



NOMURA
Office Fund

NOMURA REAL ESTATE OFFICE FUND

19th Fiscal Period

(Ended April 30, 2013)

**Analyst Meeting
Presentation Material**



August 2013



Contents

1. Highlights of the 19th Fiscal Period

▪ 19th Fiscal Period Financial Statement Overview	2
▪ 19th Fiscal Period Performance	3
▪ Changes in Total Portfolio	4
▪ Appraisal Value Status (19th Fiscal Period End)	5
▪ Financial Status (as of April 30, 2013)	6
▪ Environment: Office Leasing Market	7
▪ Management Results	8
▪ Approaches to Internal Growth	9
▪ Environment: Office Investment Market	10

2. Public Offering Overview and Investment Strategies

▪ 5th Public Offering Overview (1)	12
▪ 5th Public Offering Overview (2) Newly Acquired Properties	13
▪ 5th Public Offering Overview (3) Forecasts	14
▪ Investment Strategies	15
▪ Fund Management Strategies	16

3. Details of the Financial Results

▪ Income Statement	18
▪ Balance Sheet	19
▪ Cash Distribution	20
▪ 20th Fiscal Period (October 2013) Forecast	21
▪ Diversification of Tenants (as of April 30, 2013)	22
▪ Unitholders (as of April 30, 2013)	23

Appendix

▪ Fund Summary	25
▪ Changes in Performance	26
▪ Cash Flow Statement (19th Fiscal Period)	27
▪ List of Properties 1 (Central Tokyo)	28
▪ List of Properties 2 (Suburban Tokyo)	29
▪ List of Properties 3 (Other Cities)	30
▪ Map of Properties	31
▪ Approaches to Management: Acquisition of DBJ Green Building Certification	32
▪ Earnings by Properties	33
▪ Changes in Average Unit Rent / Tenant Status Change	34
▪ List of End-of-Period Appraisal Value	35
▪ Status of Debts	36
▪ Changes in Investment Unit Price	37
▪ Summary of Asset Management Company	38

NOMURA REAL ESTATE OFFICE FUND



NOMURA
Office Fund

1. Highlights of the 19th Fiscal Period

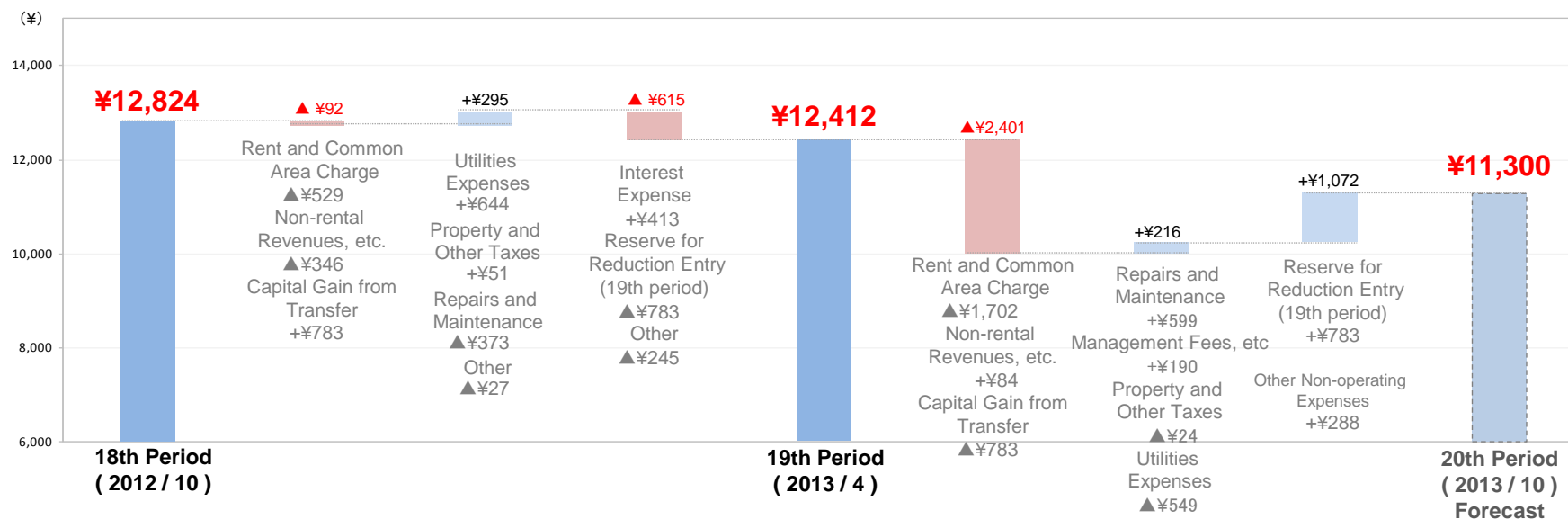
19th Fiscal Period Financial Statement Overview

Performance of the 18th Period (181 days)

	18th Period (ended Oct. 31, 2012)	19th Period (ended Apr. 30, 2013)	(Comparison)	20th Period Forecasts (will end Oct. 31, 2013)	(Comparison)
Operating Revenues	¥12,701 million	¥12,673 million	▲ 0.2%	¥11,940 million	▲ 5.8%
Operating Profits	¥5,482 million	¥5,544 million	1.1%	¥4,878 million	▲ 12.0%
Net Income	¥3,912 million	¥4,026 million	2.9%	¥3,447 million	▲ 14.4%
Cash Distribution per Unit	¥12,824 /unit	¥12,412 /unit	▲ 3.2%	¥11,300 /unit	▲ 9.0%

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

Difference in Cash Distribution



19th Fiscal Period Performance

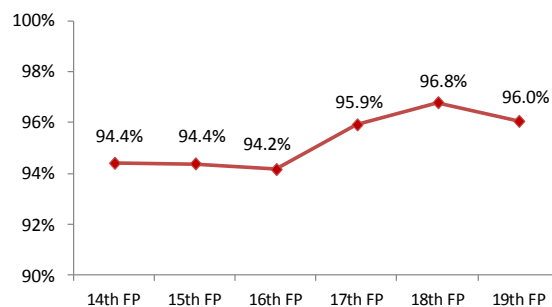
Management

- Maintaining high occupancy rates

[End-of-Period Occupancy Rate]

End-18th Period : 97.0% → End-19th Period : 95.9%

[Average Occupancy Rate]



[18th FP] [19th FP]

Total Portfolio	96.8% → 96.0%	(-0.8pt)
Central Tokyo	97.5% → 97.1%	(-0.4pt)
Suburban Tokyo	96.4% → 94.5%	(-1.9pt)
Other Cities	96.1% → 95.5%	(-0.6pt)

Investment

- Transferred NOF Kobe Kaigan Bldg as part of properties replacement



NOF Kobe Kaigan Bldg

Completion Feb. 1998
 Transfer Price ¥3,050 mln
 Book Value ¥2,718 mln
 Profit on Sale ¥239 mln

Date of Transfer Jan 17, 2013

[Allocation by Area]

	[18th FP]	[19th FP]	
Central Tokyo	59.6%	⇒ 60.1%	(+0.5pt)
Suburban Tokyo	12.7%	⇒ 12.8%	(+0.1pt)
Other Cities	27.8%	⇒ 27.1%	(-0.7pt)

Improvement of Portfolio Quality

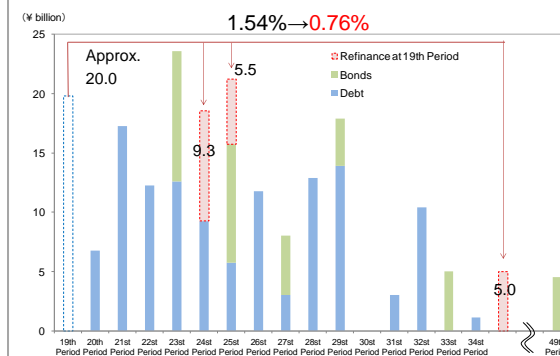
Improve Profitability

Decrease the Share of Other Cities

Finance

- Refinancing approx. ¥20 billion
 ※¥3.45billion was repaid from cash in hand

Average Interest Rate before and after Refinancing



- Decline in interest costs

- Further diversification and elongation of repayment term

[18th FP] [19th FP]

Weighted Average Interest Rate	1.51% → 1.42%	(-0.09pt)
Average Remaining Duration	3.4 yr. → 3.4 yr.	(0.0yr.)
Loan Interest Rate Fixed Ratio	91.5 % → 85.9 %	(-5.6pt)
LTV Level	46.0 % → 45.5 %	(-0.5pt)

Promote Leasing

+

Promote Property Replacement

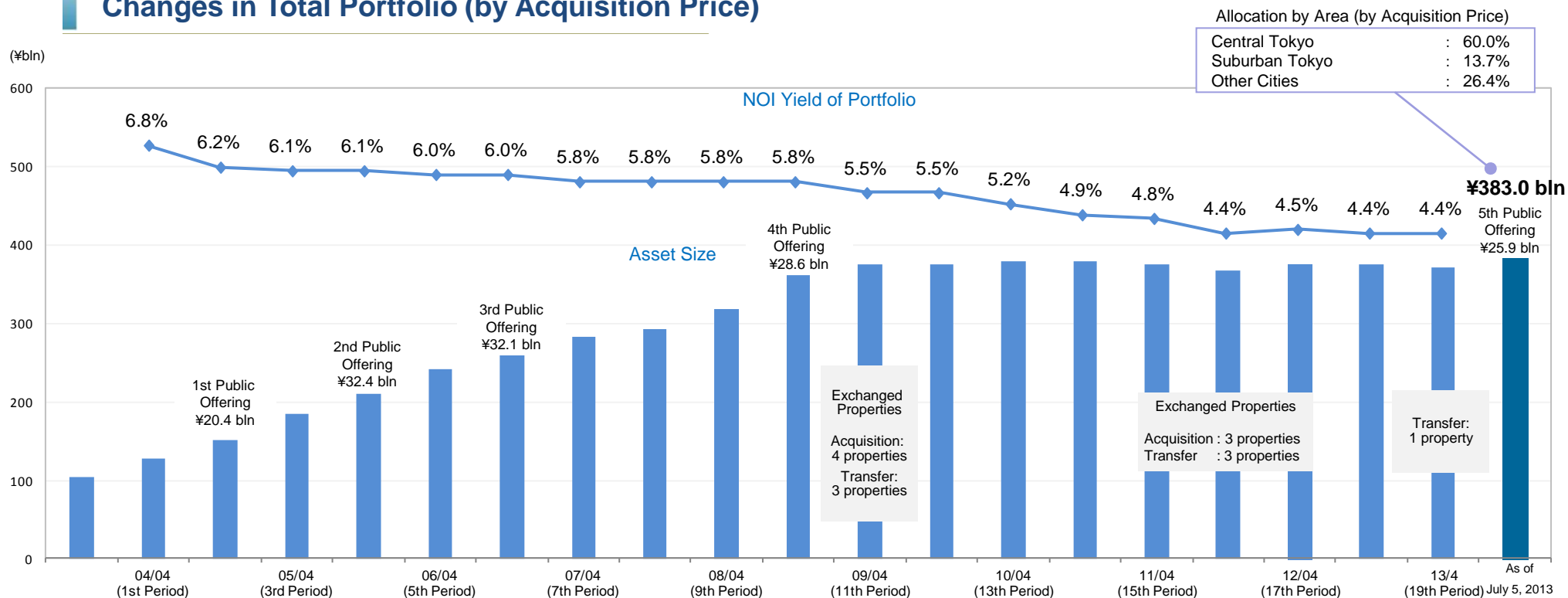
+

Refinancing

Recover Profitability

Changes in Total Portfolio

Changes in Total Portfolio (by Acquisition Price)



Portfolio Overview

(19th Fiscal Period End)

Acquisition Price **¥372.1 billion**

Number of Properties **50**

Leasable Floor Space **399,843 m²**

(After Acquisition of 3 properties, as of 5 July)

Acquisition Price **¥383.0 billion**

Number of Properties **53**

Leasable Floor Space **411.262 m²**

Appraisal Value Status (19th Fiscal Period End)

Appraisal Values at 19th Period End

Total Appraisal Value **¥316.7 billion**

Total Book Value **¥365.3 billion**

Total Unrealized Gain/Loss **▲ ¥45.8 billion**

<Appendix>

Total Unrealized Gain/Loss per Unit : ▲¥ 159,000

BPS per Unit : ¥ 621,329

NAV per Unit : ¥ 462,329

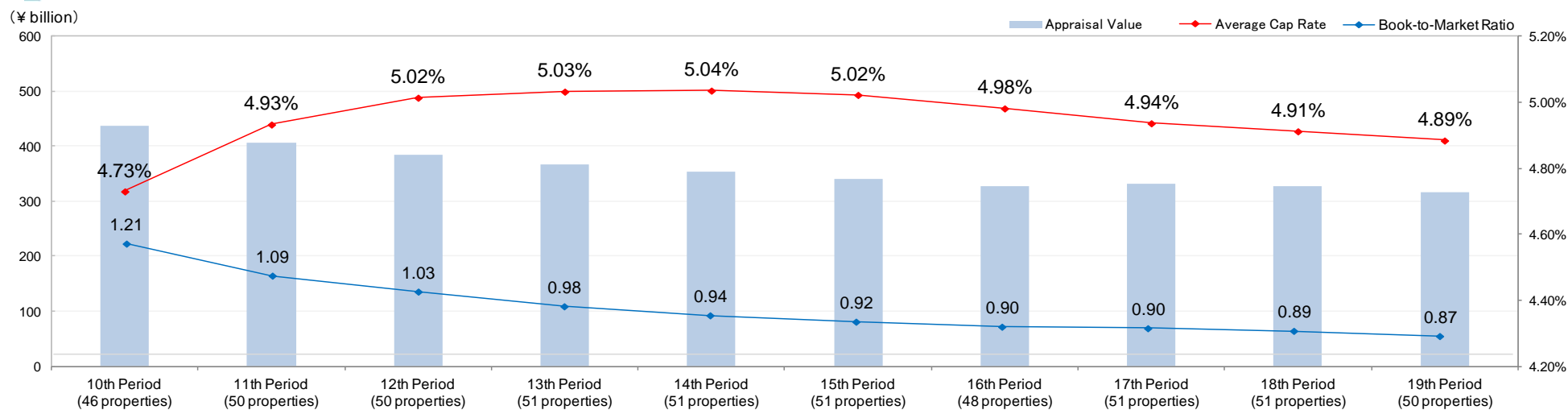
Appraisal Value Details

	18th Period End (¥bln) ※	19th Period End (¥bln)	Change
Appraisal Value	324.4	316.7	▲2.3%

	18th Period End (Number of properties)	19th Period End (Number of properties)	
Increase	8	8	16.0%
Flat	6	10	20.0%
Decrease	36	32	64.0%
Total	50	50	100.0%

※Exclude NOF Kobe Kaigan Bldg

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



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

Financial Status (as of April 30, 2013)

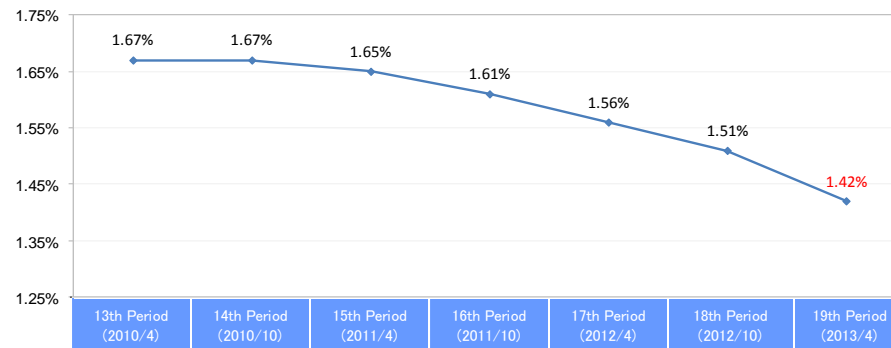
Status of Debts

Interest-bearing Debt Outstanding ¥179.2 billion	Average Interest-rate 1.42 %
Ratio of Long-term Debts 86.6 %	Ratio of Fixed-rate Debts 85.9 % <small>*Including interest-rate swap transactions</small>
Average Remaining Duration 3.4 years	LTV(Loan-to-Value) 45.5%

