

### For Translation Purposes Only

December 8, 2010

#### For Immediate Release

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

Asset Management Company: Nomura Real Estate Asset Management Co., Ltd. Atsushi Ogata President and Chief Executive Officer <u>Inquiries:</u> Hirotaka Furugori General Manager, Office Management Division TEL: +81-3-3365-0507

## Notice Concerning Property Disposition

Nomura Real Estate Office Fund, Inc. ("Nomura Office Fund" or the "Fund") announced today that the Fund decided on the disposition of real estate and entered into a sale and purchase agreement (the "Agreement"), as stated below.

## 1. Summary of the Asset to be Disposed of

(1) (2) (3)	Type of Asset: Property Name: Date of Agreement:	Trust Beneficial Interest NOF Toyo-cho Building December 8, 2010			
(4)	Scheduled Transfer Date: (Note 1)	(i) December 8, 2010 (33% of the quasi-co-ownership interest in each of the two real estate trust beneficial interests)			
		(ii) May 10, 2011 (67% of the quasi-co-ownership interest in each of the two real estate trust beneficial interests)			
(5)	Transfer Price:	(i) $\qquad \qquad \qquad$			
		Total ¥8,664,000,000 (Excluding property taxes, urban planning taxes,			
(6)	Book Value:	<ul><li>consumption taxes and local consumption taxes)</li><li>(i) ¥2,326,147,531</li></ul>			
(0)	(Note 2)	(ii) ¥4,722,784,381			
		Total ¥7,048,931,912			
(/)	Difference between Transfer	(i) $\$532,852,469$			
	Price and Book Value:	(ii) $\$1,082,215,619$ Tetel V1 (15.069.099)			
(8)	Transferee:	Total ¥1,615,068,088 Japanese General Operating Company			

The asset to be disposed of will be referred to as the "Property", hereinafter.

(Note 1) The Property is composed of two beneficial interests, in each of which 50% co-ownership interest in the land and building which are described below in "3. Property Summary for the Assets (Scheduled) to be Disposed of" is mainly entrusted. 33% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on May 10, 2011.

(Note 2) The book value is calculated by multiplying the book value as of October 31, 2010 with the quasi-co-ownership interest in the real estate trust beneficial interests to be disposed of (33% for the disposition on December 8, 2010, and 67% for the disposition on May 10, 2011 (The amount has been rounded to the nearest first decimal place)). The book value is a reference amount as of October 31, 2010, and the figures may differ as of the scheduled transfer date.

#### 2. Reason for the Disposition of the Property

Resulted from its consideration of future holding costs and the earnings outlook of the Property, the Fund decided to dispose of the Property with the conclusion that the disposition of the Property will lead to generate capacity to acquire new properties for the improvement of the quality of its portfolio and will contribute to the stabilization of distributions for the fifteenth fiscal period (from November 1, 2010 to April 30, 2011) and the sixteenth fiscal period (from May 1, 2011 to October 31, 2011) by utilizing a gain from the disposition.

Property Name		NOF Toyo-cho Building						
Type of Asset		Trust Beneficial Interest						
Location	Registry	1-624-69 Shinsuna, Koto-ku, Tokyo						
(Note 1)	Street		1-6-35 Shinsuna, Koto-ku, Tokyo					
Completion Date	e (Note 1)	November 9,	1989					
Use (Note 1)			Office, Electricity Room, Parking					
Structure (Note 1	/	SRC/RC, 7F						
Area	Land	8,926 m <sup>2</sup> (2,	700.11 tsubo)					
(Note 1)	Building	18.051.08 m <sup>2</sup>	(5,460.45 tsub	oo)				
Type of	Land							
Ownership	Building	Ownership						
Acquisition Date	(Note 2)	December 5,	2003					
Scheduled Transf	fer Date	December 8,	2010	Ma	May 10, 2011			
Transfer Price		¥ 2,859 millio	on	¥5	¥ 5,805 million			
Book Value (Not		¥ 2,326 million			¥ 4,722 million			
Appraisal Value a	and Method	¥ 8,510 million						
		(Appraiser: Tanizawa Sogo Appraisal Co., Ltd.)						
		(Value as of October 31, 2010)						
Leasing Status (as	s of December 8,	2010) (Note 4)						
Total Number of	Tenants	1						
Total Rental Inco	ome	- (Note 5)						
Security Deposits		- (Note 5)						
Occupancy Rate		100.0%						
Total Leased Floor Space		18,218.17 m <sup>2</sup> (5,510.99 tsubo)						
Total Leasable Floor Space		18,218.17 m <sup>2</sup> (5,510.99 tsubo)						
Occupancy Rates in the Past		September	September	September		September		
		30, 2006	30, 2007	30, 2008	30, 2009	30, 2010		
		100.0%	100.0%	100.0%	100.0%	100.0%		

#### 3. Property Summary for the Assets (Scheduled) to be Disposed of

(Notes)

2. The date on which the Fund acquired the Property.

Location (Registry) and Several Other Items:

<sup>&</sup>quot;Location (Registry)", "Completion Date", "Use", "Structure" and "Area" are based on the information in the real estate registry. "Area" shows the spaces for the entire land and building, each respectively.

<sup>3.</sup> Calculated by multiplying the quasi-co-ownership interest in the real estate trust beneficial interests to be disposed of (33% for the December 8, 2010 disposition, and 67% for the May 10, 2011 disposition) with the book value as of October 31, 2010. (The amount has been rounded down to the nearest one million.) The book value is a reference amount as of October 31, 2010, and the figures may differ as of the scheduled transfer date.

<sup>4.</sup> The leasing status of the entire Property.

<sup>5.</sup> Due to an unavoidable reason, such information is not disclosed.

