



For Translation Purposes Only

December 21, 2012

**For Immediate Release**

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

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**Notice Concerning Transfer of a Property**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today, that the Fund decided on transfer of the asset and entered into a sale and purchase agreement (the “Agreement”), as stated below.

**1. Summary of Assets scheduled to be Transferred**

(1) Type of Asset:	Trust Beneficial Interest
(2) Property Name:	NOF Kobe Kaigan Building
(3) Transfer Price:	3,050 million yen (Excluding property taxes, urban planning taxes, consumption taxes and local consumption taxes)
(4) Book Value(Note):	2,736 million yen
(5) Difference between Transfer Price and Book Value:	313 million yen
(6) Date of Agreement:	December 21, 2012
(7) Scheduled Transfer Date:	January 17, 2013
(8) Transferee:	Refer to “4. Transferee Profile” below
(9) Form of Payment	Deposit paid at time of agreement, remaining amount paid at time of disposition

(Note) The book value is a reference amount as of October 31, 2012, and the figures may differ as of the scheduled transfer date.

The asset to be transferred will be referred to as the “Property”, hereinafter.

**2. Reason for Transfer of the Property**

Resulted from its overall consideration of the earnings outlook, increase/decrease in asset value, and the current price of the Property, the Fund decided to transfer the Property with the conclusion that the transfer of the Property will lead to generate capacity to acquire new properties for improvement of the quality of its portfolio.

### 3. Property Summary for the Assets Scheduled to be Transferred

Property Name		NOF Kobe Kaigan Building				
Type of Asset		Trust Beneficial Interest				
Trustee		Sumitomo Mitsui Trust Bank., Ltd.				
Term of Trustee Agreement		May 10, 2002 to April 30, 2022				
Location (Note 1)	Registry	3, 4-3 Kaigan-dori, Chuo-ku, Kobe-shi, Hyogo Prefecture				
	Street	3 Kaigan-dori, Chuo-ku, Kobe-shi, Hyogo Prefecture				
Completion Date (Note 1)		February 28, 1998				
Use (Note 1)		Office, retail, parking				
Structure (Note 1)		S•SRC B1/16F				
Area (Note 1)	Land	1,451.31 m <sup>2</sup>				
	Building	10,292.93 m <sup>2</sup>				
Type of Ownership	Land	Proprietary ownership (100%)				
	Building	Proprietary ownership (100%)				
Acquisition Date		December 5, 2003				
Scheduled Transfer Date		January 17, 2013				
Transfer Price		¥3,050million				
Book Value(Note 3)		¥ 2,736 million				
Appraisal Value and Method		¥ 2,330 million				
		(Appraiser: Tanizawa Sōgō Appraisal Co., Ltd) (Value as of October 31, 2012)				
Leasing Status (as of December 21, 2012)						
Total Number of Tenants		32				
Total Rental Income		¥237,204 thousand (The total of rents for end tenants in December 2012 (on the contract basis) x 12)				
Security Deposits		¥152 million (Note 4)				
Total Leased Floor Space		5,284.09 m <sup>2</sup>				
Total Leasable Floor Space		6,425.16 m <sup>2</sup>				
Occupancy Rates in the Past		October 31, 2008	October 31, 2009	October 31, 2010	October 31, 2011	October 31, 2012
		98.6%	93.8%	94.4%	86.4%	82.2%

(Notes)

1. Location (Registry) and Several Other Items:  
“Location (Registry)”, “Completion Date”, “Use”, “Structure” and “Area” are based on the information in the real estate registry. “Area” shows the spaces for the entire land and building, each respectively.
2. The date on which the Fund acquired the Property.
3. The book value is a reference amount as of October 31, 2012, and the figures may differ as of the scheduled transfer date.
4. Security Deposits:  
Security Deposits are the total of contracted security deposits and compensations (rounded down to the nearest one million yen).

### 4. Transferee Profile

As the Fund has not obtained an agreement with the transferee, who are Japanese General Operating Companies, this information is not disclosed. The transferee is not related parties under the Law Concerning Investment Trusts and Investment Corporations (Investment Trust Law) of the asset management company.

### 5. Brokerage Profile

Company Name	Nomura Real Estate Development Co., Ltd. (NRED)
Headquarters	1-26-2, Nishishinjuku, Shinjuku-ku, Tokyo
Representative	Kamezo Nakai, President
Principal Business	Real Estate Business

Capital	¥2,000 million (as of April 1, 2012)
Date of Incorporation	April 15, 1957
Relationship with the Fund and the Asset Management Company	
Capital relationship	NRED holds 5.01% of the Fund's investment units as of October 31, 2012. NRED is an affiliated company of NREHD, which holds 100% ownership of Nomura Real Estate Asset Management Co., Ltd. ("NREAM"), the Fund's Asset Management Company, and therefore, is the "Related Party" under the Investment Trust Law.
Personnel relationships	The Asset Management Company's employees are dispatched from the said company.
Business relationships	NRED is the property management company and the lessee of the Fund's properties, etc., as of the end of the fiscal period ended October 31, 2012. NREAM concluded "Information Provision Agreement" with NRED.
Status of related parties	The said company is not considered a directly associating party of the Fund. However, as stated above, the said company is a Related Party of the Asset Management Company as it is a fellow subsidiary.
Commission	¥91 million yen (excluding consumption taxes and local consumption taxes)