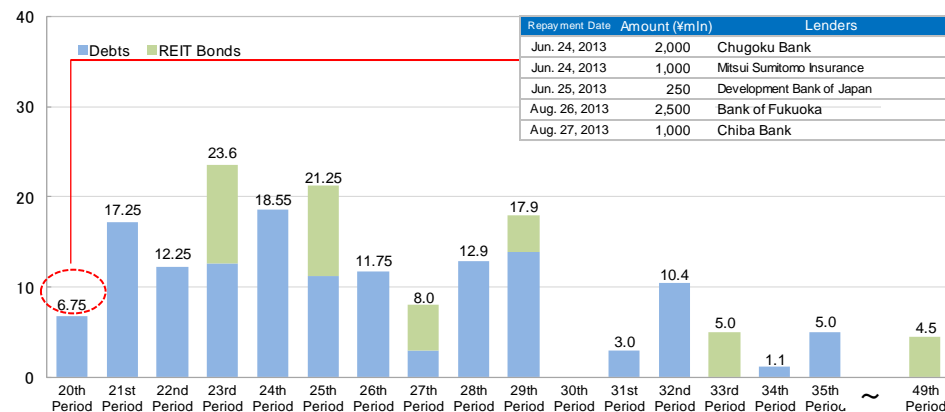
Rating

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

Average Interest-Rate



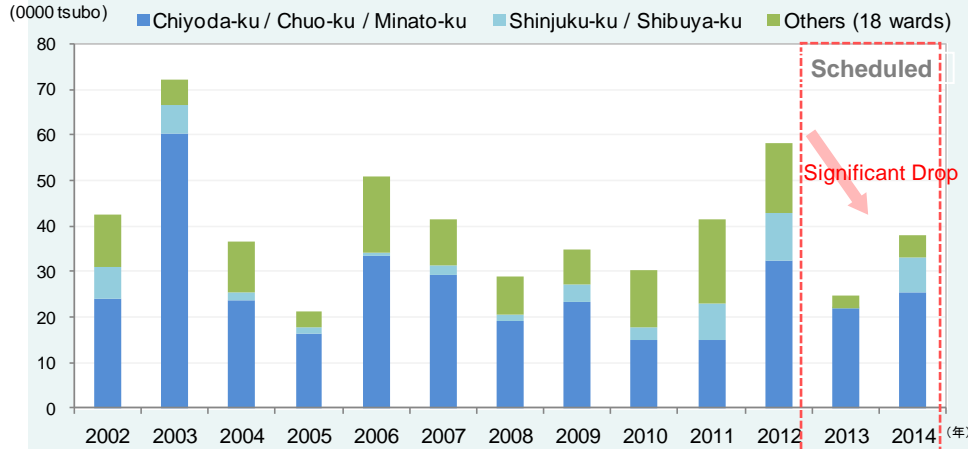
Diversification of Maturity



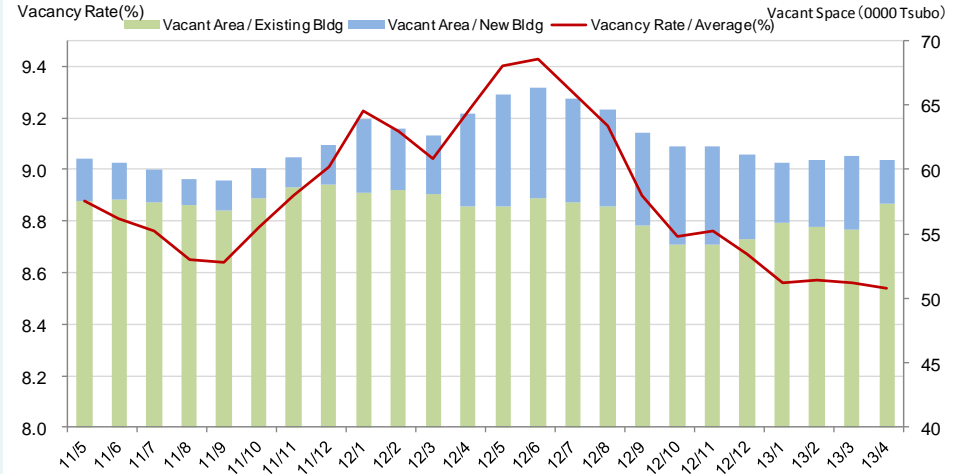
Environment: Office Leasing Market

Current Condition

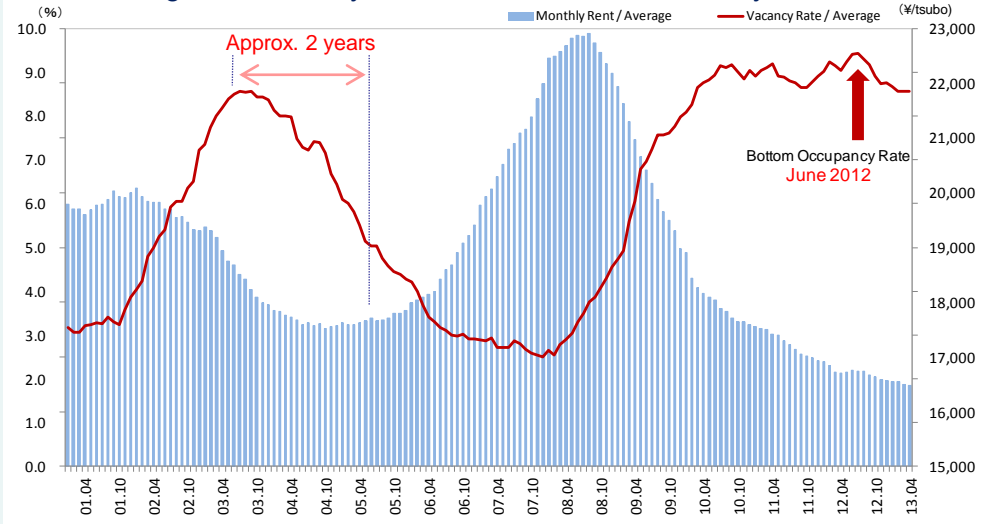
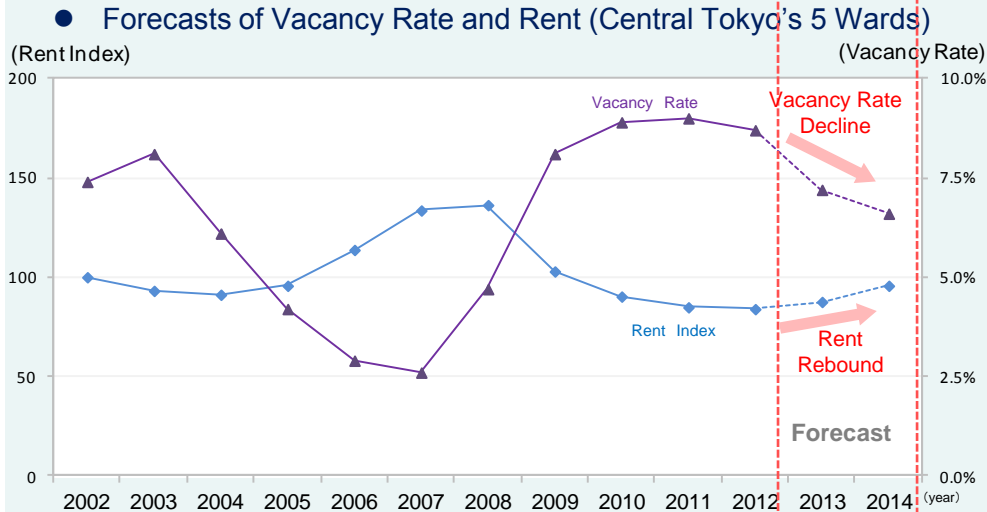
Changes in Supply of New Office Buildings (Tokyo's 23 Wards)



Vacancy Rate and Vacant Floor Area in Central Tokyo's 5 Wards



Changes in Vacancy Rate and Rent in Central Tokyo's 5 Wards



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

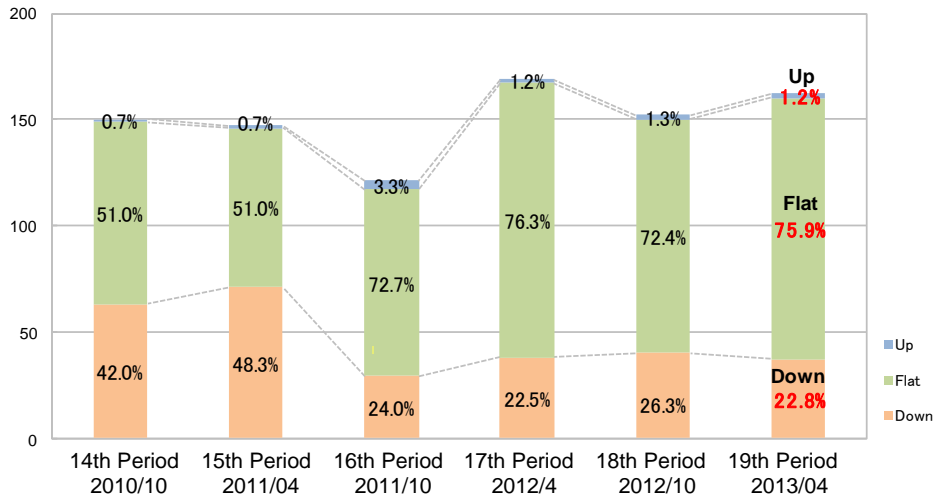
▶ Vacancy rate is steadily improving. Vacancy rate is also decreasing. Now at the bottom, rent levels will recover from 2014 and for the foreseeable future.

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

Management Results

Maintain Rent Level

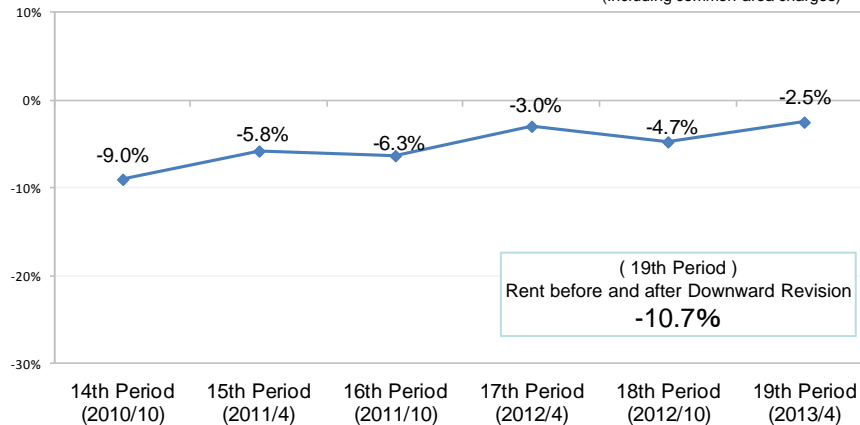
Results of Contract Renewals (number of renewals)



Ratio of Change in Rent before and after Revision

• Change = ((Rent of renewed contracts / rent of previous contracts) - 1) x 100

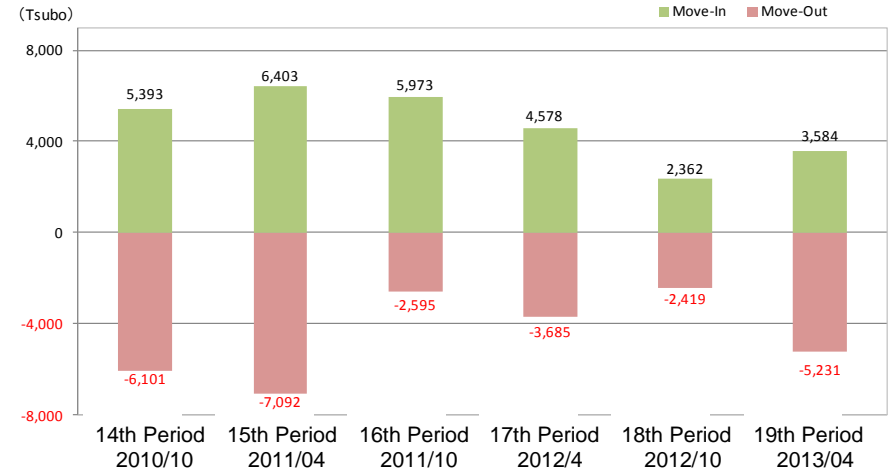
(Including common area charges)



Maintain High-Occupancy Rate

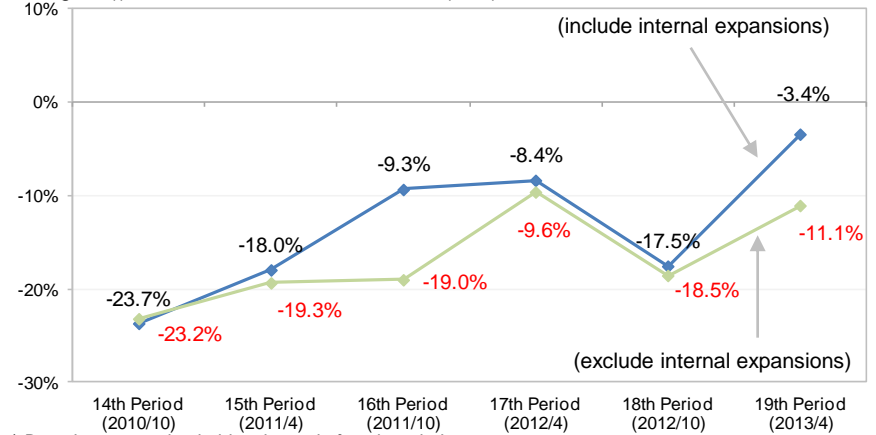
Rate of Move-out and Move-in

(Rate of area change to area of the portfolio)



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

• Change = ((Rent of move-in / rent of move-out) - 1) X 100 (Including common area charges)



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

Approaches to Internal Growth

Property Successfully Leased : PMO Hatchobori



Completion : May 2009
 Leasable Area : 2,074.66㎡(627.58 Tsubo)
 Location : Chuo-ku, Tokyo
 (1 min. walk from Hatchobori Station)

PMO is an office building series based on a new concept for medium size office buildings to realize

PMO
 PREMIUM MIDSIZE OFFICE

- **Sophistication**
- **The Most Advanced Equipment**
- **Safe Operation and Management** with quality equal to large-size office buildings

[Move-Outs]
 4 sections/ approx. 313 Tsubo
 A : At the end of Nov. 2012
 B : At the end of Dec. 2012
 C : At the end of Feb. 2013
 D : At the end of Jun. 2013



[Move-Ins]
 4 sections/ approx. 313 Tsubo
 A : Dec. 1, 2012
 B : Mar. 29, 2013
 C : Mar. 1, 2013
 D : Jul. 1, 2013

Average Down Time : Approx. 1 month

Average Free Rent Periods: Approx. 2.3 months

Change in Rent after Replacement : Up by Approx. 5.4 %

Acquiring tenants from other PMOs or retain tenants needing floor expansion within the building, and realizing full occupancy through the early conclusion of leasing contracts on favorable terms.