#### 4. Transferee Profile

As the Fund has not obtained an agreement with the transferee, this information is not disclosed. The transferee is not a related party under the Law Concerning Investment Trusts and Investment Corporations ("Related Party") of the asset management company.

#### 5. Transaction with Related Parties

None

### 6. Brokerage Profile

As the Fund has not obtained an agreement with the brokerage agency, this information is not disclosed. The brokerage agency is not a Related Party.

#### 7. Form of Payment

(1) Form of Payment:

For each scheduled disposition of the Property, the transaction shall be settled with the transferee's full payment of the transfer price corresponding to each scheduled transfer date in a lump sum to the Fund on each date.

(2) Special Agreement on the Sale and Purchase Agreement:

The disposition scheduled for May 10, 2011 is based on the condition that the sale and purchase transaction for the disposition on December 8, 2010 is performed and that the transaction is effective as of May 10, 2011, etc. Moreover, the Fund and the transferee may not terminate any one of the quasi-co-ownership interests in the two beneficial interests for either the December 8, 2010 disposition transaction or the May 10, 2011 disposition transaction. In any event, each transaction cannot be terminated after the performance of each transaction.

#### 8. Schedule for Disposition

December 8, 2010	Execution of the agreement for the sale and purchase of the trust beneficial interests
December 8, 2010	Disposition of 33% of the quasi-co-ownership interest in each of the two real estate trust beneficial interests the Fund holds
May 10, 2011 (Scheduled)	Disposition of 67% of the quasi-co-ownership interest in each of the two real estate trust beneficial interests the Fund holds

#### 9. Forecasts of Financial Results

For the forecasts of the financial results for the fiscal period ending April 30, 2011 (from November 1, 2010 to April 30, 2011) reflecting the disposition of the Property, please refer to "Notice Concerning Revised Forecasts of Financial Results for the Fiscal Period Ending April 30, 2011" which is also announced today.

Exhibits	
Exhibit 1	Portfolio after the Disposition of the Property
Exhibit 2	Disposition of NOF Toyo-cho Building

\*<Nomura Real Estate Office Fund, Inc> URL: <u>http://www.nre-of.co.jp/english/</u>

