



For Translation Purposes Only

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**For Immediate Release**

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**Notice Concerning Forecasts of Financial Results  
for the Fiscal Period Ending April 30, 2007**

Nomura Real Estate Office Fund, Inc. ("Nomura Office Fund" or the "Fund") announces its forecasts of financial results for the seventh fiscal period (November 1, 2006 to April 30, 2007). The forecasts are summarized as follows.

**1. Forecasts of Financial Results for the Seventh Fiscal Period Ending April 30, 2007**

Operating Revenues (Millions of Yen)	Current Profits (Millions of Yen)	Net Income (Millions of Yen)	Cash Distribution per Unit (Yen)	Distribution in Excess of Net Income per Unit (Yen)
10,914	3,989	3,988	15,000	—

**[Related Information]**

Expected number of investment units outstanding: 265,903 units

**[Notes]**

1. The forecasts presented in this document are calculated as of today based on the assumptions as set forth in the Exhibit. The actual operating revenues, current profits,

net income and cash distribution per unit may vary due to the acquisition and sale of properties, if any, changes in the real estate market and other factors affecting the Fund. Nomura Office Fund does not guarantee the cash distribution amount identified above.

2. Nomura Office Fund may revise the forecasts if the Fund expects a large variance from the above forecasts.
3. Amounts less than a million yen under “Operating Revenues” / “Current Profits” / “Net Income,” and amounts less than one yen under “Cash Distribution per Unit” are rounded off.

## 2. Reason for Announcement

Nomura Office Fund announces its forecasts of financial results of current fiscal period (November 1, 2006 to April 30, 2007) at the beginning of the period for the purpose of continuous disclosure of the forecasts. The Fund will update forecasts for the period again at the time of announcement of the results for the sixth fiscal period (May 1, 2006 to October 31, 2006) on December 20, 2006 (planned) after reviewing assumptions listed in the Exhibit.

### [Exhibit]

#### **Assumptions for Forecasts of Financial Results for the Fiscal Period Ending April 30, 2007**

Item	Assumptions
Period	<ul style="list-style-type: none"> <li>Seventh fiscal period: November 1, 2006 through April 30, 2007</li> </ul>
Investment Portfolio	<ul style="list-style-type: none"> <li>The Fund assumes that the investment portfolio consisting of 30 properties owned by the Fund as of today will remain unchanged up to the end of the seventh fiscal period (April 30, 2007).</li> <li>In practice, the investment portfolio is subject to potential change.</li> </ul>
Operating Revenues	<ul style="list-style-type: none"> <li>The forecast of operating revenues for the seventh fiscal period is based upon the operating revenues from 30 properties owned by the Fund as of today.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>In general, the fixed asset taxes and urban planning taxes imposed on the properties in the tax year including the date of transaction are distributed to the seller and the purchaser on a daily pro-rata basis and settled at the time of acquisition, and such taxes are deemed as the acquisition costs but not included in the expenses. Taxes relating to the 29 properties out of 30 properties owned by the Fund at the end of the sixth fiscal period are calculated as expenses.</li> <li>As for the repair and maintenance, the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) estimates the required amounts for the respective properties for each of the fiscal periods based on the medium- and long-term repair plans. However, it is possible that the actual repair expenses for the fiscal periods may differ significantly from the estimates since (i) an unforeseeable event might cause serious damage to a building requiring emergent repair expenditure, (ii) amounts might vary year by year, and (iii) certain types of repair expenses are not required every year.</li> <li>Rental income after deducting the leasing business expenses (including depreciation) is estimated at ¥5,877 million. Depreciation are estimated at ¥1,539 million.</li> <li>The operating expenses other than the leasing business expenses (including asset custody fees and general administration fees) are estimated at ¥980 million.</li> </ul>
Non-Operating	<ul style="list-style-type: none"> <li>Interest payable is estimated at ¥832 million.</li> </ul>

Expenses	
Debt Financing	<ul style="list-style-type: none"> <li>The amount of the Fund's loan debts outstanding as of today is ¥76 billion of loan and ¥30 billion of investment corporation bonds. The Fund assumes that there will be no changes in debt amounts up to the end of the seventh fiscal period (April 30, 2007).</li> </ul>
Investment Units	<ul style="list-style-type: none"> <li>The Fund assumes that the number of investment units are 265,903 units outstanding as of today.</li> </ul>
Cash Distribution per Unit	<ul style="list-style-type: none"> <li>Cash distribution per unit is calculated according to the Fund's distribution policy outlined in its Articles of Incorporation.</li> <li>Cash distribution per unit may vary due to various factors, including the changes in rent income caused by the tenant replacements and unforeseen repairs.</li> </ul>
Distribution in Excess of Net Income per Unit	<ul style="list-style-type: none"> <li>The Fund does not currently plan any distribution in excess of net income per unit.</li> </ul>
Others	<ul style="list-style-type: none"> <li>The Fund assumes that there will be no amendments in legislation, taxation, Japanese GAAP, listing requirements and Investment Trusts Association regulations, which affect the above forecasts.</li> <li>The Fund assumes that there will be no material changes in general economic conditions and real estate markets.</li> </ul>