NOF Surugadai Plaza Building



Informed of the tenant's intent to vacate during 18th FP: 1,258.68 Tsubo (entire building)

1 corporation entered
 Contract for approx. 780 Tsubo
 +
 Contract for 1 floor (approx. 190 Tsubo)

Occupancy Rate: 77.3% (Contract-Based)

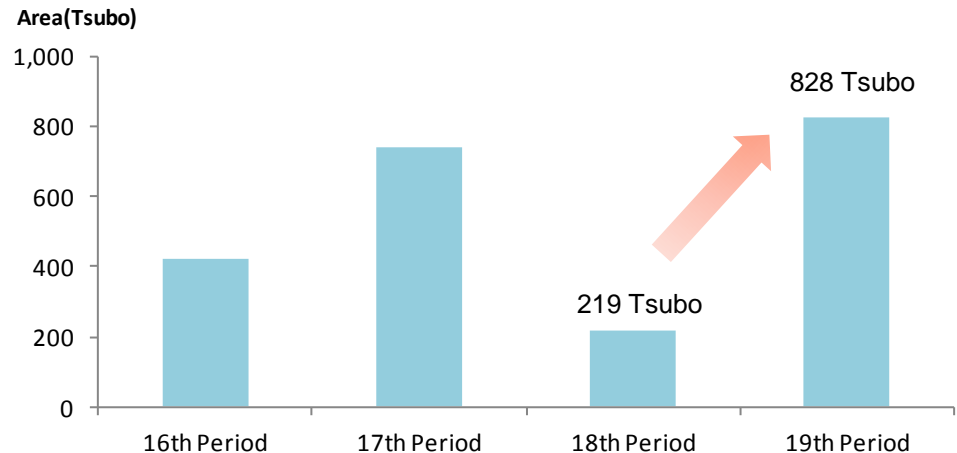
Leasing Policy

- Respond to customer BCP needs with excellent locations and high-class specifications (seismically isolated structure)
- Nomura Real Estate Group leasing team employed to approach leading companies

Steadily Improved Occupancy Rate through Leasing

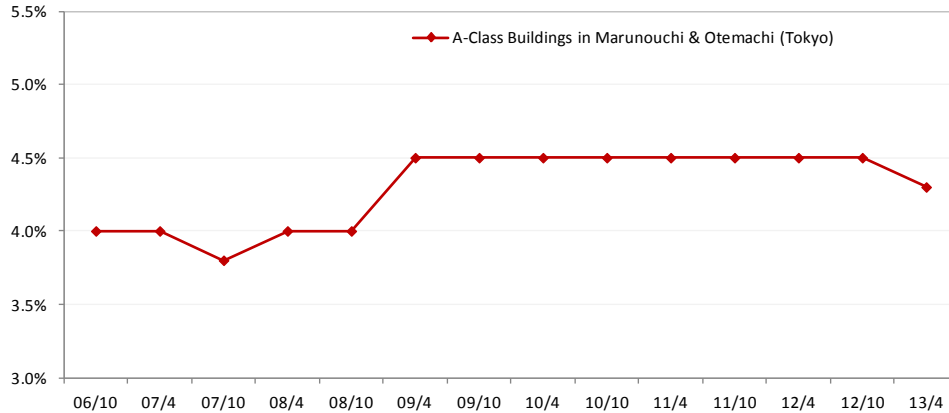
Retain tenants with a need for floor expansion

Retained tenant with need for an **approx. 828 Tsubo** floor expansion inside the building (3.7 times as much as the previous period)



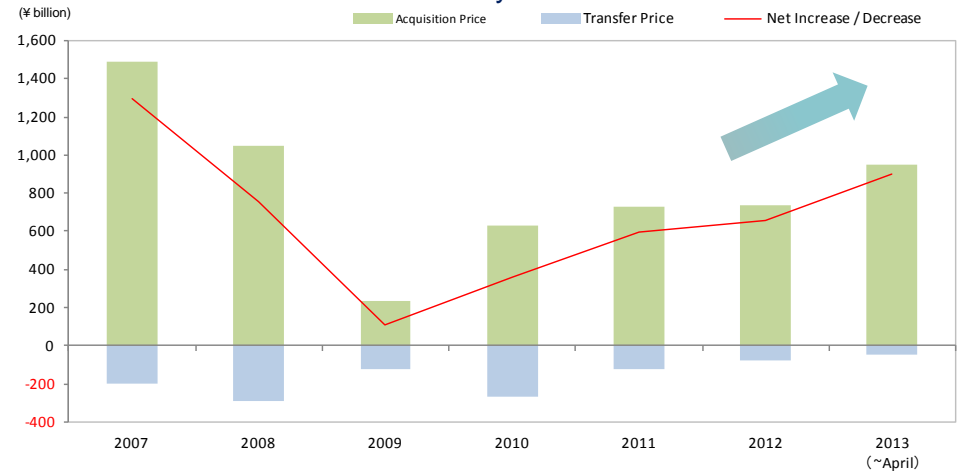
Environment: Office Investment Market

● Market Cap Rate by the Japanese Real Estate Investor Survey



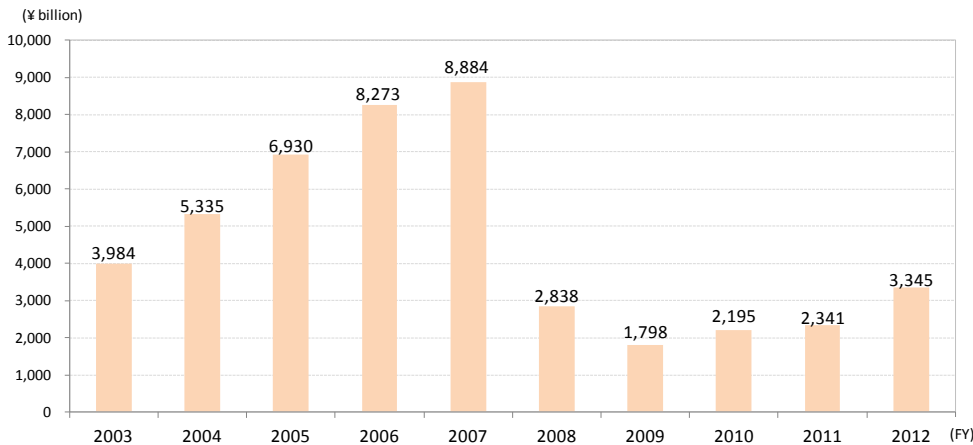
▶ **Market cap rate in Marunouchi Area improved for the first time in approx. 4 years**

● Amount of Transaction Volume by J-REITs



▶ **Increase of transaction volume by J-REITs supported by the equity market in a favorable trend.**

● Volume of Properties Acquired for Securitization



▶ **Maturities are due for securitized assets and it is predicted that they will be sold**

Source: NREAM, based on the Japanese Real Estate Investor Survey published by Japan Real Estate Institute(upper left) ; NREAM, based on FY2012 Field Survey on Real Estate Securitization by the Ministry of Land, Infrastructure, Transport and Tourism(lower left); NREAM, based on Statistics on Real Estate Investment Companies by the Investment Trusts Association, Japan (upper right) .

Forecast

- With the expectation for the increased property prices supported by recovery of the Japanese economy and office market, it is predicted that the number of participants in markets as sellers will increase.





NOMURA
Office Fund

2. Public Offering Overview and Investment Strategies

5th Public Offering Overview (1)

Objectives and Effects

● Expansion of Assets through the Acquisition of New Properties

	End-19th Period	Newly Acquired Properties
Number of Properties	50	3
Total Acquisition Price	¥372.14 bln	¥10.88 bln
Average NOI Yield	4.38 %	5.55 %
Ratio of Central Tokyo & Suburban Tokyo	72.9 %	100.0 %

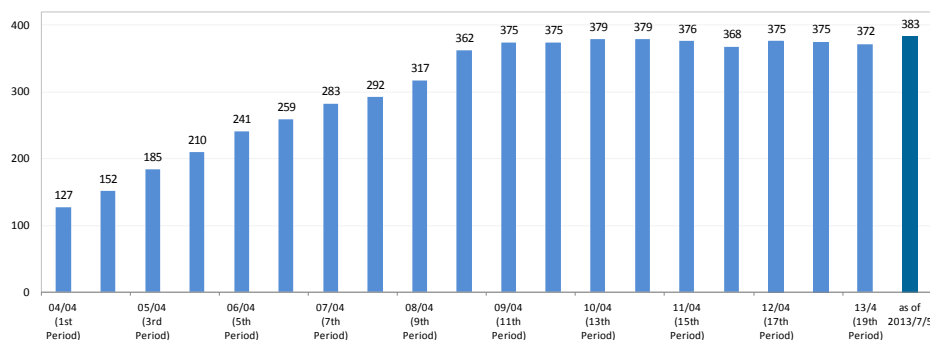
	End-19th Period
Interest-Bearing Debt	¥179.2 bil
LTV (based on total assets)	45.5%
LTV (based on total assets) after adjustment for unrealized losses	51.9%

● Improvement of Financial Stability & Creation of Capacity for Acquisition

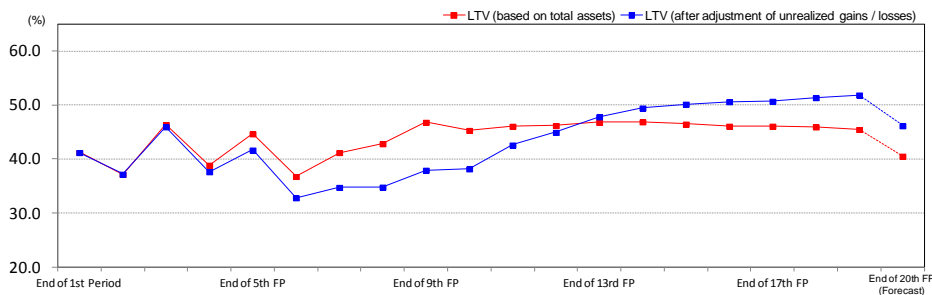
After PO	Effect
53	Expansion of assets
¥383.02 bln	
4.42 %	+ 0.04 pt
73.6 %	+ 0.7 pt

After PO (forecast for the end of 20th period)	Effect
¥164.6 bln	▲ ¥14.6 bln
40.6%	▲ 4.9pt
46.2%	▲ 5.7pt

● Change in Assets (total acquisition prices)



● LTV based on total assets and LTV after the adjustment of unrealized profits/losses



※LTV based on total assets and LTV after adjustment of unrealized gains/losses show the rate of interest-bearing debt against total assets as of the end of each period after adjusting for unrealized gains/losses.

5th Public Offering Overview (2) Newly Acquired Properties

■ PMO Nihonbashi Odenmachi



Completion	: March 2010
Location	: Chuo-ku, Tokyo
Leasable Area	: 2,054.21 m ²
Acquisition Price	: ¥2,080 million
Estimated NOI Yield	: 4.8 %
OR (end April)	: 88.7 %
Acquisition Route	: NRE Owned

Major Appreciation Points

- ◆The Fund expects the property to satisfy long- and medium-term tenant needs since it is a premium mid-size office (PMO) building with quality equal to large-size office buildings.
- ◆The property has great access to major business areas such as Nihonbashi and Kanda, and other important business districts in Tokyo.

■ Otemachi Tatemono Gotanda Building



Completion	: December 1986
Location	: Shinagawa-ku, Tokyo
Leasable Area	: 5,545.13 m ²
Acquisition Price	: ¥4,100 million
Estimated NOI Yield	: 5.9 %
OR (end April)	: 90.9 %
Acquisition Route	: NREAM's original route

Major Appreciation Points

- ◆The property's appeal is its location on a corner lot in front of the JR Yamanote Line's Gotanda Station, which affords it excellent visibility and accessibility.
- ◆The rental floor has regular-shaped astylar floor area, which is excellent for efficient free layouts.

■ NF Hongo Building



Completion	: August 1989
Location	: Bunkyo-ku, Tokyo
Leasable Area	: 3,820.09 m ²
Acquisition Price	: ¥4,700 million
Estimated NOI Yield	: 5.5 %
OR (end April)	: 100.0 %
Acquisition Route	: Information from NRE Group

Major Appreciation Points

- ◆Hongo 3-Chome is a popular office district for pharmaceutical and other medical companies, and IT companies. The Fund expects steady demand from tenants.
- ◆The property has regular-shaped rental floor area, an individual air-conditioning system, and a 58-space parking lot. With these specifications, the property will attract tenants.

※Estimated NOI Yield is based on Appraisal Value.

5th Public Offering Overview (3) Forecasts

Forecast for the 20th & 21st Periods

	20th Period Forecast (Announced on May 1) (will end Oct. 2013)	20th Period Forecast (Announced on June 14) (will end Oct. 2013)	Increase/Decrease (Comparison with the previous period)	21st Period Forecast (Announced on June 14) (will end Apr. 2014)	Increase/Decrease (Comparison with the previous period)
Operating Revenues	¥11,940 million	¥12,249 million	2.6%	¥11,983 million	-2.2%
Operating Profits	¥4,878 million	¥5,033 million	3.2%	¥4,858 million	-3.5%
Net Income	¥3,447 million	¥3,568 million	3.5%	¥3,544 million	-0.7%
Cash Distribution per Unit	¥11,300 /unit	¥10,000 /unit	-11.5%	¥10,000 /unit	0.0%
Number of Investment Units Currently Issued	305,123 Units	372,553 Units	(22.1%)	372,553 Units	(0.0%)

Reference

Number of Investment Units Currently Issued (before public offering)	:	305,123 Units
Number of New Investment Units to be Offered	:	67,430 Units (22.1% of the units issued before public offering)
Units for the Secondary Offering through Over-Allotment	:	4,700 Units
Calculation Price	:	¥408,500 (closing price on 6/25)
Issue Price (Offer Price)	:	¥398,287 (2.5% discount rate)
Issue Price (Issue Value)	:	¥385,215
Amount Procured (including OA)	:	¥25,975 million

Issue Resolution Date	:	Friday, June 14
Pricing Date	:	Tuesday, June 25
Payment Date	:	Tuesday, July 2
Settlement Date	:	Wednesday, July 3
Payment Date (Third- Party Allotment)	:	Monday, July 29

Investment Strategies

Investment Policy

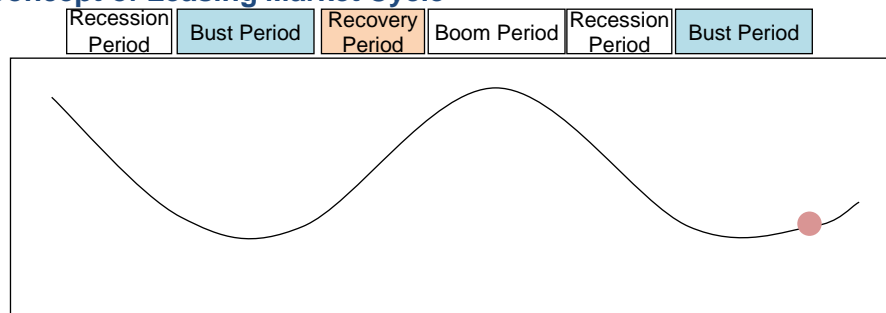
Investment Destination	Criteria for Portfolio Construction	Criteria for Property Selection
Use: Office Building Areas for Investment: 3 Metropolitan Areas & Government-Designated Cities, etc.	<ol style="list-style-type: none"> Investment allocation focusing on Central Tokyo Investment in a variety of assets considering diversification 	<ol style="list-style-type: none"> Select properties with high potential for stable cash flow Select properties based on location and basic capability of buildings

Future Criteria for Selection of Properties

- High growth potential in recovery period of leasing market cycles
- Improvement of portfolio quality through increase in the ratio of properties in Central Tokyo and Suburban Tokyo, increase of profitability, and improvement of unrealized losses

Portfolio that Creates Stable Mid- and Long-Term Profit

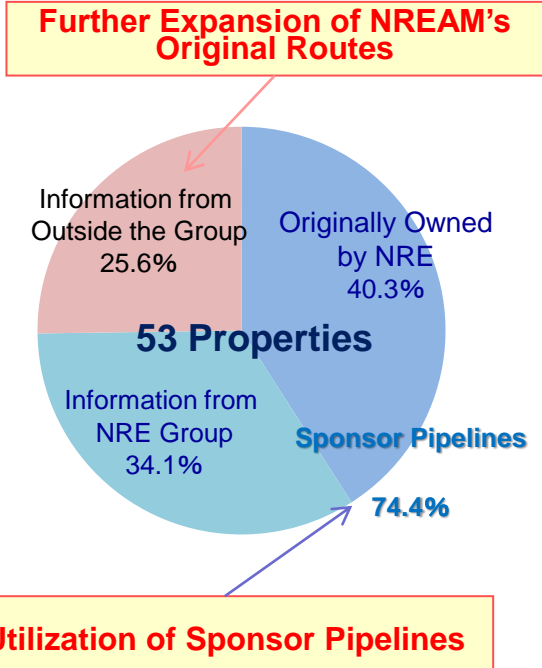
Concept of Leasing Market Cycle



Places priority on investment in properties that are expected to increase profitability during recovery period and to maintain profitability in bust period.