#### Exhibit 1

#### Portfolio after the Disposition of the Property

Area         Property Name         Acquisition (million yet) (Note 1)         Percentage (million yet) (Note 3)         Due of Acquisition Procession (wore 3)         Due of Acquisition Procession (wore 3)           Sharjaku Nomara Building         33,090         8.8         33,090         8.9         March 18, 2015           NRT Temorou Building         23,070         10.3         38,750         10.4         December 8, 2015           NOT Shingda Manangeeth Building         11,000         3.5         11,400         3.5         11,400<			After December 8, 2010		After May 1	), 2011	
Inc.         Inc. <thinc.< th="">         Inc.         Inc.         <thi< th=""><th>Area</th><th>Property Name</th><th></th><th></th><th></th><th></th><th>Data of Acquisition</th></thi<></thinc.<>	Area	Property Name					Data of Acquisition
Shingilau Noman Buding         33,730         10.3         38,730         10.4         December 8,2015           NRE Tanono Buding         20,600         5.5         20,600         5.6         December 5,2035           Tennoru Puck Bie Buding         11,800         3.1         Lago 25,208         3.3         Jame 25,208           NOF Shingiau Minamigachi Buding         11,200         3.1         September 28,2016         3.3         Jame 25,208           NOF Shingiau Minamigachi Buding         11,000         2.1         1.000         2.2         Mar 25,208           Nord Shing Muding         11,000         3.1         September 1,206         3.1         September 2,208           Nucle Shingiau Showa Buding         7,660         2.0         7,660         2.1         Negresse           Nike Shingiau Showa Buding         7,660         2.0         1.6         Jame 22,208         Norese           Nore Shore Dean Muding         5,500         1.3         5,200         1.3         Norese         Noresets 2,208           Nore Shore Dean Muding         5,500         1.3         5,200         1.4         Homary 2,208           Nore Shore Name Nathing         5,500         1.3         5,000         1.4         Homary 2,208	mea	rioperty ivanie	Price	to total (%)			Date of Acquisition
NRE         Teamona Judking         33,080         8.8         33,080         8.9         Match 18,205           Tennora Pad, Sade Budking         14,600         3.5         22,060         3.6         December 5,2035           NOF Shinobash Manninguch Budking         12,000         3.3         12,200         3.3         Jaac 25,2008           NOF Shinobash Manninguch Budking         12,000         3.2         Laccenb 4,200         3.3         Laccenb 4,2008         September 1,2006           Nord Shinobash Mukhing         11,500         3.1         11,500         3.1         September 2,2008           Nord Shinobashova Budking         7,640         2.0         7,640         2.0         Nocenber 30,2005           Nord Shinobashova Budking         6,020         1.6         6,020         1.6         Jaac 22, 2008           Nord Shinobashova Budking         5,000         1.5         5,500         1.3         December 4, 2030           Nord Shinobash Ronding         1,160         0.8         3,000         1.4         Reserver 2, 2008           Nord Shinobash Ronding         1,160         0.8         3,000         1.3         Norember 3,203           Nord Shinobash Ronding         1,160         0.8         3,000         0.8         Rese			(million yen)	(Note 1)		(Note 1)	
Not Nonohabi Honcho Building         20,000         5.5         20,000         5.6         December 5, 2035           Not Shonyabi Mananjaoch Building         12,000         3.3         12,000         3.3         June 25, 2046           Not Shonyabi Amanijaoch Building         12,000         3.1         September 28, 2046           Not Shonyabi Amanijaoch Building         11,000         3.1         September 28, 2046           Not Shonyabi Allong         11,000         3.1         September 28, 2046           Not Shonjabi Shonya Building         7,660         2.01         7,660         2.1         Negetaber 28, 2006           Not Shonjabi Shonya Building         7,660         2.0         7,660         2.0         September 29, 2006           Not Singabi Shonya Building         7,660         2.0         September 29, 2006         Not Singabi Shonya Building         7,660         2.0         September 29, 2006           Not Singabi Shonya Building         7,600         2.0         September 29, 2006         Not Singabi Shonya Building         1,600         1.1         Building         1,102         1.4         Stonya Building         1,200         1.5         September 29, 2006           Not Singabi Building         5,100         1.3         4,000         1.3         Building,42,000 </td <td></td> <td></td> <td>38,730</td> <td>10.3</td> <td>38,730</td> <td>10.4</td> <td></td>			38,730	10.3	38,730	10.4	
Fernoru Park Side Building         14,800         3.9         14,800         4.0         Februar 27, 204           NOF Shingba Kamanguch Building         12,000         3.2         12,000         3.2         September 28, 2016           NOF Shingba Kamanguch Building         11,500         3.1         11,500         3.1         September 1, 2006           NOF Shingba Kawa Building         10,000         2.3         8,800         2.4         Morenber 30,205           NoF Shingba Kawa Building         7,600         2.0         7,600         2.0         September 20,2005           NoF Shingba Kawa Kauah Building         5,510         1.5         September 20,2005         1.6         6,020         1.6         June 25, 2086           NoF Singaga Koama Building         5,510         1.5         September 20,2005         1.4         June 25, 2086           NoF Singaga Koama Building         3,100         1.4         1.5,500         1.5         September 20,2005           NoF Singaga Koama Building         3,100         1.4         1.6,000         1.1         Hernary 17, 2044           NOF Singaga Koama Building         3,100         0.8         3,100         0.0         August 10,207           NOF Singaga Koama Building         3,100         0.8         3			33,080		33,080	8.9	
NOF Shingku Minanigachi Bulking         12,00         3.3         1,200         3.3         June 22,208           NOF Shingku Konevnon Bulking         11,200         3.1         11,500         3.1         September 22,2014           NOF Shing kulking         11,000         3.1         11,500         3.1         September 32,2054           NOF Shing kulking         7,600         2.23         8,800         2.4         Noverber 32,2055           NOF Shing kulking         7,600         2.0         7,600         2.1         September 22,2058           NOF Sing kulking         7,600         2.0         7,600         2.0         September 22,2058           NOF Sing kulking         7,600         2.0         7,600         1.5         September 22,2058           NOF Sing kulking         1.5         1.4         5,500         1.5         September 22,2058           NOF Sing kulking         3,500         1.3         4,600         1.1         Hardbook NF Bulking         1.4         1.5         Nore Karak kulking         3,100         0.8         3,000         0.8         1.6         1.6         1.6         1.6         1.7         1.6         1.6         1.6         1.6         1.6         1.6         1.6         1.6		NOF Nihonbashi Honcho Building	20,600		20,600	5.6	
NOP         Shibaya Koen-dori Buiding         12,000         3.2         12,000         3.1         12,000         3.1         September 1,2006           NOP         Shaba Buiding         10,000         2.7         10,000         2.7         10,000         2.7         Nay 25,2044           Nichi-Shinghuk Shova Buiding         7,600         2.0         7,660         2.1         September 20,2005           NOP         Tancku Shova Buiding         7,600         2.0         September 20,2005           NOP Sinagawa Konan Buiding         5,500         1.5         December 20,2005         NOP Sinagawa Konan Buiding         5,500         1.5         December 20,2005           NOP Sinagawa Konan Buiding         5,500         1.4         5,500         1.5         December 2,2006           NOP Sinagawa Konan Buiding         5,500         1.3         Noree 5,2008         NoIP Sinagawa Konan Buiding         1.000         Augus 7,2001         Database 7,2001         Database 7,2001         Database 7,2001         Database 7,2001         Database 7,2002         Database 7,2003         Database 7,2003         Database 7,2004         Database 7,2003         Database 7,2003         Database 7,2004         Database 7,2003         Database 7,2003         Database 7,2003         Database 7,2003         Database 7,2003			14,800		14,800		February 27, 2004
