



For Translation Purposes Only

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For Immediate Release

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Notice Concerning Concluding Commitment Line Agreement

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that the Fund agreed with lenders concerning concluding Commitment Line Agreement.

1. Purpose

Nomura Office Fund has decided to conclude Commitment Line Agreement with lenders for the purpose to secure flexible and stable measure for raising capital in order to acquire properties, to repay debts and corporation bonds, and to return deposits.

2. Commitment Line Agreement

(1) Commitment Line A

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| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd. |
| 2. Amount | : | ¥20,000 million |
| 3. Interest Rate | : | The corresponding borrowing term yen TIBOR+0.40% (annualized) |
| 4. Term | : | June 9, 2006 through June 8, 2007 (including the stated dates) |
| 5. Collateral | : | Unsecured, unguaranteed |
| 6. Use of Funds | : | Payment for the acquisition of properties and related expenses |

(2) Commitment Line B

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| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd. |
| 2. Amount | : | ¥20,000 million |
| 3. Interest Rate | : | The corresponding borrowing term yen TIBOR+0.50% (annualized) |
| 4. Term | : | June 9, 2006 through June 8, 2007 (including the stated dates) |
| 5. Collateral | : | Unsecured, unguaranteed |
| 6. Use of Funds | : | Repayment for debts and corporation bonds, and return of deposits |