financial institution	¥1,000million	Floating	0.62833%	Dec. 26, 2012							
	3 financial institution	¥5,000million	Fixed (Note1)	1.87200%	Dec. 27, 2012							
	1 financial institution	¥1,000million	Fixed	1.75250%	Feb. 26, 2013							
	1 financial institution	¥2,000million	Fixed	1.99250%	Feb. 26, 2013							
	2 financial institution	¥4,000million	Floating	1.13000%	Feb. 26, 2013							
20th period	1 financial institution	¥2,000million	Fixed (Note1)	1.14050%	Jun. 24, 2013		¥30,000 million					
	1 financial institution	¥1,000million	Floating	0.87833%	Jun. 24, 2013							
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)							
	1 financial institution	¥2,500million	Fixed (Note1)	0.98550%	Aug. 26, 2013							
	1 financial institution	¥500million	Floating	0.69833%	Aug. 27, 2013							
	1 financial institution	¥500million	Floating	0.65833%	Aug. 27, 2013							
	4 financial institution	¥7,500million	Fixed (Note1)	1.68680%	Dec. 08, 2013							
21st period	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	Long-term debt						
	4 financial institution	¥5,500million	Floating	0.98000%	Feb. 26, 2014							
	3 financial institution	¥4,000million	Fixed	1.98000%	Mar. 19, 2014							
	3 financial institution	¥3,000million	Fixed (Note1)	0.91900%	Jun. 10, 2014							
22nd period	1 financial institution	¥250million	Fixed	1.97000%	(Note2)			¥113,150 million				
	4 financial institution	¥6,000million	Fixed (Note1)	0.83875%	Aug. 26, 2014							
	2 financial institution	¥2,000million	Floating	0.82833%	Aug. 26, 2014							
	1 financial institution	¥1,000million	Floating	0.68563%	Aug. 26, 2014							
23rd period	5 financial institution	¥6,350million	Fixed (Note1)	1.55800%	Dec. 24, 2014		Long-term debt					
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)							
	1 financial institution	¥3,000million	Fixed	1.91875%	Feb. 26, 2015							
	1 financial institution	¥3,000million	Fixed (Note1)	1.69300%	Feb. 26, 2015							
24th period	3 financial institution	¥8,000million	Fixed	2.31750%	Jun. 24, 2015				¥113,150 million			
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)							
	1 financial institution	¥1,000million	Fixed	1.31125%	Aug. 26, 2015							
25th period	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	Long-term debt						
	3 financial institution	¥5,500million	Fixed (Note1)	0.90800%	Feb. 27, 2016							
	1 financial institution	¥6,750million	Fixed	1.97000%	(Note2)							
26th period	3 financial institution	¥3,000million	Fixed (Note1)	1.10100%	Aug. 26, 2016			Long-term debt				
	2 financial institution	¥2,000million	Fixed (Note1)	0.79750%	Aug. 26, 2016							
27th period	2 financial institution	¥1,000million	Fixed (Note1)	1.07450%	Feb. 26, 2017					Long-term debt		
	3 financial institution	¥2,000million	Fixed (Note1)	0.88700%	Feb. 26, 2017							
28th period	2 financial institution	¥3,900million	Fixed (Note1)	1.43500%	Jun. 10, 2017		Long-term debt					
	5 financial institution	¥9,000million	Fixed (Note1)	1.12850%	Aug. 27, 2017							
29th period	5 financial institution	¥12,900million	Fixed (Note1)	1.03775%	Dec. 26, 2017						Long-term debt	
	1 financial institution	¥1,000million	Fixed (Note1)	1.84650%	Feb. 26, 2018							
31st period	3 financial institution	¥3,000million	Fixed (Note1)	1.44450%	Feb. 26, 2019				Long-term debt			
	3 financial institution	¥5,700million	Fixed (Note1)	1.25200%	Aug. 26, 2019							
32nd period	1 financial institution	¥2,200million	Fixed	1.22000%	Aug. 26, 2019							Long-term debt
	3 financial institution	¥2,500million	Fixed	1.27625%	Aug. 26, 2019							
34th period	1 financial institution	¥1,100million	Fixed	1.53674%	Aug. 26, 2020	Long-term debt						
Total debt		¥143,150million	-	-	-							
23rd period	Public offering	¥6,000million	Fixed	0.94%	Nov. 26, 2014			Investment Corporation Bonds				
	Private placement	¥5,000million	Fixed	1.85%	Mar. 16, 2015							
25th period	Public offering	¥10,000million	Fixed	2.05%	Nov. 30, 2015					Investment Corporation Bonds		
27th period	Public offering	¥5,000million	Fixed	2.21%	Mar. 17, 2017							
29th period	Public offering	¥4,000million	Fixed	1.52%	Nov. 24, 2017							
33rd period	Private placement	¥5,000million	Fixed	2.47%	Mar. 16, 2020							
49th period	Public offering	¥4,500million	Fixed	2.90%	Mar. 17, 2028							
Total bonds		¥39,500million	-	-	-		-					
Grand total		¥182,650million	-	-	-		-					

Unit Price and Market Capitalization (Dec. 4, 2003 – Nov. 30, 2012)



The following is the joint statement issued by Nomura Real Estate Office Fund, Inc. and Nomura Real Estate Asset Management when the Office Fund was listed on December 4, 3003.



NOMURA
Office Fund

Nomura Real Estate Office Fund Inc. believes that the listing of Real Estate Investment Trust (REIT) serves to form a foundation on which the nation can build its financial resources. Long-term investment capital will contribute to the stabilization of the real estate market as well as the Japanese economy as a whole.

The majority of investors place a priority on stable investment. Responding to such asset building needs, Nomura Real Estate Office Fund Inc. has set its investment policy as “stability over the mid- to long-term”.

Committed to contributing to the nation’s economic growth in every way it can, Nomura Real Estate Office Fund Inc. is determined to continue doing its best to combine private financial resources directly with real estate.

AN INVESTOR ORIENTED COMPANY
respecting the trust and expectations of investors

Nomura Real Estate Office Fund, Inc.

(TSE code: 8959)

<http://www.nre-of.jp/english/>

Fund Manager: Nomura Real Estate Asset Management Co., Ltd.



NOMURA REAL ESTATE ASSET MANAGEMENT



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Investors wishing to purchase Nomura Real Estate Office Fund, Inc. investment units should contact their securities brokers or dealers. A fee may be charged by individual financial instruments business operators in relation to the sale or purchase of investment units.

For information regarding the management fees that the Fund pays to Nomura Real Estate Asset Management Co., Ltd., please refer to the terms and conditions of the Fund, asset management reports, etc.

Forward-looking statements with respect to future financial results contained in this document are based on current facts relating to the investment policy of the Fund, applicable laws and regulations, the market environment, business practices, etc., as of the date of preparation of this document and do not reflect or consider any changes in circumstances after the date of preparation. These forward-looking statements inherently reflect uncertainty about known as well as unknown risks and other factors, and may deviate from the actual operating and management results, financial conditions, etc., of the Fund.

Investment in real estate investment securities may result in losses due to a decline in transaction prices caused by, for example, changes in the price or the revenue-generating capability of the underlying properties or deterioration of the financial conditions of the issuer.

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