Secon Medical Building         11,500         3.1         11,500         3.1         Sprember 1, 2006           NOP Shibs Binduh Shwas Building         16,000         2.2         May 2, 2004         Movember 30, 2005           NBF Shibury Dogenzda Building         7,600         2.1         September 20, 2005         Movember 30, 2005           NBF Shibury Dogenzda Building         7,600         2.0         7,600         2.1         September 20, 2005           NOP Singapara Konan Building         5,500         1.5         5,500         1.5         Dogenzda Building         7,2004         2.0         September 2, 2005           NOP Singapara Konan Building         5,500         1.5         5,500         1.5         Dogenzda Building         7,2004         1.0         Inverse 7, 2004           NOP Singapara Konan Building         5,500         1.3         5,000         1.3         November 5, 2008         November 5, 2008         November 5, 2008         November 5, 2008         NoVE Kanata Kananoo Andrea Kanano Andrea Kanano Andrea Kananoo Andrea Kananoo Andrea Kananoo Andre					12,300	3.3	
NOF Shia Bailang         10,00         2.7         10,00         10,00         10,00         11,00         10,00         11,00         10,00         11,00         10,00         10,00         10,00         10,00         10,00         10,00         10,00         10,00		, , , , , , , , , , , , , , , , , , , ,					A
Nub.: Shingku Shora, Budding         7,60         2.3         8,80         2.4         November 30, 2005           Tokyo, Gend         NR: Shingku Shora, Budding         7,60         2.0         5,760         2.1         September 22, 2006           NR: Shingku Shora, Budding         7,600         2.0         7,600         2.0         September 22, 2005           NR: Shingku Shora, Budding         6,620         1.6         6,620         1.6         Jone 22, 2008           NOI: Surgupal Piza Budding         5,500         1.3         5,500         1.3         Borember 2, 2004           NOI: Surgupal Piza Budding         5,150         1.4         Horary, 27, 2004         Pido Nonohashi Honcho         5,000         1.3         S,000         1.3         Horary, 27, 2004           NOI: Nangha Pinading         1,160         0.8         3,160         0.0         Horary, 27, 2004           NOI: Nangh Shingku Budding         7,160         0.8         3,160         0.4         Horary, 27, 2004           NOI: Surgupabiling         1,259         0.7         June 25, 2008         S01         Low 2,2008         S01         Low 2,2008         S01         Low 2,208         S01         Low 2,208         S01         Low 2,208         S01         Low 2,208         S							
NRF Shibuya Dogenzaka Buikding         7,600         2.0         7,600         2.1         September 22, 2008           NOFT Tanceko Buikding         6,600         1.6         6,000         1.6         June 25, 2008           (Nor 2)         NOF Sinagaya Konan Buikding         5,500         1.5         5,500         1.4         1.510         1.4         Rebrary 27, 2004           NOF Sinagaya Konan Buikding         4,500         1.1         4,000         1.1         Immary 14, 2009           Harchoarts NF Buiking         4,100         1.1         4,000         1.1         Immary 14, 2009           NOF Sinagaya Konan Buikling         3,100         0.8         3,000         0.8         1/64, 2009           NOF Kanda Iseamot-duo Buikling         3,500         0.8         3,000         0.8         1/64, 2009           NOF Kanda Iseamot-duo Buikling         2,550         0.7         2,000         1/610<							, ,
Note Taracke Balding         7,400         2.0         7,400         2.0         September 22, 2005           (Note 2)         16         1007         16         1007         16         1007         16         1007         16         1007         16         1007         16         1007         17							
Tokyo         Central         Iwanou-cho Toyo Building         60.20         1.6         6.020         1.6         june 25,2008           (Not 2)         NOT Shangaka Piaza Building         5500         1.5         5500         1.5         December 8, 2003           (Not 2)         NOT Shangaya Koana Building         5101         1.4         5,500         1.4         Herbary 72, 2004           PMO Nbonabasi Honking         5100         1.3         November 5, 2008         Not Fanda Peanou-cho Building         4000         1.1         4000         1.1         Immary 14, 2009           Harbohars NP Building         5100         0.8         3000         0.8         1/6400         1.6         June 23, 2008           Central Kyobashi Building         2,550         0.7         2,250         0.6         2,280         0.6         June 23, 2008           Central Kyobashi Building         1,750         0.5         1,778         0.2         1.778         0.2         June 23, 2008           Gold Tokyo Central Area         210,208         58.3         219,208         59.1            Central Kyobashi Building         7,830         2.1         7,830         2.1         January 14, 2009           NOT Technoport Kamarat Center Building							
Note 2)         NOF Shangava Koran Building         5.500         1.5         5.500         1.5         December 8, 2003           NOF Surgava Koran Building         5.500         1.4         5.500         1.4         5.500         1.4         5.500         1.4         5.500         1.4         5.500         1.4         5.500         1.4         November 5, 2003           NRE Higgsin-inhorbashi Building         4.060         1.1         4.060         1.1         4.060         1.1         Burary 14, 2009           NOF Kanavae Building         3.010         0.8         3.010         0.8         3.010         0.8         6.02280         0.6         1.0228         2.004           NOF Kanavae Building         2.250         0.6         2.280         0.6         1.0228         2.004           Surword Vorsay Building         7.750         0.5         1.02 2         7.78         0.2         1.422.2008           Total of Tokyo Central Area         219.208         58.3         219.208         59.1         -         December 5, 2033           NOF Tochooport Kanata Center Publing         6.416         1.7         6.416         1.7         6.22, 2008         1.0         -         December 5, 2033         NOF Fochooport Kanata Center Square							
(Note 2)         NOF Suragadai Plaza Building         5,150         1.4         5,150         1.4         February 27, 204           PMO Nicobashi Honcho         5,000         1.3         5,000         1.3         5,000         1.3         5,000           NEE Liggsli-mbonbashi Building         4,000         1.1         Harcboori NF Building         3,010         0.8         3,000         0.8         3,000         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00         0.8         1.00 <td>-</td> <td></td> <td>,</td> <td></td> <td>,</td> <td></td> <td></td>	-		,		,		
PMO Nañonbashi Honcho         5,000         1.3         5,000         1.3         November 5, 2008           NRE Higgain-inbonskali Bidding         3,160         0.8         3,160         0.9         Augest 10,2007           NOF Kanda Ivannoc-cho Bidding         3,000         0.8         3,000         0.8         3,000         0.8         1,000           NOF Kanda Ivannoc-cho Bidding         3,010         0.8         3,010         0.8         3,000         0.8         3,000         0.8         3,000         0.8         3,000         0.8         3,000         0.8         1,000         No         Hearay 27, 2009         Central Kyobashi Budding         2,250         0.7         1,225, 2008         0.6         1,402         7.78         0.2         1,402         5,2008         1,402         5,2008         50.1         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,403         1,41         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         1,402         <							