## 6. Transaction with Related Parties

The brokerage of the transaction is a Related Party under the Investment Trust Law. Therefore, the Asset Management Company determined the transfer and the terms and conditions of the transaction, including the commission and the other conditions to the restrictions and formalities concerning the transactions with related parties as set forth in the Investment Trust Law and the Asset Management Company's bylaws and duly authorized by the Compliance Committee and Investment Committee of the Asset Management Company.

## 7. Forecasts of Financial Results

A portion of the capital gains from the sale of the Property is scheduled to be booked to accumulate compression reserves for reduction entry utilizing the "Exceptional Handling of Taxation in the Event of In-Advance Acquisition of Land, etc. in 2009 and 2010 for Future Use." Forecasts of the financial results for the fiscal period ending April 30, 2013 (from November 1, 2012 to April 30, 2013) have not been changed due to the slight effect by the transfer of the Property.

### 【Exhibit】

Exhibit                      Portfolio after the Transfer of the Properties

\*<Nomura Real Estate Office Fund, Inc> URL: <http://www.nre-of.co.jp/english/>

## Portfolio after the Transfer of the Properties

Area	Property Name	Acquisition Price (Scheduled) (million yen)	Percentage to total (%) (Note 1)	Date of Acquisition (Scheduled)
Tokyo Central Area (Note 2)	Shinjuku Nomura Building	38,730	10.4	December 8, 2003
	NRE Tennozu Building	33,080	8.9	March 18, 2005
	NOF Nihonbashi Honcho Building	20,600	5.5	December 5, 2003
	Tennozu Park Side Building	14,800	4.0	February 27, 2004
	NOF Shinjuku Minamiguchi Building	12,300	3.3	June 25, 2008
	NOF Shibuya Koen-dori Building	12,000	3.2	September 28, 2004
	Secom Medical Building	11,500	3.1	September 1, 2006
	NOF Shiba Building	10,000	2.7	May 25, 2004
	Nishi-Shinjuku Showa Building	8,800	2.4	November 30, 2005
	NRE Shibuya Dogenzaka Building	7,660	2.1	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
	NRE Higashi-nihonbashi Building	4,060	1.1	January 14, 2009
	PMO Akihabara	3,790	1.0	January 13, 2012
	Hatchobori NF Building	3,160	0.8	August 10, 2007
	NOF Kanda Iwamoto-cho Building	3,080	0.8	February 26, 2004
	NOF Takanawa Building	3,010	0.8	February 27, 2009
	PMO Hatchobori	2,430	0.7	November 1, 2011
	NOF Minami Shinjuku Building	2,280	0.6	June 25, 2004
	Central Shintomicho Building	1,750	0.5	June 25, 2008
	PMO Higashi-nihonbashi	1,480	0.4	November 1, 2011
	Total of Tokyo Central Area (24 properties)	223,580	60.1	
Suburban Tokyo (Note 2)	NRE Ueno Building	7,830	2.1	January 14, 2009
	NOF Technoport Kamata Center Building	6,416	1.7	December 5, 2003
	Toho Edogawabashi Building	2,080	0.6	March 28, 2008
	Toshin Meguro Building	1,340	0.4	June 25, 2008
	Crystal Park Building	3,700	1.0	February 28, 2006
	NOF Kichijoji Honcho 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	2.6	June 30, 2005
	NOF Yokohama Nishiguchi Building	5,050	1.4	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 (11 properties)	47,599	12.8	
Other Regional Cities (Note 2)	Sapporo North Plaza	6,820	1.8	June 1, 2006
	NRE 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	0.9	November 30, 2005
	NOF Utsunomiya Building	2,970	0.8	December 5, 2003
	NOF Nagoya Fushimi Building	4,050	1.1	December 25, 2009
	NOF Nagoya Yanagibashi Building	3,550	1.0	September 29, 2005
	Omron Kyoto Center Building	23,700	6.4	March 20, 2007
	SORA Shin-Osaka 21	19,251	5.2	April 25, 2008
	NRE Osaka Building	6,410	1.7	December 5, 2003
	NRE Nishi-Umeda Building	5,660	1.5	September 26, 2008
	NRE Yotsubashi Building	3,940	1.1	December 5, 2003
	NRE Hiroshima Building	1,930	0.5	December 5, 2003
	NOF Hakata Ekimae Building	6,750	1.8	June 27, 2008
	NOF Tenjin-Minami Building	3,739	1.0	March 27, 2009
	Total of Other Regional Cities (15 properties)	100,970	27.1	
Subtotal (50 properties)		372,149	100.0	10. 4

## (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 areas other than Tokyo Central Area and Suburban Tokyo.