Enhancement of Pipelines

Breakdown of Acquisition Routes



List of PMO Series Owned by Sponsors

Name	Address	Completion (Plan)	Status
PMO Nihonbashi Muromachi	Nihonbashi Muromachi, Chuo-ku	Jan 2013	In-service
PMO Yaesu-dori	Hatchobori, Chuo-ku	May 2013	In-service
PMO Kanda Tsukasa-machi	Kanda Tsukasa-cho, Chiyoda-ku	Sep 2013 (plan)	Under construction
PMO Tamachi	Shiba, Minato-ku	Jan 2014 (plan)	Under construction
PMO Ginza 8-chome	Ginza, Chuo-ku	Mar 2014 (plan)	Under construction
PMO Shiba Koen	Shiba Koen, Minato-ku	Jul 2014 (plan)	Planning
PMO Nihonbashi Kayaba-cho	Nihonbashi Kayaba-cho, Chuo-ku	Aug 2014 (plan)	Planning
PMO Shiba Daimon	Shiba Daimon, Minato-ku	Dec 2014 (plan)	Planning
PMO Nihonbashi Edo-dori	Nihonbashi Kodemma-cho, Chuo-ku	Oct 2015 (plan)	Planning

Source: Created based on data released by Nomura Real Estate Holdings, Inc. The list above shows PMO series developed or under development by Nomura Real Estate Development Co., Ltd. They are not scheduled to be acquired by the Fund at this point.

Fund Management Strategies

Management

Leasing Market

Expectation for overall leasing market bottoming out and recover

- **Improve and maintain high occupancy**
 - Maintain low move-out rate
 - Conclude lease contracts as soon as units are available
- **Maintain rent level**
 - Acquire continual contracts/ internal floor expansion
 - Negotiation maintaining current contract conditions/ increasing rents

Investment

Buying & Selling Market

It is predicted that real estate transactions will be vitalized with the expectation of inflation and recovery of the leasing market.

- **Utilize capacity for acquisition**
- **Improve portfolio quality**
 - Select properties with high growth potential
 - Increase ratio of properties in the Tokyo Metropolitan District/ Improve building age of properties

Finance

Financial Environment

Favorable debt financing environment
Risk of future interest increase

- **LTV level control**
- **Maintain stable financial conditions**
 - Fix interest rates
 - Extend repayment periods
 - Diversify repayment terms

Cooperation with  **NOMURA REAL ESTATE GROUP**

Strive for expeditious acquisition and management of properties to improve profitability



NOMURA
Office Fund

Two vertical bars, one grey and one blue, are positioned to the left of the section header.

3. Details of the Financial Results

Income Statement

		18th Fiscal Period as of Oct. 31, 2012		19th Fiscal Period as of Apr. 30, 2013		Differences
		(¥000)	(%)	(¥000)	(%)	(¥000)
Current Revenues and Expenses	Operating Revenues	12,701,685	100.0	12,673,582	100.0	▲28,103
	Real Estate Rental Revenues	11,350,853	89.4	11,189,423	88.3	▲161,430
	Rental Business Revenues					
	Rental revenues	8,996,055	70.8	8,912,111	70.3	▲83,944
	Common area charges	2,354,798	18.5	2,277,311	18.0	▲77,486
	Other rental business revenues	1,350,832	10.6	1,245,038	9.8	▲105,793
	Parking revenues	271,643	2.1	260,366	2.1	▲11,276
	Incidental income	1,008,498	7.9	834,581	6.6	▲173,917
	Other rental revenues	69,016	0.5	138,082	1.1	69,065
	Miscellaneous revenues	1,673	0.0	12,008	0.1	10,334
	Total Real Estate Rental Revenues	12,701,685	100.0	12,434,461	98.1	▲267,223
	Profit on sale of real estate	-	-	239,120	1.9	239,120
	Operating Expenses	7,218,953	56.8	7,128,834	56.2	▲90,118
	Rental Business Expenses					
	Property management costs	1,404,514	11.1	1,425,026	11.2	20,511
	Taxes and duties	1,137,793	9.0	1,122,026	8.9	▲15,767
	Utility expenses	1,155,567	9.1	958,895	7.6	▲196,672
	Insurance expenses	21,086	0.2	19,825	0.2	▲1,261
	Repairs and maintenances	434,263	3.4	548,146	4.3	113,882
	Other expenses	217,445	1.7	239,374	1.9	21,928
Depreciation	1,669,628	13.1	1,654,503	13.1	▲15,125	
Total Real Estate Rental Expenses	6,040,300	47.6	5,967,797	47.1	▲72,503	
Asset management fees	996,041	7.8	974,346	7.7	▲21,694	
Selling and administrative expenses	182,611	1.4	186,689	1.5	4,078	
Real Estate Rental Profits	6,661,384	52.4	6,466,664	51.0	▲194,720	
Operating Profits	5,482,732	43.2	5,544,747	43.8	62,015	
Non-Operating Profits						
Non-Operating Revenues	41,964	0.3	17,563	0.1	▲24,401	
Other non-operating revenues	41,964	0.3	17,563	0.1	▲24,401	
Non-Operating Expenses	1,610,739	12.7	1,534,918	12.1	▲75,820	
Interest expenses	1,023,648	8.1	902,901	7.1	▲120,747	
Interest expenses on bonds	392,065	3.1	386,591	3.1	▲5,473	
Amortization of bond issuance costs	9,808	0.1	9,808	0.1	-	
Loan arrangement fees	119,494	0.9	103,203	0.8	▲16,290	
Other non-operating expenses	65,722	0.5	132,413	1.0	66,691	
Non-Operating Profits	▲1,568,775	▲12.4	▲1,517,355	▲12.0	51,419	
Ordinary Income	3,913,957	30.8	4,027,392	31.8	113,435	
Income before income taxes	3,913,957	30.8	4,027,392	31.8	113,435	
Income taxes-current	1,004	0.0	1,016	0.0	12	
Income taxes-deferred	9	0.0	▲14	0.0	▲23	
Net Income	3,912,944	30.8	4,026,390	31.8	113,446	
Retained earnings brought forward	46	0.0	94	0.0	47	
Retained earnings at end of period	3,912,991	30.8	4,026,484	31.8	113,493	

Real Estate Rental Revenues

- Occupancy rate : average-18th 96.8%→ average-19th 96.0% (▲0.8pt)
- Transfer of NOF Kobe Kaigan Bldg (dated Jan 17, 2013)
- Decrease in utility charge reimbursement

Taxes and Duties ¥1,122 mln (▲¥15 mln from the 18th period)

- Charged for 51 properties held at the end of 18th period

Repairs and Maintenances

- Repairs and maintenances ¥548 mln
- Capital expenditures ¥1,054 mln
- ※ Significant capital expenditures
 - Shinjuku Nomura Bldg. Renovation of elevator control system ¥205 mln
 - NOF Nihonbashi Honcho Bldg. Renewal of cool-water heat source facility ¥44 mln
 - Sapporo North Plaza Renovation of elevator control system ¥54 mln

Real Estate Rental Profits ¥6,466 mln (▲¥194 mln from the 18th period)

- Real estate rental revenues ▲¥267 mln
- Real estate rental expenses +¥74 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

	18th Fiscal Period as of Oct. 31, 2012		19th Fiscal Period as of Apr. 30, 2013		Difference (¥000)
	(¥000)	(%)	(¥000)	(%)	
Current Assets	28,080,627	7.1	27,944,573	7.1	▲136,054
Cash and cash equivalents	10,907,460	2.7	10,570,955	2.7	▲336,505
Cash and cash equivalents in trust	16,451,245	4.1	16,753,613	4.3	302,368
Other current assets	721,922	0.2	620,004	0.2	▲101,918
Fixed Assets	369,198,972	92.9	365,884,280	92.9	▲3,314,692
Tangible assets	366,720,102	92.3	363,401,792	92.3	▲3,318,309
Properties	89,451,633	22.5	89,163,818	22.6	▲287,815
Buildings	27,767,793	7.0	27,479,978	7.0	▲287,815
Lands	61,683,840	15.5	61,683,840	15.7	-
Properties in trust	277,224,780	69.8	274,174,971	69.6	▲3,049,808
Buildings	75,441,339	19.0	73,134,042	18.6	▲2,307,296
Lands	201,783,441	50.8	201,040,928	51.0	-
Other tangible assets	43,688	0.0	63,002	0.0	19,314
Other tangible assets	43,688	0.0	63,002	0.0	19,314
Intangible assets	1,902,206	0.5	1,901,942	0.5	▲263
Leaseholds	1,900,904	0.5	1,900,904	0.5	-
Trust and other intangible assets	1,301	0.0	1,037	0.0	▲263
Investments and other assets	576,664	0.1	580,545	0.1	3,880
Security deposits	410,850	0.1	410,880	0.1	30
Other Investments and other assets	165,814	0.0	169,665	0.0	3,850
Deferred Assets	95,439	0.0	85,630	0.0	▲9,808
Issuing cost of corporation bonds	95,439	0.0	85,630	0.0	▲9,808
Total Assets	397,375,039	100.0	393,914,483	100.0	▲3,460,556

Cash and Cash Equivalents

	Deposits In own name	Deposits in trust	(¥ mln) total
Equivalent to security deposits	3,699	10,614	14,314
Equivalent to reserved CAPEX	3,307	302	3,610
Other	3,563	5,836	9,399
Total	10,570	16,753	27,324

Tangible Assets

	Acquisition price	Accumulated depreciation	Depreciation for current period	(¥ mln) End-of-term book value
Properties	390,507	27,105	(1,654)	363,401
Buildings in trust, etc.	95,721	22,587	(1,271)	73,134
Lands in trust	201,040	-	-	201,040
Buildings, etc.	31,997	4,517	(383)	27,479
Lands	61,683	-	-	61,683
Others	63	-	-	63

Liabilities and Net Assets

	18th Fiscal Period as of Oct. 31, 2012		19th Fiscal Period as of Apr. 30, 2013		Difference (¥000)
	(¥000)	(%)	(¥000)	(%)	
Current Liabilities	34,966,557	8.8	29,553,325	7.5	▲5,413,231
Trade accounts payable	1,070,696	0.3	922,741	0.2	▲147,954
Short-term debt	1,000,000	0.3	-	-	▲1,000,000
Long-term debt to be repaid within 1 year	29,000,000	7.3	24,000,000	6.1	▲5,000,000
Other accounts payable	1,955,111	0.5	2,270,691	0.6	315,579
Rent received in advance	1,874,977	0.5	1,832,404	0.5	▲42,573
Other current liabilities	65,771	0.0	527,487	0.1	461,716
Fixed Liabilities	172,940,044	43.5	174,779,226	44.4	1,839,182
Corporation bonds	39,500,000	9.9	39,500,000	10.0	-
Long-term debt	113,150,000	28.5	115,700,000	29.4	2,550,000
Security deposits	4,167,363	1.0	4,077,558	1.0	▲89,805
Security deposits in trust	16,117,894	4.1	15,474,253	3.9	▲643,641
Other Fixed Liabilities	4,786	0.0	27,415	0.0	22,628
Total Liabilities	207,906,601	52.3	204,332,551	51.9	▲3,574,049
Unitholders' Equity	189,468,438	47.7	189,581,931	48.1	113,493
Unitholders' capital	185,455,446	46.7	185,455,446	47.1	-
Retained earnings	4,012,991	1.0	4,026,484	1.0	113,493
Total Net Assets	189,468,438	47.7	189,581,931	48.1	113,493
Total Liabilities and Net Assets	397,375,039	100.0	393,914,483	100.0	▲3,460,556

Debts

Balance of interest-bearing debts	¥179,200 mln	
Interest-bearing debt ratio	$\frac{\text{S/T debts + L/T debts + REIT bonds}}{\text{Total assets}}$	45.5%
Long-term interest-bearing debt ratio	$\frac{\text{L/T debts + REIT bonds}}{\text{S/T debts + L/T debts + REIT bonds}}$	86.6%

Cash Distribution

Cash Distribution

Item		18th Fiscal Period	19th Fiscal Period
		from May. 1, 2012 to Oct. 31, 2012	from Nov. 1, 2012 to Apr. 30, 2013
Retained Earnings	(¥000)	3,912,991	4,026,484
Cash Distribution	(¥000)	3,912,897	3,787,186
Cash Distribution per Unit	(¥)	12,824	12,412
Compression Reserve	(¥000)	-	239,120
Balance Carried Forward	(¥000)	94	177

Cash Distribution

• Total outstanding number of units as of the end of the 19th period 305,123

Comparison with Forecasts

Item		Forecasts	Actual Results	Difference	
		announced on Dec. 14, 2012	19th Fiscal Period	(amount)	(%)
Operating Revenues	(¥ mln)	12,509	12,673	163	1.3
Operating Expenses	(¥ mln)	7,263	7,128	▲ 135	▲ 1.9
Operating Profit	(¥ mln)	5,246	5,544	298	5.7
Ordinary Income	(¥ mln)	3,754	4,027	273	7.3
Net Income	(¥ mln)	3,753	4,026	273	7.3
Cash Distribution per Unit	(¥)	12,300	12,412	112	0.9

Differences between Actual Results and Forecasts

• Operating Revenues

- Difference in real estate rental revenues ▲ ¥91mln
- Difference in other real estate rental revenues + ¥16mln
- Difference in capital gain + ¥239mln

• Operating Expenses

- Difference in depreciation ▲ ¥31 mln
- Difference in repairs and maintenances + ¥59 mln

20th Fiscal Period (October 2013) Forecast

	19th Period	20th Period	Difference	
	Result (¥mln)	Forecasts (¥mln)	(¥mln)	(%)
Real estate rental revenues	11,189	10,952	▲ 236	▲ 2.1
Other rental revenues	1,245	1,297	51	4.2
Total real estate rental revenues	12,434	12,249	▲ 185	▲ 1.5
Profit on sale of real estate	239	0	▲ 239	▲ 100.0
Operating Revenues	12,673	12,249	▲ 424	▲ 3.3
Property management costs	1,425	1,403	▲ 21	▲ 1.5
Taxes and duties	1,122	1,129	7	0.7
Utility expenses	958	1,144	185	19.3
Insurance expenses	19	19	▲ 0	▲ 2.8
Repairs and maintenances	548	376	▲ 172	▲ 31.4
Other expenses	239	288	48	20.4
Depreciation	1,654	1,681	27	1.6
Total real estate rental expenses	5,967	6,042	74	1.2
Asset management fees	974	975	1	0.2
Selling and administrative expenses	186	197	10	5.7
Operating Expenses	7,128	7,215	86	1.2
Real Estate Rental Profits	6,466	6,207	▲ 259	▲ 4.0
Operating Profits	5,544	5,033	▲ 510	▲ 9.2
Non-operating revenues	17	3	▲ 14	▲ 82.9
Non-operating expenses	1,534	1,467	▲ 67	▲ 4.4
Non-operating Profits	▲ 1,517	▲ 1,464	53	3.5
Current Profits	4,027	3,569	▲ 457	▲ 11.4
Income before income taxes	4,027	3,569	▲ 457	▲ 11.4
Income taxes-current	1	1	▲ 0	▲ 1.7
Income taxes-deferred	0	-	0	100.0
Net Income	4,026	3,568	▲ 457	▲ 11.4
Retained earnings brought forward	0	-	0	89.1
Retained earnings at end of period	4,026	3,569	▲ 457	▲ 11.4
Outstanding units at period-end (unit)	305,123	372,553	67,430	22.1
Cash distribution per unit (¥)	12,412	10,000	▲ 2,412	▲ 19.4

Assumptions

[Properties]

- Number of Properties : 53
- Total Amount of Acquisition Price : ¥383,029 mln

[Repair Expenses]

- Repair Expenses : ¥365 mln
- Capital Expenditure : ¥1,379 mln

Example)

Shinjuku Nomura Building	Renewal of extra-high substation equipment	:	¥185 mln
Shinjuku Nomura Building	Renovation of elevator control system	:	¥174 mln
Sapporo North Plaza	Renovation of elevator control system	:	¥75 mln

[Loans]

- Total Interest-bearing Debt (as of Apr. 30, 2013) : ¥179,200 mln
- Interest-bearing Debt Repayment Due during 20th period
 - Repayment through loans : ¥6,500 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.

