



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 and Disposition**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) announced today the completion of acquisition and disposition of the following assets stated in the “Notice Concerning Property Acquisition and Disposition” released on January 14, 2009.

### **1. Summary of the Asset to be Acquired**

- (1) Type of asset: Real estate
- (2) Property name: MY Higashi Gotanda Building
- (3) Acquisition price: ¥3,010 million
- (4) Date of agreement: January 14, 2009 (date of agreement on purchase and sale of real estate)
- (5) Date of acquisition: February 27, 2009 (date of delivery of real estate)
- (6) Seller: Mizuho Trust & Banking Co., Ltd. (Note 1)
- (7) Financing: Proceeds from the disposition of assets (Note 2)

(Note 1) Mizuho Trust & Banking Co. Ltd., as a trustee, is to sell the Property to the Fund in accordance with the instructions from YK NPS Management as the beneficiary.

(Note 2) Refer to the “Notice Concerning Property Acquisition and Disposition” released on January 14, 2009 for the detail.

As a part of the land did not meet the environmental law standard, it has been removed at Seller’s expense.

### **2. Summary of the Asset to be Disposed**

- (1) Type of asset: Trust beneficial interest
- (2) Property name: Hiroshima Tatemachi NOF Building
- (3) Transfer price: ¥2,210 million
- (4) Date of agreement: January 14, 2009 (date of agreement on purchase and sale of the trust beneficial interest)
- (5) Date of acquisition: February 27, 2009 (date of delivery of the trust beneficial interest)
- (6) Transferee: NREG Toshiba Building Co., Ltd.

### 3. Portfolio Status after the Transaction

The ratio of properties in other regional cities (Note) decreased from 32.3% to 27.6% (calculated based on the acquisition price of 51 properties including NOF Tenjin Minami Building and NOF Nagoya Fushimi Building (tentative name) scheduled to be acquired) and the average building age of the portfolio decreased from 21.3 years to 20.6 years after the transaction (including the transaction completed on January 14, 2009). Please refer to attached “Exhibit 1 Portfolio after the Transaction” and also refer to the “Notice Concerning Property Acquisition and Disposition” released on January 14, 2009 for the detail of the transaction.

(Note) Other Regional Cities refers to the major regional cities excluding Tokyo, Kanagawa, Saitama, and Chiba.