Suburban Toky:         NRE Higshin-mbonbashi Building         4060         1.1         4060         1.1         January 14, 2009           NOF Kanda Iwanoto-cho Building         3,080         0.8         3,089         0.8         February 26, 2004           NOF Takanaea Building         2,550         0.7         2,550         0.7         2,550         0.7         1,962         0.06         June 25, 2008           Central Kyoolshi Building         2,250         0.6         2,280         0.6         June 25, 2008         50.0         June 25, 2008           NOF Manari Shinjuku Building         1,750         0.5         1,750         0.5         June 25, 2008           Sumoord Votsura Building         77.8         0.2         778         0.2         June 25, 2008           Total of Tokyo Central Area         219,208         58.3         219,208         59.1            NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         6,416         1.7         6,416         1.7         0.614         June 25, 2008           Suburban Tokyo         NOF Technoport Kamata Center Building         3,700         1.0         3,700         1.0         3,700         1.0         Branory 14, 2009           N	(Note 2)	0 0					
NoF Kandi Yamote cho Builing         3,160         0.8         3,160         0.9         August 10,2007           NOF Kada Yamote cho Builing         3,010         0.8         3,010         0.8         February 2,2009           Central Kyobashi Building         2,550         0.7         2,550         0.7         June 25,2008           NOF Kimani Shinjuck Building         2,520         0.6         2,280         0.6         2,280         0.5         June 25,2008           Sumooff Xosuya Building         1,750         0.5         1,750         0.5         June 25,2008           Sumooff Xosuya Building         778         0.2         778         0.2         June 25,2008           NOF Tool of Tokyo Central Area         219,208         58.3         219,208         59.1         June 25,2008           NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5,2003           NOF Technoport Kamata Center Building         5,058 (Note 3)         1.3         -         December 5,2003           Toho Edogavabashi Building         2,080         0.6         2,080         0.0         March 28,2008           (Nor Edogavabashi Building         3,700         1.0         5,700         1.0         February 28,206					/		,
NoPF Kanda Ivamoro-cho Building         3,080         0.8         3,080         0.8         February 26,204           NOP Takanava Building         2,550         0.7         2,550         0.7         June 25,2008           NOP Takanava Building         2,280         0.6         2,280         0.6         June 25,2008           NOP Takanava Building         1,750         0.5         1,750         0.5         June 25,2008           Sumoofd Votsupa Building         1,750         0.5         1,750         0.5         June 25,2008           Total of Tokyo Central Area         219,208         58.3         219,208         59.1            NBE Ueno Building         7,830         2.1         7,830         2.1         January 14,209           NOF Toyo-cho Building         5,058 (Noc 3)         1.3         -         December 5,2003           NOF Toyo-cho Building         0,508 (Noc 3)         1.3         -         December 5,2003           NOF Toyo-cho Building         1,340         0.4         1,340         0.4         June 25,2008           NOF Toyo-cho Building         1,300         0.5         1,800         0.5         June 25,2008           NoD' Toxo-cho Building         3,200         0.3         3.000							
Suburban Toky (Note 2)         NOF Kalanawa Budding         3010         0.8         3010         0.8         Vebruary 27, 2009           Central Kyobashi Budding         2,250         0.7         2,250         0.7         1,022, 2008           NOF Mirami Shinjuku Budding         2,280         0.6         2,280         0.6         1,028           Sunvoolf Votsuya Budding         778         0.2         778         0.2         1,02           Sunvoolf Votsuya Budding         778         0.2         778         0.2         1,01           NRE Ueno Budding         7,830         2.1         7,830         2.1         1,02           NOF Toyo-cho Budding         5,058 (Note 3)         1.3         -         -         December 5, 2003           NOF Toyo-cho Budding         5,058 (Note 3)         1.3         -         -         December 5, 2003           NOF Toyo-cho Budding         1,340         0.4         1,340         0.4         June 25, 2008           NOF Toyo-cho Budding         1,340         0.4         1,340         0.4         June 25, 2008           NOF Kabaya Budding         3,200         0.9         3,200         0.9         December 5, 2003           NOF Yokohama Nshuguch Budding         5,505			,				
Central Kyobashi Building         2,550         0.7         2,550         0.7         june 25,2008           NOP Kimani Shinjuch Building         1,750         0.5         1,750         0.5         june 25,2008           Sunvord Yotsuya Building         1,750         0.5         1,750         0.5         june 25,2008           Sunvord Yotsuya Building         778         0.2         778         0.2         june 25,2008           NRU Cono Building         7,850         2.1         7,850         2.1         june 25,2008           NRU Cono Building         7,850         2.1         7,850         2.1         june 25,2008           NOF Toyoe-do Building         7,850         2.1         7,850         2.1         june 25,2008           NOF Toyoe-do Building         7,850         2.1         7,850         2.1         june 25,2008           NOF Tokoport Kamate Center Building         2,080         0.6         2,080         0.6         March 28,2008           Crystal Park Building         3,700         1.0         3,700         1.0         Fabrayas         june 25,2008           NOF Kubijoji Honcho Building         5,500         2.6         june 32,2008         june 32,2008           NOF Kabijas Validing         3,500					,		
Of Funani Shinjuki Building         2,280         0.6         2,280         0.6         1,1750         0.5         1,1750         1,1150         1,1750         <							
Central Shintomicho Building         1750         0.5         1750         0.5         june 25, 2008           Sunworld Yotsuya Building         778         0.2         778         0.2         101 of Tokyo Central Area (23 properties)         219,208         58.3         219,208         59.1           NRE Ueno Building         7,830         2.1         7,783         0.2         1 anuary 14, 2009           NOF Tocone Building         5,058 (Note 3)         1.3         -         December 5, 2003           NOF Tocone Chaudia Center Building         6,416         1.7         6,416         1.7           Tobin Edogawabashi Building         6,416         1.7         6,416         1.7         December 5, 2003           Suburban Tokyo         NOF Kichijoji Honcho Building         1,340         0.4         1,340         0.4         1,940         0.4         1,962         1,9			,		/		
Sunworld Yotsuya Building         778         0.2         778         0.2         June 25, 2008           Total of Tokyo Central Area         219,208         58.3         219,208         59.1           (23 properties)         7,830         2.1         7,830         2.1         January 14, 2009           NOF Tochos building         5058 (Note 3)         1.3         -         -         December 5, 2003           Toho Edogawabashi Building         2,080         0.6         2,080         0.6         March 28, 2008           Toshin Meguro Building         1,340         0.4         1,340         0.4         January 14, 2009           Toshin Meguro Building         1,340         0.4         1,340         0.4         January 14, 2009           NOF Krichigi Honcho Building         1,340         0.4         1,340         0.4         January 14, 2009           NOF Krichigi Honcho Building         5,050         1.5         1,600         1.5         January 14, 2009           NOF Krasaki Higashiguchi Building         5,050         1.4         Mar 12,2005         NOF Krasaki Higashiguchi Building         5,050         1.4         Mar 12,2005           NOF Shon-Yokohama Building         5,050         1.4         4,2012,2005         1.4         Mar 12,200					,		