Diversification of Tenants (as of April 30, 2013)

Top 10 Tenants (by Space)

Tenant	Industry	Property	Expiry of contract	Leased space (m ²)	Weight in portfolio (%)	Weight from previous period
1 OMRON Corporation	Electronic Devices	OMRON Kyoto Center Bldg	3/29/2021	34,616.84	9.0	(8.8)
2 Japan Airlines Co., Ltd.	Airline	NRE Tennozu Bldg	3/31/2015	15,082.43	3.9	(3.8)
3 SECOM Co., Ltd.	Services	Secom Medical Bldg	2/28/2025	8,821.24	2.3	(2.2)
		NOF Sendai Aoba-dori Bldg	12/31/2014	755.69	0.2	(0.2)
4 JCB Co., Ltd.	Financing	JCB Sapporo Hgashi Bldg	2/7/2018	9,062.04	2.4	(2.3)
5 Canon Marketing Japan Inc.	Wholesale	NRE Tennozu Bldg	(Note 1)	9,047.93	2.4	(2.3)
6 Nomura Real Estate Development Co., Ltd	Real Estate	Shinjuku Nomura Bldg	11/30/2013	5,194.49	1.4	(1.2)
		NRE Yotsubashi Bldg	11/30/2013	1,266.19	0.3	(0.3)
		Shinjuku Nomura Bldg	5/31/2014	574.11	0.1	(0.1)
7 Nomura Facilities Co., Ltd.	Real Estate	NOF Utsunomiya Bldg	12/31/2013	1,140.85	0.3	(0.3)
		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 2)	4,160.94	1.1	(1.1)
9 DAIDO Life Insurance Company	Insurance	NOF Nihonbashi Honcho Bldg	11/30/2014	3,332.83	0.9	(0.8)
		NRE Ueno Bldg	3/31/2014	807.64	0.2	(0.2)
10 SEI Professional Staffs Inc.	Services	SORA Shin-Osaka 21	4/30/2014	3,488.46	0.9	(0.9)
Total				100,186.16	26.1	

(Note 1) Not disclosed due to compelling reasons.

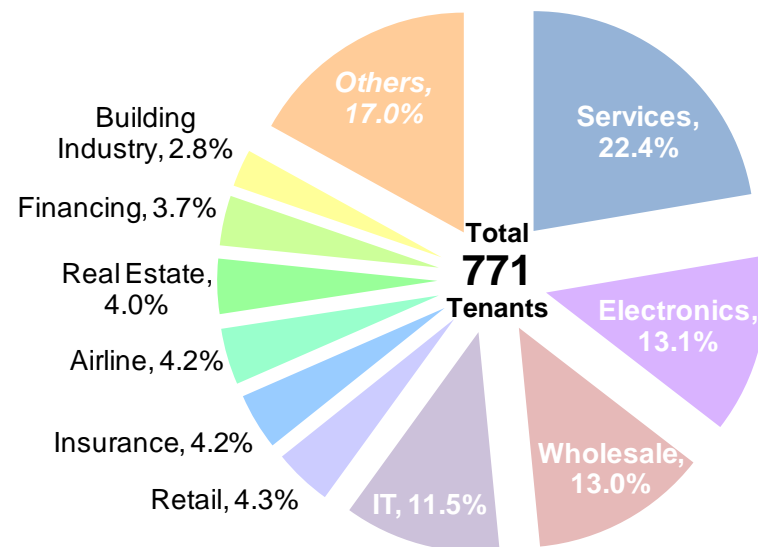
(Note 2) At present, the contract has terminated.

Stable (Mid-to-Long Term) Contracts

Mid-to-long term contracts expiring after three years from the end of the 19th period

- Based on floor space : 17.4%
- Based on contract rent : 13.3%

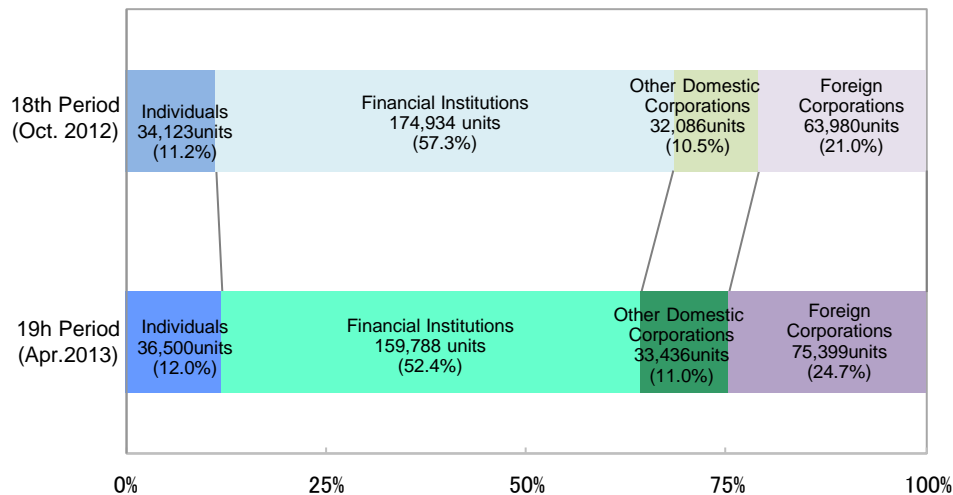
Diversification in Business (by Space) (Note3)



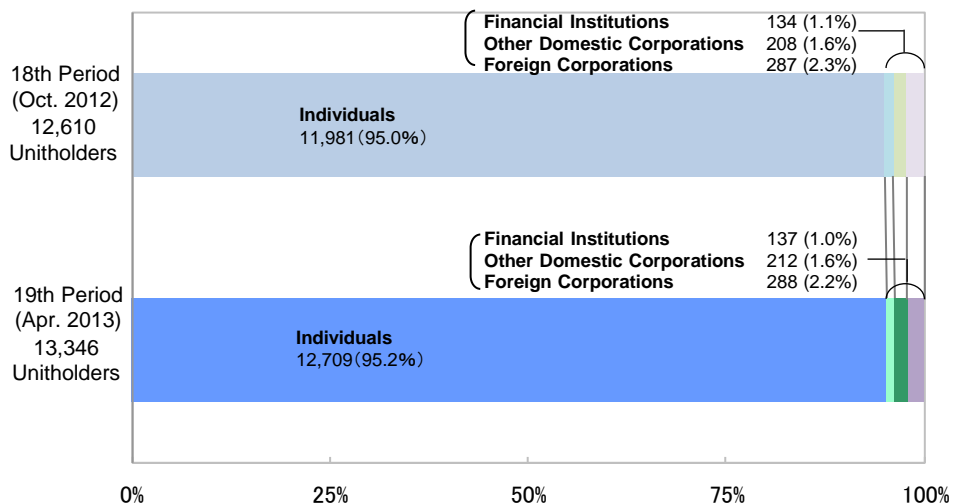
(Note 3) "Industry" stated in the above table is each end tenant's industry.

Unitholders (as of April 30, 2013)

Number of Investment Units (total 305,123 units)



Number of Unitholders



Breakdown of Financial Institutions

	18th Period		19th Period	
Banks	34,131	11.19%	29,521	9.68%
Trust Banks	115,303	37.79%	104,584	34.28%
Life Insurance Companies	9,038	2.96%	8,587	2.81%
Non-Life Insurance Companies	3,090	1.01%	580	0.19%
Other Financial Institutions	11,275	3.70%	10,607	3.48%
Total	172,837	56.65%	153,879	50.43%

Top 10 Unitholders

	Unitholders	Unit	Ratio
1	Japan Trustee Services Bank, Ltd.	59,093	19.37%
2	Trust & Custody Services Bank, Ltd.	18,895	6.19%
3	Nomura Real Estate Development Co., Ltd.	15,287	5.01%
4	The Nomura Trust and Banking Co., Ltd.	14,971	4.91%
5	The Master Trust Bank of Japan, Ltd.	9,239	3.03%
6	Nomura Bank (Luxembourg) S.A.	7,003	2.30%
7	Kawasaki Gakuen	7,000	2.29%
8	The Senshu Ikeda Bank, Ltd.	4,235	1.39%
9	SIX SIS Ltd.	3,839	1.26%
10	MetLife Alico Life Insurance K.K. GA Company JPY	3,700	1.21%
	Total	143,262	46.95%

(The ratio of Top 10 Unitholders for the 18th Period: 50.09%)



NOMURA
Office Fund

A decorative graphic on the left side of the page. It features two vertical bars: a grey one on the left and a blue one on the right. Below these bars, there are two horizontal lines: a light blue one on top and a darker blue one on the bottom, extending across the width of the page.

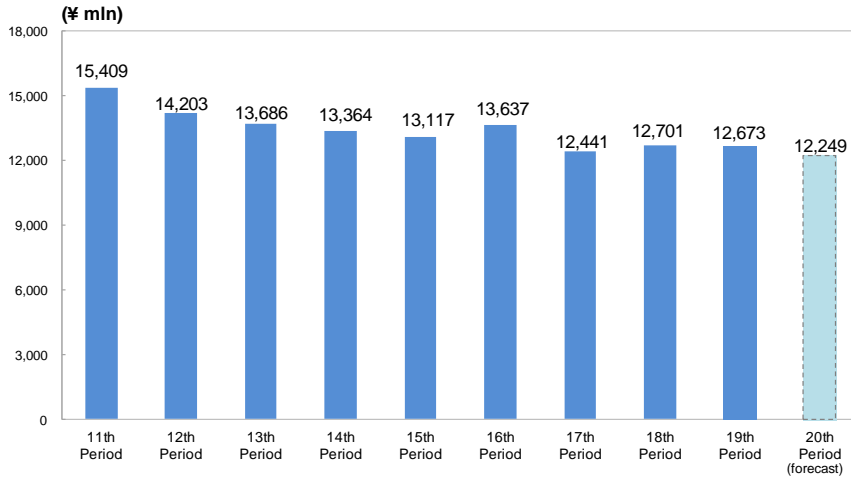
Appendix

Fund Summary

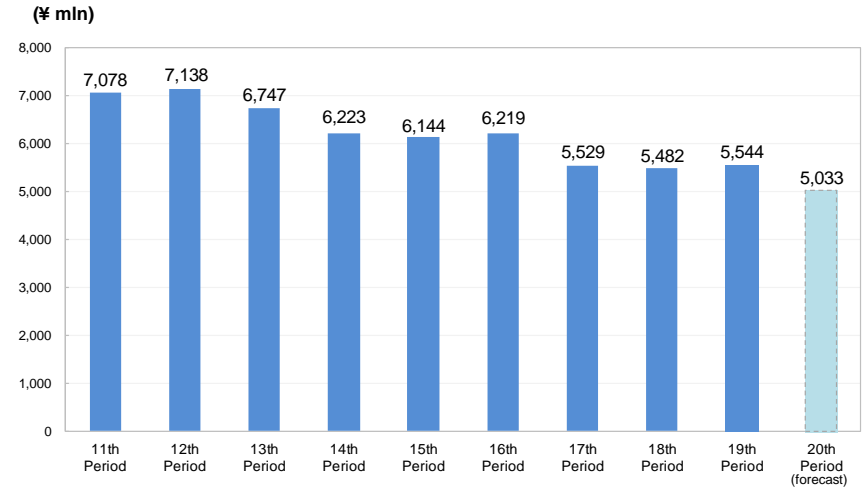
		9th Period April 2008	10th Period October 2008	11th Period April 2009	12th Period October 2009	13th Period April 2010	14th Period October 2010	15th Period April 2011	16th Period October 2011	17th Period April 2012	18th Period October 2012	19th Period April 2013
Total Assets	¥ mln	353,730	401,684	409,353	408,312	410,127	407,703	404,069	400,390	397,667	397,375	393,914
Interest-bearing Liabilities	¥ mln	165,700	182,100	188,730	188,730	191,980	191,230	187,900	184,650	183,400	182,650	179,200
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	45.5
Unitholders' Capital	¥ mln	156,767	185,455	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	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	189,581
Net Assets per Unit	¥	606,488	625,031	625,478	625,301	624,306	622,486	622,318	622,970	620,923	620,957	621,329
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	622,000
Market Capitalization	¥ mln	219,635	168,122	155,307	172,394	162,020	150,883	178,191	128,456	141,729	153,171	189,786
Operating Revenues	¥ mln	12,183	13,925	15,409	14,203	13,686	13,364	13,117	13,637	12,441	12,701	12,673
Operating Profits	¥ mln	5,823	6,932	7,078	7,138	6,747	6,223	6,144	6,219	5,529	5,482	5,544
Net Income	¥ mln	4,499	5,255	5,392	5,338	5,034	4,479	4,428	4,627	3,902	3,912	4,026
Total Cash Distribution	¥ mln	4,499	5,255	5,392	5,338	5,034	4,479	4,427	4,527	3,902	3,912	3,787
Cash Distribution per Unit	¥	16,923	17,225	17,673	17,496	16,500	14,681	14,512	14,837	12,790	12,824	12,412
Total Portfolio (Based on Acquisition Price)	¥ mln	317,440	362,248	374,557	374,557	378,607	378,607	376,115	367,729	375,429	375,429	372,149
Number of Properties		37	46	50	50	51	51	51	48	51	51	50
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	399,843.40
Number of Tenants		583	676	661	666	686	704	746	753	784	793	771
Occupancy Rate	%	97.6	97.3	96.4	95.4	95.0	94.5	93.8	96.4	97.1	97.0	95.9
Return on Assets (ROA)	%	1.3	1.4	1.3	1.3	1.2	1.1	1.1	1.2	1.0	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	2.1
Return on Equity (ROE)	%	2.8	2.8	2.8	2.8	2.6	2.4	2.3	2.4	2.1	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	4.3
Capital-Asset Ratio	%	45.6	47.5	46.6	46.7	46.4	46.6	47.0	47.5	47.6	47.7	48.1
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	5.23
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	365,302
End-of-Period Total Appraisal Value	¥ mln	399,602	436,948	407,229	384,214	367,066	353,363	341,450	326,690	333,410	326,738	316,788
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	-48,514
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	-159,000
Net Asset Value per Unit (Based on Appraisal Value)	¥	917,138	870,731	734,929	662,740	595,513	552,983	525,024	505,966	502,680	483,691	462,329
NOI	¥ mln	8,572	9,927	10,226	10,278	9,884	9,357	8,965	8,142	8,432	8,331	8,121
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	4.4
Depreciation	¥ mln	1,601	1,793	1,862	1,835	1,865	1,876	1,861	1,732	1,717	1,669	1,654
Capital Expenditures	¥ mln	1,346	1,552	1,376	779	692	597	750	1,088	1,022	827	1,054
FFO	¥ mln	6,134	7,087	7,167	7,180	6,908	6,363	6,029	5,362	5,632	5,592	5,451
FFO per Unit	¥	23,069	23,228	23,488	23,534	22,640	20,855	19,761	17,573	18,460	18,329	17,867
FFO payout ratio	%	73.4	74.2	75.2	74.3	72.9	70.4	73.4	84.4	69.3	70.0	69.5

