



For Translation Purposes Only

June 20, 2008

**For Immediate Release**

Nomura Real Estate Office Fund, Inc.  
Mitsuharu Sato, Executive Director  
(Securities Code: 8959)

Asset Management Company:  
Nomura Real Estate Asset Management Co., Ltd.  
Tatsuo Inoue, President and Chief Executive Officer  
Inquiries: Atsushi Ogata, Director  
Office Management Division  
TEL: +81-3-3365-0507

**Notice Concerning the Issuance of the Short-term Investment Corporation Bonds**

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

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

**(1) Second Series Short-term Investment Corporation Bonds**

1. Name of the Bonds:  
Second Series Short-term Investment Corporation Bonds
2. Aggregate Amount of Issuance of Second Series Short-term Investment Corporation Bonds:  
Fifteen Billion Yen (JPY 15,000,000,000) (Issuable within the limit: Fifteen Billion Yen (JPY 15,000,000,000)) (note)
3. Denomination of each Short-term Investment Corporation Bond:  
One Billion Yen (JPY 1,000,000,000)
4. Aggregate Amount to be Paid in:  
JPY 14,964,318,512 for the Bonds (Average Yield to Subscribers:0.946%)

5. Redemption Price:  
¥100 per par value of ¥100
6. Interest Rate:  
No relevant interest rates
7. Due Date for Payment in:  
June 24, 2008
8. Due Date for the Redemption and Method:  
The aggregate amount of the Bonds shall be redeemed on September 24, 2008.
9. Financial Covenants:  
N/A
10. Ratings:  
a-1+ (Rating and Investment Information, Inc.)  
A-1 (Standard and Poor's Ratings Services)  
Prime-1 (Moody's Investors Services, Inc.)
11. Agent for finance, issue and payment:  
The Bank of Tokyo Mitsubishi UFJ, Ltd.
12. Agent for private offering:  
The Bank of Tokyo Mitsubishi UFJ, Ltd.
13. Dealer:  
Central Tanshi Co., Ltd.  
The Bank of Tokyo Mitsubishi UFJ, Ltd.
14. Security or Guarantee:  
No security or guarantee shall be created on any Bonds and no fund shall be reserved.

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

## **2. Purpose of the issuance**

To be used for a part of the payment for the acquisition of Shinjuku Sanshin Building, Central Kyobashi Building, Central Shintomicho Building, Toshin Meguro Building, Sunworld Yotsuya Building and Iwamoto-cho Toyo Building (Note).

(Note) For the information about the acquisition of these properties, please refer to the news release on June 20, 2008

### 3. Use of Proceeds

i) Use of Proceeds:

To be used for a part of the payment for the acquisition of Shinjuku Sanshin Building and other 5 properties, and the related miscellaneous expenses.

ii) Scheduled Expenditure Date

June 25, 2008

### 4. Status of Interest-bearing Debts after the issuance

		(¥mln)		
		Before the issuance (Note)	After the issuance	Increased/Decreased Amount
	Short-term Borrowings	36,000	36,000	—
	Short-term Investment Corporation Bonds	—	15,000	+ 15,000
	Sub Total	36,000	51,000	+ 15,000
	Long-term Borrowings	75,500	75,500	—
	Investment Corporation Bonds	44,500	44,500	—
	Sub Total	120,000	120,000	—
Total		156,000	171,000	+ 15,000

(Note) Before the issuance includes the total amount of the Debt Financing announced on the news release on June 20, 2008

【Note】 Translation for Reference is omitted.