Total of Tokyo Central Area (23 properties)         219,208         58.3         219,208         59.1           NRE Uceno Building         7,830         2.1         7,830         2.1         January 14, 2009           NOF Toyo-cho Building         5,058 (Note 3)         1.3         -         -         December 5, 2003           NOF Tochnoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5, 2003           Toshin Meguro Building         1,340         0.4         1,340         0.4         January 14, 2009           Suburban Tokyo         Roy Fichnoport Kamata Center Building         1,3700         1.0         3,700         1.0         1,282,006           (NoF Kavasaki Higashigachi Building         9,500         2.5         9,500         2.6         June 25, 2003           NOF Kavasaki Higashigachi Building         5,050         1.3         5,050         1.4         May 12,2005           NOF Yokohama Nishiguchi Building         2,093         0.8         2,993         0.8         September 5, 2003           NOF Kavasaki Higashigachi Building         5,300         1.4         May 12,2005         NOF Skin-Yokohama Building         3,600         1.0         3,600         1.0         3,600         1.0         Res 2,993		0			/		
(23 properties)         (219,200         (30.3)         (219,200         (30.1)           NRE Ueno Building         7,830         2.1         7,830         2.1         January 14, 2009           NOF Toyo-cho Building         5,058 (Note 3)         1.3         -         December 5, 2003           NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5, 2003           Tobe Edogavabashi Building         2,080         0.6         2,080         0.6         March 28, 2008           Toshin Meguro Building         1,340         0.4         1,340         0.4         June 25, 2008           Crystal Park Building         3,700         1.0         3,700         1.0         February 28, 2006           NOF Kchioji Honcho Building         1,800         0.5         1,800         0.5         January 14, 2009           NOF Kohosham Xishiguchi Building         5,050         1.5         0.500         1.4         May 2005           NOF Kohama Nishiguchi Building         5,050         1.3         5,050         1.4         May 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8           Vokohama Nishiguchi Building         3,200         0.9         N		, ,	//8	0.2	//8	0.2	June 25, 2008
NRE Ucao Building         7,830         2.1         7,830         2.1         January 14, 2009           NOF Toyo-cho Building         5,058 (Note 3)         1.3         -         -         December 5, 2003           NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5, 2003           Toho Edogavabashi Building         2,080         0.6         2,080         0.6         March 28, 2008           Toshin Meguro Building         1,340         0.4         1,340         0.4         January 28, 2006           Crystal Park Building         3,700         1.0         5,700         1.0         Forder 28, 2008           Roir Kawaski Higashiguchi Building         9,500         2.5         9,500         2.6         January 14, 2009           NOF Kawaski Higashiguchi Building         9,500         2.5         9,500         2.6         January 14, 2005           NOF Kawaski Higashiguchi Building         2,030         1.0         3,600         1.0         3,600         1.0         December 5, 2003           NOF Kohama Suilding         2,930         0.8         2.993         0.8         September 28, 2007           (12 properties)         52,657         14.0         47,599         12.8 <td< td=""><td></td><td></td><td>219,208</td><td>58.3</td><td>219,208</td><td>59.1</td><td></td></td<>			219,208	58.3	219,208	59.1	
NOF Toyo-cho Building         5,058 (Note 3)         1.3         -         -         December 5, 2003           NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5, 2003           Toho Edogawabashi Building         2,080         0.6         Autor 28, 2008         0.6         March 28, 2008           Suburban Tokyo         Crystal Park Building         1,340         0.4         1,340         0.4         June 25, 2008           NOF Kichipiji Honcho Building         1,800         0.5         1,800         0.5         January 14, 2009           NOF Kichipiji Honcho Building         9,500         2.5         9,500         2.6         June 30, 2005           NOF Vokohama Nishiguchi Building         9,500         1.3         5,050         1.4         May 12,2005           NOF Shin-Yokohama Building         2,093         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8            (12 propertics)         52,657         14.0         47,599         12.8            JCB Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006			-	2.1	7.020	2.1	I 14 0000
NOF Technoport Kamata Center Building         6,416         1.7         6,416         1.7         December 5, 2003           Suburban Tokyo         Tobb I.dogwabashi Building         2,080         0.6         2,080         0.6         March 28, 2008           Crystal Park Building         1,340         0.4         1,340         0.5         Ianuary 14,2005         1.0         Sectorestrestrestrestrestrestrestrestrestrest					7,830	2.1	
Toho Edogawabashi Building         2,080         0.6         2,080         0.6         March 28,2008           Suburban Tokyo (Note 2)         Toshin Meguro Building         1,340         0.4         1,340         0.4         Jano 25,2008           Suburban Tokyo (Note 2)         NOF Kichijoji Honcho Building         1,800         0.5         1,800         0.5         January 14,2009           Farlet Tachikawa Center Square         3,200         0.9         3,230         0.9         December 5,2003           NOF Kichijoji Honcho Building         9,500         2.5         9,500         2.6         June 30, 2005           NOF Shin-Yokohama Building         3,600         1.0         3,600         1.0         December 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8            Supporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NOF Sendai Aba-dori Building         3,700         1.0         3,700         1.0         Recember 5, 2003           NOF Ustunoning Building         3,200         0.9         3,200         0.9			, ( <i>)</i>		- ( 116	- 17	
Toshin Meguro Building         1,340         0.4         1,340         0.4         June 25, 2008           Suburban Tokyo         NOF Kichigi Honcho Building         1,800         0.5         1,800         1,005         1,800         1,01         1,005         1,8         1,005         1,8         1,007         1,01         1,2005         1,8         1,007         1,01         1,016         1,010							
Suburban Tokyo (Note 2)         Crystal Park Building         3,700         1.0         3,700         1.0         February 28, 2006           NOF Kichioji Honcho Building         1,800         0.5         1,800         0.5         January 14, 2009           Farlet Tachikawa Center Square         3,220         0.9         3,220         0.9         December 5, 2003           NOF Kawasaki Higashiguchi Building         9,500         2.5         9,500         1.4         May 12,2005           NOF Shin-Yokohama Building         2,993         0.8         2,993         0.8         September 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8            Sapporo North Plaza         6,820         1.8         June 1, 2006         NRE Sapporo Higashi Building         3,700         1.0         3,700         1.0         Pebruary 8,2008           NOF Vakohama Building         2,970         0.8         2,970         0.8         December 5, 2003           IdB Sapporo Building         3,200         0.9         3,200         0.9         Noember 5, 2003           NOF Nagoya Fushim Building							
Suburban Tokyo (Note 2)         NOF Kichijoji Honcho Building         1,800         0.5         1,800         0.5         January 14, 2009           (Note 2)         Farlet Tachikawa Center Square         3,200         0.9         3,220         0.9         December 5, 2003           NOF Kawasaki Higashiguchi Building         9,500         2.5         9,500         2.6         June 30, 2005           NOF Shin-Yokohama Nishiguchi Building         5,050         1.3         5,050         1.4         May 12,005           NOF Shin-Yokohama Building         3,600         1.0         3,600         1.0         December 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8            Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NE Sapporo Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5, 2003           NOF Vagoya Pushimi Building         3,550         0.0         3,350         1.0<		0 0	,		,		