Changes in Performance

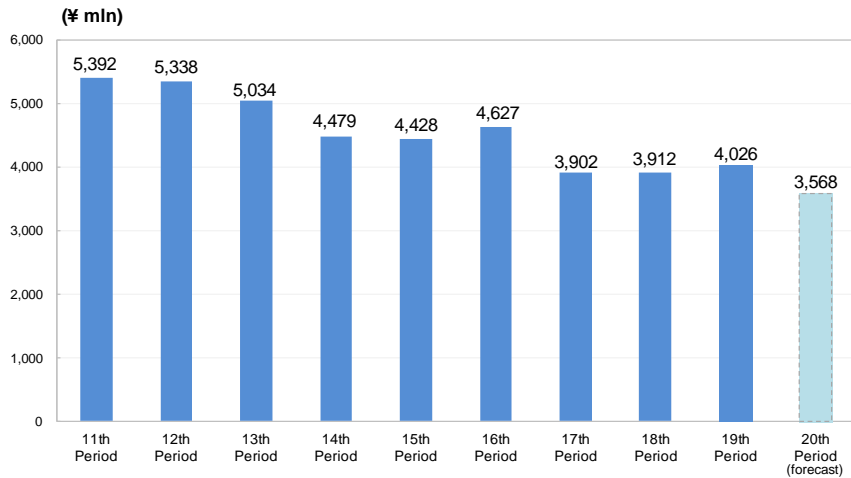
Operating Revenues



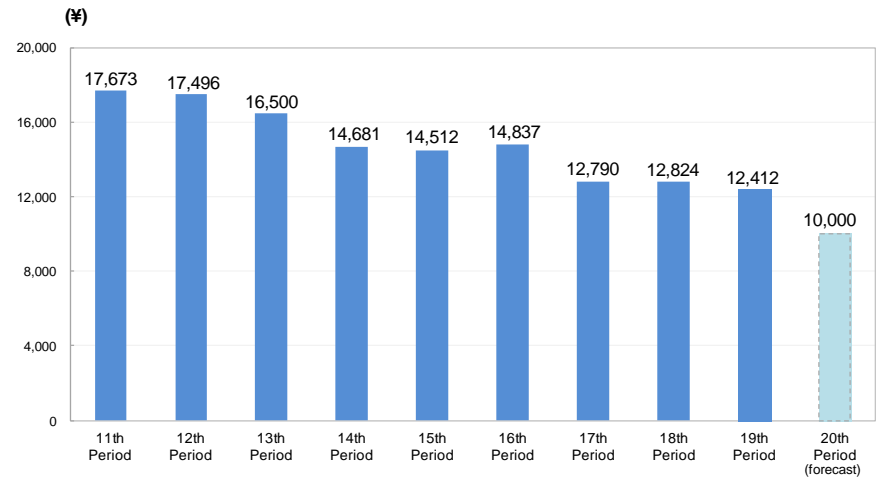
Operating Profits



Net Income



Distribution per Unit



Cash Flow Statement (19th Fiscal Period)

	18th Fiscal Period May. 1, 2012 - Oct. 31, 2012 (¥000)	19th Fiscal Period NOV. 1, 2012 - Apr. 30, 2013 (¥000)
I. Cash Flow of Operating Activities		
Income before income taxes	3,913,957	4,027,392
Depreciation	1,669,892	1,654,767
Amortization of long-term prepaid expenses	10,739	11,133
Amortization of corporate bond issuance costs	9,808	9,808
Interest income	▲ 2,609	▲ 2,656
Interest expenses	1,415,714	1,289,493
Loss on disposal of tangible assets	2,599	18,696
Change in rental receivables (▲increase)	▲ 38,986	52,909
Change in consumption taxes receivables (▲decrease)	157,794	-
Change in trade accounts payable (▲decrease)	434,223	▲ 147,954
Change in other accounts payable (▲decrease)	▲ 40,102	314,677
Change in accrued consumption tax receivable (▲decrease)	242,666	▲ 45,919
Change in rent received in advance (▲decrease)	▲ 19,430	▲ 42,573
Change in security deposits received (▲decrease)	▲ 21,336	457,377
Decrease in sales of tangible fixed assets in trust	-	2,718,926
Others	▲ 54,278	33,812
Subtotal	7,680,652	10,349,891
Interest received	2,609	2,656
Interest paid	▲ 1,457,935	▲ 1,416,428
Taxes and duties (▲paid)	▲ 1,115	▲ 732
Net cash provided by operating activities	6,224,211	8,935,387
II. Cash Flow of Investing Activities		
Purchase of tangible assets	▲ 67,081	▲ 55,253
Purchase of tangible assets in trust	▲ 695,413	▲ 820,383
Tenants' security deposits paid	▲ 115,546	▲ 268,502
Security deposits received	65,722	178,697
Security deposits in trust paid	▲ 302,380	▲ 943,181
Security deposits in trust received	206,425	299,540
Net cash used in investing activities	▲ 908,273	▲ 1,609,084
III. Cash Flow of Financing Activities		
Repayment of short-term debt	▲ 2,900,000	▲ 1,000,000
Proceeds from long-term debt	29,900,000	22,500,000
Repayment of long-term debt	▲ 27,750,000	▲ 24,950,000
Cash distribution to unitholders	▲ 3,899,919	▲ 3,910,440
Net cash provided by financing activities	▲ 4,649,919	▲ 7,360,440
IV. Change in Cash and Cash Equivalent (▲decrease)	666,017	▲ 34,136
V. Starting Balance of Cash and Cash Equivalent	26,692,687	27,358,705
VI. Ending Balance of Cash and Cash Equivalent	27,358,705	27,324,568

List of Properties 1 (Central Tokyo)

(As of July 31, 2013)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m ²) (Note 1, 2)	Leasable Space (m ²)	Leased Space (m ²)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (m ²)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date	Acquisition Price (¥/m ²)
Shinjuku Nomura Bldg	Nishi-Shinjuku, Shinjuku-ku	1978.5	50	117,258.88 (Entire building)	31,500.89	29,269.31	92.9%	95	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	18,882.36	98.6%	16	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	17,869.13	99.0%	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	6,497.35	96.8%	15	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	2,953.86	86.4%	2	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	3,037.29	88.4%	7	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	7,378.55	6,911.76	93.7%	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
Otemachi Tatemono Gotanda Building	Nishi Gotanda, Shinagawa-ku	1986.12	9	8,510.21	5,545.13	5,041.37	90.9%	10	706.80	Each floor	2,530	11%	2013.7	4,100
NRE Higashi-nihonbashi Bldg	Higashi-nihonbashi, Chuo-ku	1990.9	9	6,741.42	4,554.98	3,996.31	87.7%	5	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%	7	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	2,464.71	100.0%	5	327.66	Each floor	2,500	12%	2004.6	2,280
PMO Nihonbashi Odenmachi	Nihonbashi Odenmachi, Chuo-ku	2010.3	10	2,628.43	2,054.21	1,821.86	88.7%	8	232.35	Each 1/4 floor	2,750	12%	2013.7	2,080
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	1,626.92	87.5%	6	232.51	Each 1/4 floor	2,700	13%	2011.11	1,480
Subtotal (26 properties)					187,247.92	181,041.88	96.7%	298						229,760

List of Properties 2 (Suburban Tokyo)

(As of July 31, 2013)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m ²) (Note 1, 2)	Leasable Space (m ²)	Leased Space (m ²)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (m ²)	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	10,307.65	75.5%	12	1,148.45	Each span	2,650	10%	2003.12	6,416
NF Hongo Building	Hongo, Bunkyo-ku	1989.8	9	6,123.96	3,820.09	3,820.09	100.0%	1	498.76	Each 1/7 floor	2,560	14.5%	2013.7	4,700
Toho Edogawabashi Bldg	Sekiguchi, Bunkyo-ku	1993.3	9	3,405.76	2,058.97	1,823.50	88.6%	7	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	6,851.48	100.0%	18	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	6,503.48	94.7%	32	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	7,720.24	95.6%	9	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	4,234.62	3,816.85	90.1%	16	418.39	Each 1/3 floor	2,600	19%	2007.9	2,993
Subtotal (12 properties)						66,142.84	61,131.70	92.4%	154					52,299

List of Properties 3 (Other Cities)

(As of July 31, 2013)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m ²) (Note 1, 2)	Leasable Space (m ²)	Leased Space (m ²)	Occupancy Rate (Note 3)	# of Tenant	Standard Floor Space (m ²)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date	Acquisition Price (¥ m/in)
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	6,439.70	98.2%	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	6,043.97	5,537.70	91.6%	35	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	5,540.84	94.2%	25	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%	14	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	4,469.77	96.0%	16	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	21,234.65	19,629.48	92.4%	35	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	5,213.02	100.0%	16	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	9,421.69	81.5%	21	797.35	Each floor Auxiliary	2,650	13%	2003.12	3,940
NRE Hiroshima Bldg	Naka-ku, Hiroshima City	1976. 7	9	11,950.37	7,827.15	7,470.38	95.4%	20	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	7,333.94	97.4%	49	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	3,785.76	3,453.86	91.2%	25	411.49	Each 1/3 floor	2,750	1%	2009. 3	3,739
Subtotal (15 properties)					157,872.07	151,761.27	96.1%	338						100,970
Total (50 properties)					411,262.83	393,934.85	95.8%	790				7.0%		383,029

(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 April 30, 2013.

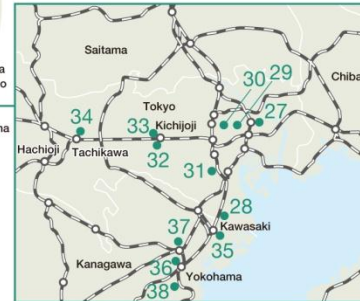
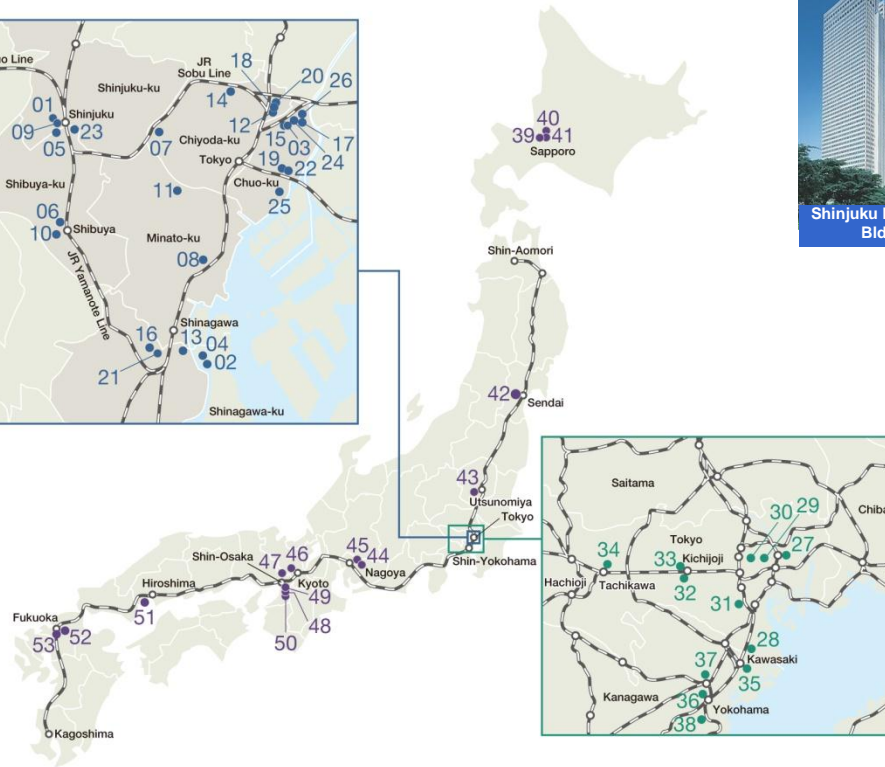
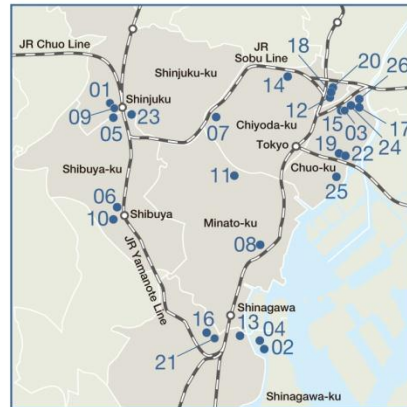
(Note 4) Rate of PML (Probable Maximum Loss) for each building was calculated by Shimizu Corporation. At the bottom field is for the entire portfolio.

Map of Properties

(As of July 31, 2013)

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 Otemachi Tatemono Gotanda Bldg
- 17 NRE Higashi-nihonbashi Bldg
- 18 PMO Akihabara
- 19 Hatchobori NF Bldg
- 20 NOF Kanda Iwamoto-cho Bldg
- 21 NOF Takanawa Bldg
- 22 PMO Hatchobori
- 23 NOF Minami Shinjuku Bldg
- 24 PMO Nihonbashi Odenmachi
- 25 Central Shintomicho Bldg
- 26 PMO Higashi-nihonbashi



Suburban Tokyo

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

Other Cities

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



Shinjuku Nomura Bldg



Tennozu Park Side Bldg



NOF Shibuya Koen-dori Bldg



Secom Medical Bldg



NOF Shiba Bldg



PMO Nihonbashi Honcho



Faret Tachikawa Center Square



NRE Sapporo Bldg



Omron Kyoto Center Bldg



SORA Shin-Osaka 21

Approaches to Management: Acquisition of DBJ Green Building Certification

Acquired DBJ Green Building Certification from the Development Bank of Japan (DBJ)
 ~ “Ecology” “Amenity” “Risk Management” “Community” “Partnership” ~



Properties with exceptionally high environmental & social awareness



NRE Tennozu Building

Location	Shinagawa-ku, Tokyo
Site Area	11,670.40m ² (Total site area)
Total Floor Area	25,260.48m ² (Total floor area owned by the fund)
Completion	June 1996
Number of Stories	26 stories above ground, 2 stories below ground

Omron Kyoto Center Building

Location	Shimogyo-ku, Kyoto
Site Area	4,763.14m ²
Total Floor Area	34,616.84m ²
Completion	July 2000
Number of Stories	11 stories above ground, 2 stories below ground



Properties with excellent environmental & social awareness



Tennozu Park Side Building

Location	Shinagawa-ku, Tokyo
Site Area	5,816.26m ² (Total site area)
Total Floor Area	17,587.30m ² (Total floor area owned by the fund)
Completion	January 1995
Number of Stories	21 stories above ground, 2 stories below ground



Properties with high environmental & social awareness

What is DBJ Green Building certification?

DBJ defines *green* buildings as real estate properties evincing high environmental and social awareness, and certifies each property using a comprehensive scoring model with four ranks developed by DBJ.