#### 【Exhibit】

Exhibit 1                      Portfolio after the Transaction

## Portfolio after the Transaction

Area	Property Name	Acquisition Price (million yen)	Percentage to total (%) (Note 1)	Date of Acquisition
Tokyo Central Area (Note 2)	Shinjuku Nomura Building	38,730	10.4	December 8, 2003
	JAL Building	33,080	8.7	March 18, 2005
	NOF Nihonbashi Honcho Building	20,600	5.4	December 5, 2003
	Tennozu Park Side Building	14,800	3.9	February 27, 2004
	Shinjuku Sanshin Building	12,300	3.2	June 25, 2008
	NOF Shibuya Koen-dori Building	12,000	3.2	September 28, 2004
	Secom Medical Building	11,500	3.0	September 1, 2006
	NOF Shiba Building	10,000	2.6	May 25, 2004
	Nishi-Shinjuku Showa Building	8,800	2.3	November 30, 2005
	Nomura Shibuya Dogenzaka Building	7,660	2.0	September 26, 2008
	NOF Tameike Building	7,400	2.0	September 29, 2005
	Iwamoto-cho Toyo Building	6,020	1.6	June 25, 2008
	NOF Shinagawa Konan Building	5,500	1.5	December 8, 2003
	NOF Surugadai Plaza Building	5,150	1.4	February 27, 2004
	PMO Nihonbashi Honcho	5,000	1.3	November 5, 2008
	Nomura Higashi-nihonbashi Building	4,060	1.1	January 14, 2009
	Hatchobori NF Building	3,160	0.8	August 10, 2007
	NOF Kanda Iwamoto-cho Building	3,080	0.8	February 26, 2004
	MY Higashi Gotanda Building	3,010	0.8	February 27, 2009
	Central Kyobashi Building	2,550	0.7	June 25, 2008
	NOF Minami Shinjuku Building	2,280	0.6	June 25, 2004
	Central Shintomicho Building	1,750	0.5	June 25, 2008
	Sunworld Yotsuya Building	778	0.2	June 25, 2008
	Total of Tokyo Central Area (23 properties)	219,208	57.9	
Suburban Tokyo (Note 2)	Nomura Ueno Building	7,830	2.1	January 14, 2009
	NOF Toyo-cho Building	7,550	2.0	December 5, 2003
	NOF Technoport Kamata Center Building	6,416	1.7	December 5, 2003
	Toho Edogawabashi Building	2,080	0.5	March 28, 2008
	Toshin Meguro Building	1,340	0.4	June 25, 2008
	Crystal Park Building	3,700	1.0	February 28, 2006
	Kichijoji Mark Building	1,800	0.5	January 14, 2009
	Farlet Tachikawa Center Square	3,290	0.9	December 5, 2003
	NOF Kawasaki Higashiguchi Building	9,500	2.5	June 30, 2005
	NOF Yokohama Nishiguchi Building	5,050	1.3	May 12, 2005
	NOF Shin-Yokohama Building	3,600	1.0	December 5, 2003
	Yokohama Odori Koen Building	2,993	0.8	September 28, 2007
	Total of Suburban Tokyo (12 properties)	55,149	14.6	
Other Regional Cities (Note 2)	Sapporo North Plaza	6,820	1.8	June 1, 2006
	Nomura Sapporo Building	5,300	1.4	November 5, 2008
	JCB Sapporo Higashi Building	3,700	1.0	February 8, 2008
	NOF Sendai Aoba-dori Building	3,200	0.8	November 30, 2005
	NOF Utsunomiya Building	2,970	0.8	December 5, 2003
	NOF Nagoya Yanagibashi Building	3,550	0.9	September 29, 2005
	Omron Kyoto Center Building	23,700	6.3	March 20, 2007
	SORA Shin-Osaka 21	19,251	5.1	April 25, 2008
	Nomura Osaka Building	6,410	1.7	December 5, 2003
	Nomura Nishi-Umeda Building	5,660	1.5	September 26, 2008
	Nomura Yotsubashi Building	3,940	1.0	December 5, 2003
	NOF Kobe Kaigan Building	3,280	0.9	December 5, 2003
	Nomura Hiroshima Building	1,930	0.5	December 5, 2003
	EME Hakata Ekimae Building	6,750	1.8	June 27, 2008
	Total of Other Regional Cities (14 properties)	96,461	25.5	
Subtotal (49 properties)		370,818	97.9	

【Scheduled Acquisition】

Area	Property Name	Acquisition Price (Scheduled) (million yen)	Percentage to total (%) (Note 1)	Date of Acquisition (Scheduled)
Other Regional Cities (Note 2)	NOF Tenjin-Minami Building (Note 3)	3,925	1.0	March 27, 2009
	NOF Nagoya Fushimi Building (tentative name)	4,050	1.1	October 30, 2009
Subtotal (2 Properties)		7,975	2.1	
Total (51 Properties)		378,793	100.0	

(Notes)

- Percentages have been rounded to the nearest first decimal place. Therefore, the total may not equal to 100.0%.
- 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.
- Concerning “NOF Tenjin-Minami Building”, the agreement on purchase and sale of the trust beneficial interest has been executed on April 18, 2008 and the Fund will acquire the Property on March 27, 2009 comply with the seller's attraction of tenants according to the said agreement. The acquisition price in the above table is ¥3,925, median of the limit range, however the acquisition price will be determined within the range of ¥3,750 to ¥4,100 comply with the circumstances of attraction of tenants.