



For Translation Purposes Only

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For Immediate Release

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

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Notice Concerning Completion of Property Acquisition

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today the completion of acquisition of the following asset stated in the “Notice Concerning Property Acquisition” released on March 28, 2008.

1. Summary of the Asset (the “Property”)

- (1) Type of asset: Real estate
- (2) Property name: SORA Shin-Osaka 21
- (3) Acquisition price: ¥19,251 million
- (4) Date of agreement: March 28, 2008 (date of agreement on purchase and sale of real estate)
- (5) Date of acquisition: April 25, 2008 (date of delivery of real estate)
- (6) Financing: Proceeds from the issuance of short-term investment corporation bonds (Note)

(Note) Refer to the “Notice Concerning the Issuance of the Short-term Investment Corporation Bonds” released on April 21, 2008 for a summary of the issuance of the short-term investment corporation bonds.

2. Portfolio Status after the Acquisition

The Property, a large-scale office building with B2/21F and the building area of 38,252.92 sq. meters, is the fifth largest building based on the acquisition price in the Fund’s 37 properties held as of April 25, 2008. Due to this acquisition, the Fund’s total asset exceeded ¥300 billion as the total acquisition price has increased to ¥317.4 billion.

To expand and stabilize earnings from the portfolio through diversified investments, the Fund continues to deliberately invest in blue-chip office buildings to reach the Fund’s mid-term goal, total asset size of ¥500 billion.

【Exhibits】

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|-----------|---------------------------------|
| Exhibit 1 | Property Summary |
| Exhibit 2 | Portfolio after the Acquisition |

Property Summary

| | | |
|----------------------|----------|--|
| Property Name | | SORA Shin-Osaka 21 |
| Location (Note 2) | Registry | 2-1-17 Nishi-Miyahara, Yodogawa-ku, Osaka City |
| | Street | 2-1-3 Nishi-Miyahara, Yodogawa-ku, Osaka City |
| Access | | 6 minutes walk from Shin-Osaka Station on the JR Line (Tokaido and Sanyo Shinkansen and Tokaido Line), Subway Midosuji Line. |
| Structure (Note 2) | | SRC, B2/21F |
| Area (Note 2) | Land | 4,864 sq. meters |
| | Building | 38,252.92 sq. meters |
| Type of Ownership | Land | Ownership |
| | Building | Ownership |

(Note 1) Refer to the “Notice Concerning Property Acquisition” released on March 28, 2008 for the detail.

(Note 2) Location (registry), Structure and Areas are based on the information in the real estate registry.

<Property Photo>



Portfolio after Acquisition of the Property

| Area | Property Name | Acquisition Price (Scheduled) (million yen) | Percentage to total (%) (Note 1) | Date of Acquisition (Scheduled) |
|--------------------------------------|---|---|--|------------------------------------|
| Tokyo Central Area (Notes 2) | Shinjuku Nomura Building | 38,730 | 12.2 | December 8, 2003 |
| | JAL Building | 33,080 | 10.4 | March 18, 2005 |
| | NOF Nihonbashi Honcho Building | 20,600 | 6.5 | December 5, 2003 |
| | Tennozu Park Side Building | 14,800 | 4.7 | February 27, 2004 |
| | NOF Shibuya Koen-dori Building | 12,000 | 3.8 | September 28, 2004 |
| | Secom Medical Building | 11,500 | 3.6 | September 1, 2006 |
| | NOF Shiba Building | 10,000 | 3.2 | May 25, 2004 |
| | Nishi-Shinjuku Showa Building | 8,800 | 2.8 | November 30, 2005 |
| | NOF Tameike Building | 7,400 | 2.3 | September 29, 2005 |
| | NOF Shinagawa Konan Building | 5,500 | 1.7 | December 8, 2003 |
| | NOF Surugadai Plaza Building | 5,150 | 1.6 | February 27, 2004 |
| | Hatchobori NF Building | 3,160 | 1.0 | August 10, 2007 |
| | NOF Kanda Iwamoto-cho Building | 3,080 | 1.0 | February 26, 2004 |
| | NOF Minami Shinjuku Building | 2,280 | 0.7 | June 25, 2004 |
| | Total of Tokyo Central Area (14 properties) | 176,080 | 55.5 | |
| Suburban Tokyo (Note 2) | NOF Toyo-cho Building | 7,550 | 2.4 | December 5, 2003 |
| | NOF Technoport Kamata Center Building | 6,416 | 2.0 | December 5, 2003 |
| | Toho Edogawabashi Building | 2,080 | 0.7 | March 28, 2008 |
| | Crystal Park Building | 3,700 | 1.2 | February 28, 2006 |
| | Farlet Tachikawa Center Square | 3,290 | 1.0 | December 5, 2003 |
| | NOF Kawasaki Higashiguchi Building | 9,500 | 3.0 | June 30, 2005 |
| | NOF Yokohama Nishiguchi Building | 5,050 | 1.6 | May 12, 2005 |
| | NOF Shin-Yokohama Building | 3,600 | 1.1 | December 5, 2003 |
| | Yokohama Odori Koen Building | 2,993 | 0.9 | September 28, 2007 |
| | Total of Suburban Tokyo (9 properties) | 44,179 | 13.9 | |
| Other Regional Cities (Note 2) | Sapporo North Plaza | 6,820 | 2.1 | June 1, 2006 |
| | JCB Sapporo Higashi Building | 3,700 | 1.2 | February 8, 2008 |
| | Kita-Sanjo Building | 3,430 | 1.1 | September 28, 2007 |
| | NOF Sendai Aoba-dori Building | 3,200 | 1.0 | November 30, 2005 |
| | NOF Utsunomiya Building | 2,970 | 0.9 | December 5, 2003 |
| | NOF Nagoya Yanagibashi Building | 3,550 | 1.1 | September 29, 2005 |
| | Omron Kyoto Center Building | 23,700 | 7.5 | March 20, 2007 |
| | SORA Shin-Osaka 21 | 19,251 | 6.1 | April 25, 2008 |
| | NOF Midosuji Building | 12,900 | 4.1 | November 30, 2005 |
| | Nomura Osaka Building | 6,410 | 2.0 | December 5, 2003 |
| | Nomura Yotsubashi Building | 3,940 | 1.2 | December 5, 2003 |
| | NOF Kobe Kaigan Building | 3,280 | 1.0 | December 5, 2003 |
| | Hiroshima Tatemachi NOF Building | 2,100 | 0.7 | November 30, 2005 |
| | Nomura Hiroshima Building | 1,930 | 0.6 | December 5, 2003 |
| | Total of Other Regional Cities (14 properties) | 97,181 | 30.6 | |
| Total (37 properties) | | 317,440 | 100.0 | |

(Notes)

1. Percentages have been rounded to the nearest first decimal place. Therefore, the total may not equal to 100%.
2. 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 the areas other than the Tokyo Central Area and the Suburban Tokyo.
3. “NOF Tenjin-Minami Building”, the Fund announced the execution of the agreement on purchase and sale of real estate as mentioned in the “Notice Concerning Property Acquisition” released on April 18, 2008, is not included in the above table because the Fund has not yet acquired it.