Earnings by Properties

(Y000)

Property Name	Shinjuku Nomura Bldg	NRE Tennozu Bldg *	NOF Nhonbashi Honcho Bldg	Tennozu Park Side Bldg	NOF Shinjuku Mnamiguchi Bldg	NOF Shibuya Koan-dori Bldg	Secom Medical Bldg *	NOF Shiba Bldg	Nishi-Shinjuku Showa Bldg	NRE Shibuya Dogenzaka Bldg	NOF Tameike Bldg	Iwamoto-cho Toyo Bldg	NOF Shinagawa Konan Bldg
Number of business days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days
Rental business revenues	1,671,439		688,953	621,652	301,307	290,482		255,420	271,172	138,489	198,131	132,763	182,126
Rental revenues *incl. common charges	1,486,609		655,581	539,728	281,900	266,497		229,662	242,888	127,440	188,196	119,237	165,275
Other revenues	184,830		33,371	81,923	19,407	23,985		25,757	28,283	11,048	9,934	13,526	16,850
Rental business expenses	923,487		272,191	288,788	77,412	87,681		122,340	106,867	58,343	72,446	47,259	88,853
Property management costs	194,504		63,817	147,251	14,573	13,368		17,658	41,959	10,865	14,849	9,044	19,811
Taxes and duties	177,016		40,273	49,107	22,994	26,384		21,627	32,052	14,202	17,787	11,339	14,416
Utility expenses	157,866		40,795	20,797	16,146	8,883		17,878	18,877	7,288	14,018	9,121	14,680
Insurance expenses	2,244		903	113	311	226		377	719	182	209	219	346
Repairs and maintenances	169,385		26,724	3,433	11,057	13,726		27,218	791	3,708	560	278	12,755
Other expenses	49,620		5,227	2,928	2,232	1,379		11,071	1,041	2,298	10,784	1,160	2,348
Depreciation	172,849	158,886	94,449	65,156	10,096	23,712	45,089	26,508	11,425	19,800	14,237	16,096	24,494
Rental Profits	747,952	411,122	416,762	332,863	223,895	202,801	178,616	133,079	164,304	80,146	125,684	85,504	93,273
Net Operating Income (NOI)	920,801	570,009	511,211	398,020	233,991	226,513	223,706	159,588	175,729	99,946	139,922	101,601	117,767

Property Name	NOF Surugadai Plaza Bldg *	PMO Nhonbashi Honcho	NRE Higashi-nihonbashi Bldg	PMO Akihabara	Hatchobori NF Bldg	NOF Kanda Iwamoto-cho Bldg	NOF Takanawa A Bldg	PMO Hatchobori	NOF Mnam Shinjuku Bldg	Central Shintomicho Bldg	PMO Higashi-nihonbashi	NRE Ueno Bldg	NOF Technoport Kamata Center Bldg
Number of business days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days
Rental business revenues		111,924	141,470	113,413	98,583	130,488	105,957	77,772	80,318	54,828	50,883	213,142	292,218
Rental revenues *incl. common charges		104,773	127,175	105,526	89,583	118,232	94,401	65,384	69,368	44,439	46,281	194,635	263,456
Other revenues		7,150	14,295	7,887	8,999	12,256	11,555	12,387	10,949	10,389	4,602	18,506	28,762
Rental business expenses		53,470	58,819	37,792	37,065	39,242	38,530	42,280	46,739	27,852	28,851	68,670	181,579
Property management costs		8,773	17,032	8,806	12,129	7,621	9,637	6,948	7,674	5,114	5,972	19,310	49,474
Taxes and duties		7,016	9,716	-	7,522	8,646	8,114	6,442	9,736	4,030	4,943	14,296	35,097
Utility expenses		6,732	8,738	6,294	6,393	7,340	7,417	4,686	6,552	4,039	4,536	12,925	28,446
Insurance expenses		152	263	138	17	177	183	131	115	107	101	281	635
Repairs and maintenances		4,366	10,000	-	124	1,380	1,514	1,599	9,107	8,047	-	7,195	7,905
Other expenses		833	397	941	1,642	698	636	6,592	6,118	817	506	402	6,296
Depreciation	30,534	25,595	12,668	21,610	9,236	13,378	11,026	15,879	7,434	5,695	12,791	14,258	53,723
Rental Profits	168,078	58,453	82,651	75,621	61,517	91,245	67,427	35,492	33,578	26,976	22,032	144,472	110,639
Net Operating Income (NOI)	198,613	84,049	95,319	97,231	70,753	104,623	78,454	51,371	41,012	32,672	34,823	158,731	164,362

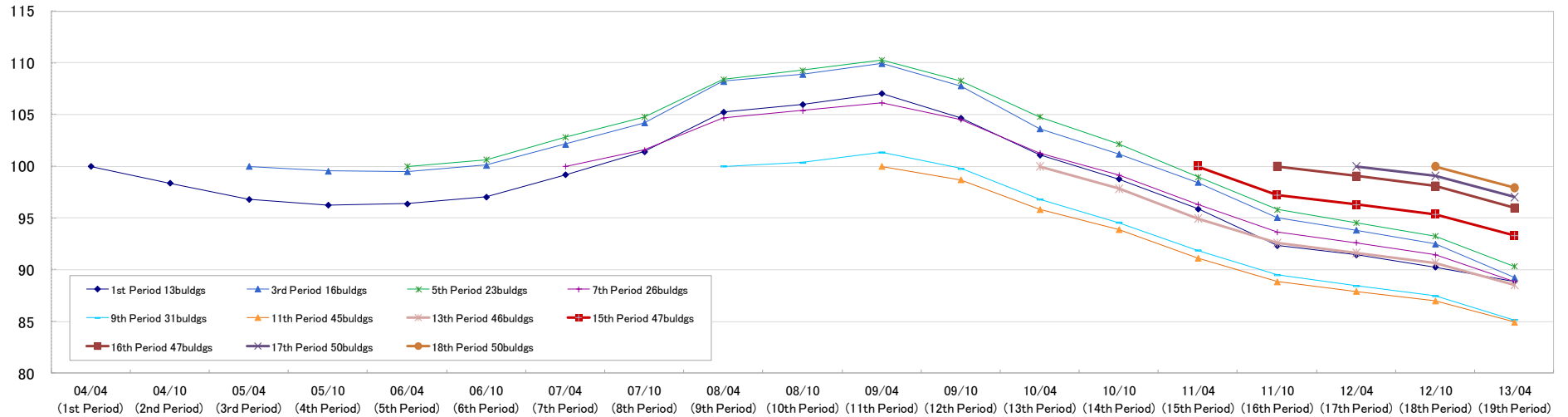
Property Name	Toho Edogawa abashi Bldg	Toshin Meguro Bldg *	Crystal Park Bldg	NOF Kichijoji Honcho Bldg	Faret Tachikawa Center Square	NOF Kawasaki Higashiguchi Bldg	NOF Yokohama Nishiguchi Bldg	NOF Shin-Yokohama Bldg	Yokohama Odori Koen Bldg	Sapporo North Plaza	NRE Sapporo Bldg	JCB Sapporo Higashi Bldg *	NOF Sendai Aoba-dori Bldg
Number of business days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days
Rental business revenues	42,542		123,958	71,248	211,684	303,492	213,649	160,916	97,514	339,204	194,635	172,709	129,503
Rental revenues *incl. common charges	34,706		111,568	65,542	196,402	266,335	187,121	145,594	79,362	292,463	172,709	129,503	106,752
Other revenues	7,835		12,390	5,706	15,282	37,156	26,527	15,321	18,152	46,740	21,926	22,750	22,750
Rental business expenses	30,666		45,247	44,339	91,295	116,814	85,427	75,647	61,813	183,153	105,868	112,397	112,397
Property management costs	6,137		18,968	6,247	32,290	21,180	20,493	18,711	12,035	35,673	16,020	20,058	20,058
Taxes and duties	6,054		9,568	4,970	16,030	20,127	21,030	16,424	7,032	32,378	16,533	17,643	17,643
Utility expenses	5,288		6,584	3,796	22,691	26,598	14,025	15,098	16,279	45,119	22,089	13,396	13,396
Insurance expenses	110		100	106	379	393	340	341	195	585	334	376	376
Repairs and maintenances	3,868		1,071	21,778	118	12,944	9,377	2,995	10,014	8,550	701	37,756	37,756
Other expenses	1,977		282	845	5,846	2,254	3,680	1,101	522	4,913	1,447	5,199	5,199
Depreciation	7,230	2,923	8,672	6,595	13,937	33,315	16,479	20,974	15,733	55,933	48,741	20,030	17,965
Rental Profits	11,875	33,701	78,710	26,909	120,389	186,677	128,221	85,268	35,701	156,050	88,767	80,514	17,106
Net Operating Income (NOI)	19,105	36,624	87,383	33,505	134,326	219,992	144,700	106,243	51,434	211,983	137,508	100,544	35,072

Property Name	NOF Utsunomiya Bldg	NOF Nagoya Fushimi Bldg	NOF Nagoya Yangibashi Bldg	Omron 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	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	181 Days	77 Days	181 Days	181 Days	181 Days	
Rental business revenues	141,076	76,839	105,169		506,380	419,758	149,819	239,419	60,007	159,475	178,169	75,920	12,434,461
Rental revenues *incl. common charges	115,319	67,976	91,305		414,441	362,666	134,674	216,894	50,033	141,258	157,247	64,941	11,189,423
Other revenues	25,757	8,862	13,863		91,939	57,091	15,145	22,524	9,973	18,216	20,922	10,979	1,245,038
Rental business expenses	107,149	52,498	63,714		282,422	195,956	78,282	134,624	48,657	86,489	78,472	50,968	5,967,797
Property management costs	21,322	8,271	11,021		64,872	60,843	14,860	39,020	9,460	23,400	18,551	9,169	1,425,026
Taxes and duties	12,414	8,926	13,096		59,543	39,136	15,522	27,190	11,724	18,828	14,600	8,842	1,122,026
Utility expenses	17,032	6,657	11,368		53,726	47,400	10,729	21,236	7,027	13,827	15,827	6,942	958,895
Insurance expenses	360	166	233		1,343	774	291	530	214	367	410	155	19,825
Repairs and maintenances	13,689	1,854	5,521		21,470	11,535	358	8,875	2,250	7,410	4,154	4,154	548,146
Other expenses	3,339	774	1,435		19,116	2,380	20,699	10,604	1,395	2,209	2,400	1,757	239,374
Depreciation	38,990	25,847	21,036		161,660	62,348	33,884	15,820	17,757	25,606	19,271	19,945	1,654,503
Rental Profits	33,926	24,341	41,454		309,776	223,958	223,801	71,537	104,794	11,349	72,985	99,697	24,952
Net Operating Income (NOI)	72,917	50,188	62,491		471,437	286,307	257,685	87,357	131,959	29,106	118,968	44,898	8,121,167

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

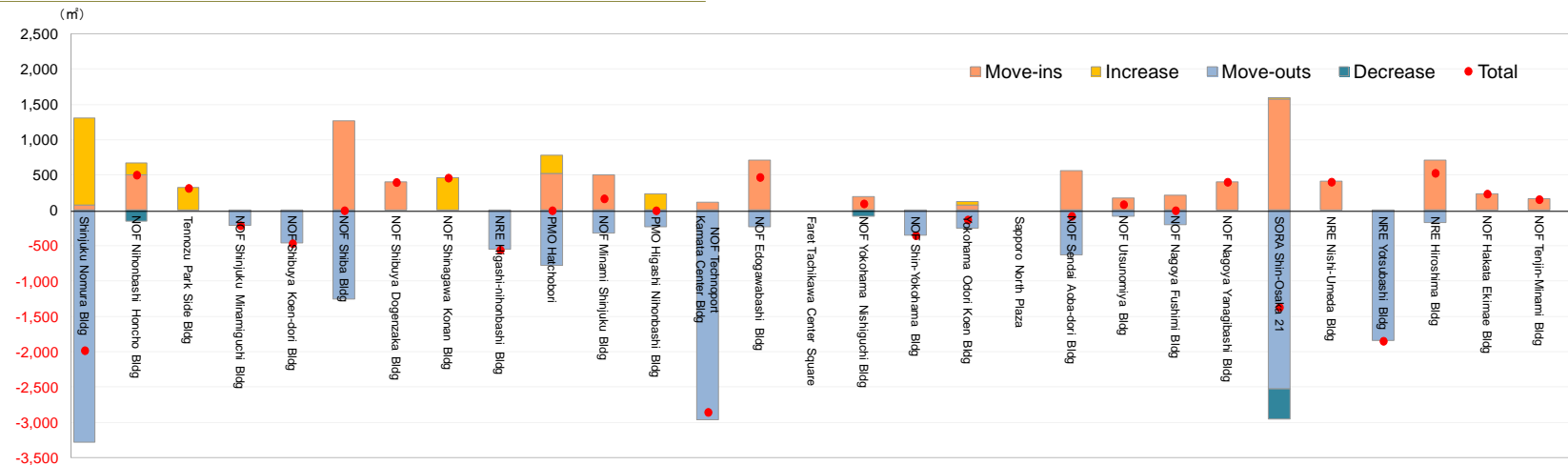
Changes in Average Unit Rent / Tenant Status Change

Changes in Average Unit Rent



(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 19th Period (¥ mln)	Appraisal Value at 19th Period End (¥ mln)	Appraisal Value at 18th Period End (¥ mln)	Difference between (¥ mln)	Change
Central Tokyo	Shinjuku Nomura Bldg	38,730	39,913	44,300	45,000	▲700	▲1.6%
	NRE Tennozu Bldg	33,080	32,429	22,800	22,700	100	0.4%
	NOF Nihonbashi Honcho Bldg	20,600	20,563	20,900	21,400	▲500	▲2.3%
	Tennozu Park Side Bldg	14,800	12,502	14,800	15,400	▲600	▲3.9%
	NOF Shinjuku Minamiguchi Bldg	12,300	12,353	9,600	9,530	70	0.7%
	NOF Shibuya Koen-dori Bldg	12,000	12,554	11,000	11,500	▲500	▲4.3%
	Secom Medical Bldg	11,500	10,969	10,600	10,600	-	-
	NOF Shiba Bldg	10,000	9,982	7,140	7,600	▲460	▲6.1%
	Nishi-Shinjuku Showa Bldg	8,800	8,674	7,710	7,850	▲140	▲1.8%
	NRE Shibuya Dogenzaka Bldg	7,660	7,533	5,260	5,910	▲650	▲11.0%
	NOF Tameike Bldg	7,400	7,519	6,070	6,310	▲240	▲3.8%
	Iwamoto-cho Toyo Bldg	6,020	5,997	4,250	4,250	-	-
	NOF Shinagawa Konan Bldg	5,500	5,347	4,780	5,090	▲310	▲6.1%
	NOF Surugadai Plaza Bldg	5,150	4,818	5,240	6,120	▲880	▲14.4%
	PMO Nihonbashi Honcho	5,000	4,793	4,070	4,070	-	-
	NRE Higashi-nihonbashi Bldg	4,060	4,037	3,480	3,490	▲10	▲0.3%
	PMO Akihabara	3,790	3,776	3,920	3,810	110	2.9%
	Hatchobori NF Bldg	3,160	3,143	2,490	2,610	▲120	▲4.6%
	NOF Kanda Iwamoto-cho Bldg	3,080	3,039	3,970	3,970	-	-
	NOF Takanawa Bldg	3,010	3,046	2,530	2,580	▲50	▲1.9%
PMO Hatchobori	2,430	2,410	2,600	2,520	80	3.2%	
NOF Minami Shinjuku Bldg	2,280	2,288	2,160	2,140	20	0.9%	
Central Shintomicho Bldg	1,750	1,758	1,320	1,320	-	-	
PMO Higashi Nihonbashi Bldg	1,480	1,464	1,540	1,540	-	-	
Total Central Tokyo	223,580	220,917	202,530	207,310	▲4,780	▲2.3%	
Suburban Tokyo	NRE Ueno Bldg	7,830	7,763	6,090	6,210	▲120	▲1.9%
	NOF Technoport Kamata Center Bldg	6,416	6,413	5,410	6,020	▲610	▲10.1%
	Toho Edogawabashi Bldg	2,080	2,047	1,150	1,270	▲120	▲9.4%
	Toshin Meguro Bldg	1,340	1,319	968	948	20	2.1%
	Crystal Park Bldg	3,700	3,559	3,180	3,180	-	-
	NOF Kichijoji Honcho Bldg	1,800	1,817	1,620	1,620	-	-
	Faret Tachikawa Center Square	3,290	2,938	3,880	3,900	▲20	▲0.5%
	NOF Kawasaki Higashiguchi Bldg	9,500	9,298	7,510	7,550	▲40	▲0.5%
	NOF Yokohama Nishiguchi Bldg	5,050	5,004	4,800	4,800	-	-
	NOF Shin-Yokohama Bldg	3,600	3,257	2,480	2,700	▲220	▲8.1%
Yokohama Odori Koen Bldg	2,993	2,895	1,830	1,830	-	-	
Total Suburban Tokyo	47,599	46,315	38,918	40,028	▲1,110	▲2.8%	