(Note 2)         Farlet Tachikawa Center Square         3,290         0.9         3,290         0.9         December 5, 2003           NOF Kawaski Higashiguchi Building         9,500         2.5         9,500         2.6         June 30, 2005           NOF Kawaski Higashiguchi Building         5,050         1.3         5,050         1.4         May 12,2005           NOF Shin-Yokohama Building         2,903         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5, 2003           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5, 2003           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5, 2003           NOF Sendai Aoba-dori Building         3,200         0.9         3,550         1.0         September 22, 2005	Suburban Tokwo						
NOF Kawasaki Higashiguchi Building         9,500         2.5         9,500         2.6         June 30, 2005           NOF Yokohama Nishguchi Building         5,050         1.3         5,050         1.4         May 12,2005           NOF Shin-Yokohama Building         3,600         1.0         3,600         1.0         December 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8         September 28, 2007           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5,2003           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5,2005           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 26, 2008 <t< td=""><td>~</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	~						
Other Regional Cities (Nore 2)         NOF Yokohama Nishiguchi Building         5,050         1.3         5,050         1.4         May 12,2005           NOF Shin-Yokohama Building         3,600         1.0         3,600         1.0         December 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo (12 properties)         52,657         14.0         47,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 2,2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         Regional           NOF Sendai Aoba-dori Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Visunomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 25, 2009           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 26, 2005	(11010 2)		,		,		
NOF Shin-Yokohama Building         3,600         1.0         3,600         1.0         December 5, 2003           Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo         52,657         14.0         47,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 5, 2003           NOF Nagoya Fushimi Building         2,970         0.8         2,970         0.8         December 25, 2009           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2003           NRE Neshi-Umeda Building <t< td=""><td></td><td></td><td></td><td></td><td>/</td><td></td><td></td></t<>					/		
Yokohama Odori Koen Building         2,993         0.8         2,993         0.8         2,993         0.8         September 28, 2007           Total of Suburban Tokyo (12 properties)         52,657         14.0         47,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Yosubashi Building         3,940         1.0         3,940         1.1         December 5, 2003			,				
Total of Suburban Tokyo (12 properties)         52,657         14.0         47,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30,2005           NOF Visuomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 29, 2005           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2003           NRE Notsubashi Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Nishi-Umeda Buildi							
(12 properties)         52,657         14.0         44,599         12.8           Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30,2005           NOF Vusuomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Other Regional         Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Nishi-Umeda Building         6,410         1.7         6,410         1.7         5,2003           NOF Kobe Kaigan Building			,				50ptember 20, 2007
Sapporo North Plaza         6,820         1.8         6,820         1.8         June 1, 2006           NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30,2005           NOF Vusuomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,240         1.0         3,940         1.1         December 5, 2003           NOF Ko			52,657	14.0	47,599	12.8	
NRE Sapporo Building         5,300         1.4         5,300         1.4         November 5, 2008           JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30,2005           NOF Usunomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 5, 2009           NOF Nagoya Yangibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Vosubashi Building         5,660         1.5         5,660         1.5         September 26, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003			6,820	1.8	6,820	1.8	June 1, 2006
JCB Sapporo Higashi Building         3,700         1.0         3,700         1.0         February 8,2008           NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30.2005           NOF Utsunomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NOF Kobe Kaigan Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         June 27, 2008         NOF Hakata Ekimae Building         3,739				1.4		1.4	
NOF Sendai Aoba-dori Building         3,200         0.9         3,200         0.9         November 30.2005           NOF Utsunomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NOF Kobe Kaigan Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Kobe Kaigan Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin					,	1.0	,
NOF Utsunomiya Building         2,970         0.8         2,970         0.8         December 5, 2003           NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Fushimi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Vosubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NOF Kobe Kaigan Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         6,750         1.8         6,750         1.8         June 27, 2009           NOF Tenjin-Minami							
NOF Nagoya Fushimi Building         4,050         1.1         4,050         1.1         December 25, 2009           NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           NOF Te							
NOF Nagoya Yanagibashi Building         3,550         0.9         3,550         1.0         September 29, 2005           Other Regional Cities (Note 2)         Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Tenjin-Minami Building         6,750         1.8         Graves         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities         104,250         27.7         104,250         28.1         104,250 </td <td></td> <td></td> <td></td> <td>1.1</td> <td>,</td> <td>1.1</td> <td></td>				1.1	,	1.1	
Other Regional Cities (Note 2)         Omron Kyoto Center Building         23,700         6.3         23,700         6.4         March 20, 2007           SORA Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1						1.0	
Sorka Shin-Osaka 21         19,251         5.1         19,251         5.2         April 25, 2008           (Note 2)         NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1		0, 0 0	,		,		1 ,
Chrise         NRE Osaka Building         6,410         1.7         6,410         1.7         December 5, 2003           NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1							
NRE Nishi-Umeda Building         5,660         1.5         5,660         1.5         September 26, 2008           NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1							
NRE Yotsubashi Building         3,940         1.0         3,940         1.1         December 5, 2003           NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1	(INOTE 2)						
NOF Kobe Kaigan Building         3,280         0.9         3,280         0.9         December 5, 2003           NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1							· · · · · ·
NRE Hiroshima Building         1,930         0.5         1,930         0.5         December 5, 2003           NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1					,		
NOF Hakata Ekimae Building         6,750         1.8         6,750         1.8         June 27, 2008           NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1							
NOF Tenjin-Minami Building         3,739         1.0         3,739         1.0         March 27, 2009           Total of Other Regional Cities (16 properties)         104,250         27.7         104,250         28.1							
Total of Other Regional Cities104,25027.7104,25028.1(16 properties)104,25027.7104,25028.1		8					
(16 properties) 104,250 27.7 104,250 28.1							,
		0	104,250	27.7	104,250	28.1	
			376,115	100.0	371,057	100.0	