	Property Name	Acquisition Price (¥ mln)	Book Value at 19th Period (¥ mln)	Appraisal Value at 19th Period End (¥ mln)	Appraisal Value at 18th Period End (¥ mln)	Difference between (¥ mln)	Change
Other Cities	Sapporo North Plaza	6,820	7,677	5,800	5,820	▲20	▲0.3%
	NRE Sapporo Bldg	5,300	4,906	4,480	4,560	▲80	▲1.8%
	JCB Sapporo Higashi Bldg	3,700	3,565	3,200	3,220	▲20	▲0.6%
	NOF Sendai Aoba-dori Bldg	3,200	3,119	1,910	2,000	▲90	▲4.5%
	NOF Utsunomiya Bldg	2,970	2,293	2,290	2,340	▲50	▲2.1%
	NOF Nagoya Fushimi Bldg	4,050	4,062	2,240	2,270	▲30	▲1.3%
	NOF Nagoya Yanagibashi Bldg	3,550	3,600	2,160	2,190	▲30	▲1.4%
	Omron Kyoto Center Bldg	23,700	21,915	18,500	19,200	▲700	▲3.6%
	SORA Shin-Osaka 21	19,251	18,526	12,200	12,600	▲400	▲3.2%
	NRE Osaka Bldg	6,410	6,219	6,390	6,630	▲240	▲3.6%
	NRE Nishi-Umeda Bldg	5,660	5,705	3,240	3,210	30	0.9%
	NRE Yotsubashi Bldg	3,940	3,752	4,160	4,200	▲40	▲1.0%
	NRE Hiroshima Bldg	1,930	2,522	2,210	2,270	▲60	▲2.6%
	NOF Hakata Ekimae Bldg	6,750	6,573	4,350	4,340	10	0.2%
	NOF Tenjin-Minami Bldg	3,739	3,626	2,210	2,220	▲10	▲0.5%
Total Other Cities	100,970	98,069	75,340	77,070	▲1,730	▲2.2%	
Grand Total	372,149	365,302	316,788	324,408	▲7,620	▲2.3%	

(A) (B)

Difference between Book Value and Appraisal Value **¥48,514 mln** (-¥159,000/unit)

Comparison with the previous period

	17th Period⇒ 18th Period	18th Period⇒ 19th Period
Increase	8	8
±0	6	10
Decrease	36	32

Status of Debts

Repayment Period	Lenders	Amount	Type of Interest	Interest Rate (p.a.)	Repayment Date	Short-term/Long-term
20th period	1 financial institution	¥2,000million	Fixed (Note1)	1.14050%	Jun. 24, 2013	Short-term debt (Including current portion of long-term debt)
	1 financial institution	¥1,000million	Floating	0.80000%	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	0.64000%	Aug. 27, 2013	
	1 financial institution	¥500million	Floating	0.58000%	Aug. 27, 2013	
21st period	4 financial institution	¥7,500million	Fixed (Note1)	1.68680%	Dec. 08, 2013	¥24,000 million
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	
	4 financial institution	¥5,500million	Floating	0.92000%	Feb. 26, 2014	
	3 financial institution	¥4,000million	Fixed	1.98000%	Mar. 19, 2014	
22nd period	3 financial institution	¥3,000million	Fixed (Note1)	0.91900%	Jun. 10, 2014	
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	
	4 financial institution	¥6,000million	Fixed (Note1)	0.83875%	Aug. 26, 2014	
	2 financial institution	¥2,000million	Floating	0.77000%	Aug. 26, 2014	
23rd period	1 financial institution	¥1,000million	Floating	0.63000%	Aug. 26, 2014	
	5 financial institution	¥6,350million	Fixed (Note1)	1.55800%	Dec. 24, 2014	
	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	
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	
	1 financial institution	¥1,000million	Fixed	1.31125%	Aug. 26, 2015	
	4 financial institution	¥7,300million	Floating	0.58000%	Aug. 27, 2015	
25th period	1 financial institution	¥2,000million	Floating	0.54000%	Aug. 27, 2015	
	1 financial institution	¥250million	Fixed	1.97000%	(Note2)	
	4 financial institution	¥5,500million	Floating	0.58000%	Dec. 26, 2015	
	3 financial institution	¥5,500million	Fixed (Note1)	0.90800%	Feb. 27, 2016	
26th period	1 financial institution	¥6,750million	Fixed	1.97000%	(Note2)	Long-term debt ¥115,700 million
	3 financial institution	¥3,000million	Fixed (Note1)	1.10100%	Aug. 26, 2016	
	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	
	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	
	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	
	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	
	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	
	3 financial institution	¥2,500million	Fixed	1.27625%	Aug. 26, 2019	
	1 financial institution	¥1,100million	Fixed	1.53674%	Aug. 26, 2020	
34th period	1 financial institution	¥1,100million	Fixed	1.53674%	Aug. 26, 2020	
35th period	3 financial institution	¥5,000million	Fixed	1.35250%	Feb. 26, 2021	
Total debt	31 financial institution	¥139,700million	-	-	-	-
23rd period	Public offering	¥6,000million	Fixed	0.94%	Nov. 26, 2014	Investment Corporation Bonds ¥39,500million
	Private placement	¥5,000million	Fixed	1.85%	Mar. 16, 2015	
25th period	Public offering	¥10,000million	Fixed	2.05%	Nov. 30, 2015	
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	-	¥179,200million	-	-	-	-

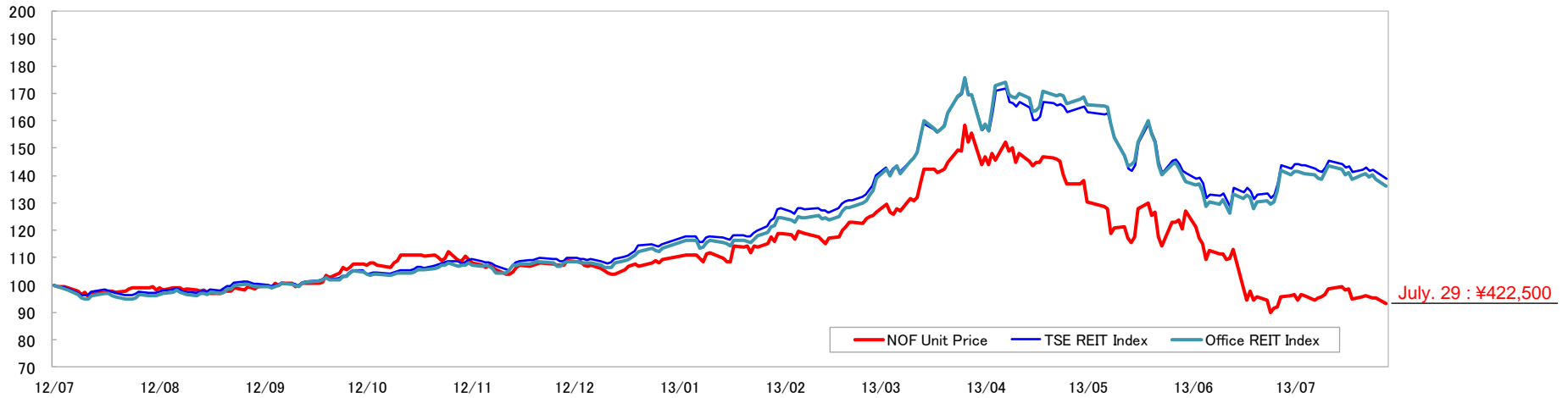
(Note 1) Converted the interest rate from floating-rate to fixed-rate in order to hedge risks of interest rate fluctuations by the interest-rate swap agreement.

(Note 2) Repay ¥250 million of principal at each Repayment Date, and repay ¥6,750 million on June 25, 2016, the last repayment date.

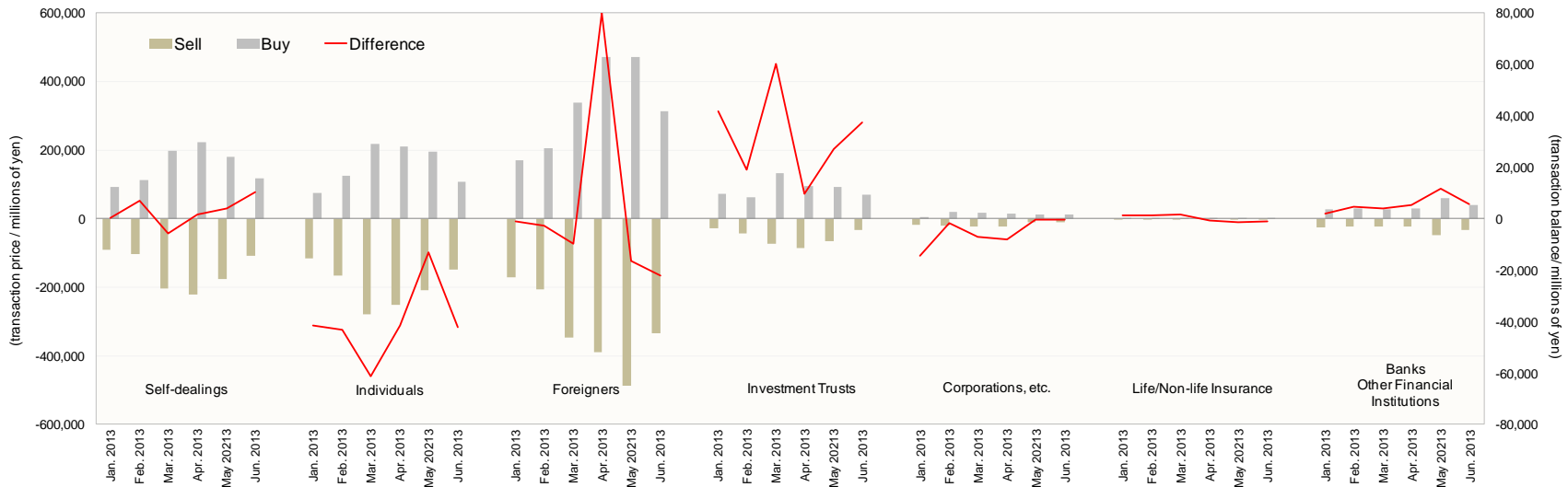
Changes in Investment Unit Price

Changes in Investment Unit Price

(Note) Investment unit price on July 1, 2012 = 100



● Trading Volume by Investor Type (from January to June 2013)

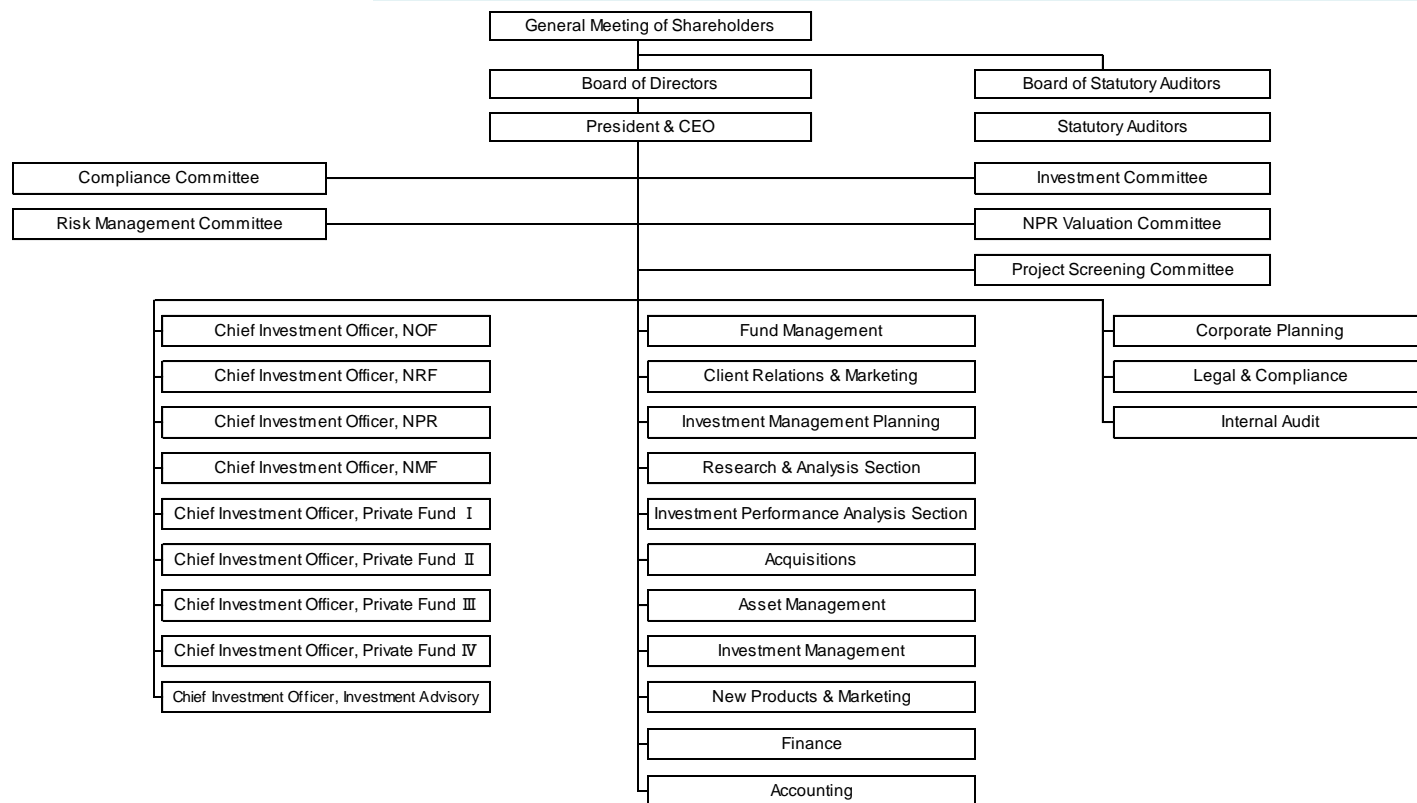


Summary of Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.)

Structure

(as of July 31, 2013)

Name	Nomura Real Estate Asset Management Co., Ltd.		
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo160-0023, Japan		
Registrations, License, etc.	Financial instruments business operator registration: Commissioner of the Kanto Local Finance Bureau (Financial Instruments) No. 374 Licensed for discretionary proxy in realty trading: Minister of Land, Infrastructure and Transport Permit No.18 Licensed for real estate trading: Governor of Tokyo (2) No. 81679 Money lender registration: Governor of Tokyo (1) No.31401		
Memberships	the Investment Trusts Association, Japan; the Japan Investment Advisers Association, the Association for Real Estate Securitization, etc.		
Contact Information	Fund Management	+81-3-3365-0507	nreof8959@nomura-re.co.jp



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, 2003.



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



This document is intended for the provision of information only, and should not be construed as an offer, solicitation or commercial conduct associated with any specific product.

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.

While every effort has been made to ensure the accuracy and thoroughness of the information contained in this document, the Nomura Real Estate Office Fund, Inc. gives no warranty of its accuracy or adequacy. Please note that the contents of this document are subject to change or cancellation without prior notice.

Duplication, reproduction, distribution or use of all or any part of the information contained in this document is prohibited without express prior written consent.