(Notes) 1.

Percentages have been rounded to the nearest first decimal place. Therefore, the total may not equal to 100.0%. 2.

Tokyo Central Area refers to Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, Shinagawa-ku, and Shibuya-ku.

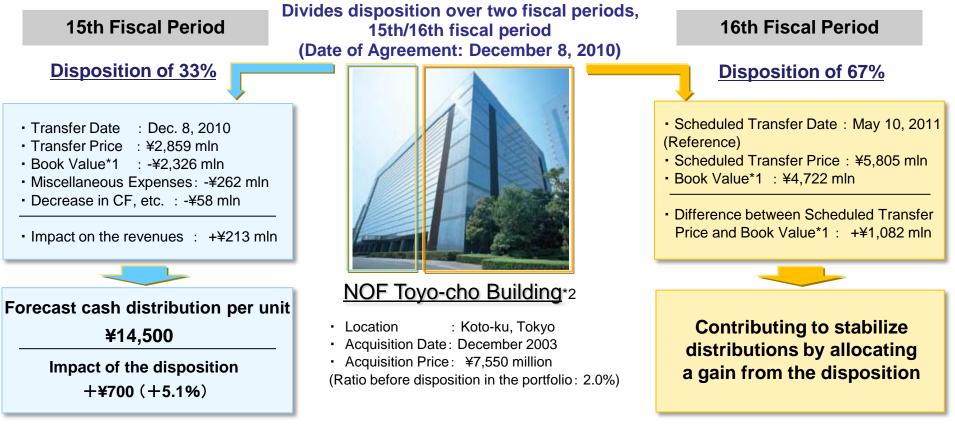
Suburban Tokyo refers to other areas of metropolitan Tokyo and the surrounding three prefectures, which are Kanagawa-ken, Saitama-ken and Chiba-ken.

Other Regional Cities refers to the major regional cities in areas other than Tokyo Central Area and Suburban Tokyo. The amount calculated by multiplying 7,550 million, the acquisition price paid by the seller as of the acquisition date, with the quasi-co-ownership interest of the real estate trust beneficial interest held by the Fund (67%) (The amount has been rounded 3. down to the nearest one million).

# Exhibit 2 Disposition of NOF Toyo-cho Building

## Summary of the Disposition

- In view of the future holding costs and earnings outlook of the Property, the Fund decided to dispose the Property as part of the property exchange toward enhancement of its portfolio
- To generate capacity to acquire new properties, contributing to stabilize distributions for the fifteenth/sixteenth fiscal period by utilizing a gain from the disposition



- \*1 The book value is a reference amount as of October 31, 2010, and the figures may differ as of the scheduled transfer date.
- \*2 The Property is composed of two beneficial interests, in each of which 50% co-ownership interest in the land and building. 33% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on December 8, 2010, and 67% of the quasi-co-ownership interest in each of the two beneficial interests will be disposed of on May 10, 2011.



Office Fund