

NOMURA REAL ESTATE OFFICE FUND

Financial Results of 10th Fiscal Period
(Ended October 31, 2008)

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NOMURA
Office Fund

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NOMURA REAL ESTATE OFFICE FUND

December 2008



1. Overview of Fund Management

Highlights of the 10th Fiscal Period (May 1, 2008 ~ October 31, 2008)



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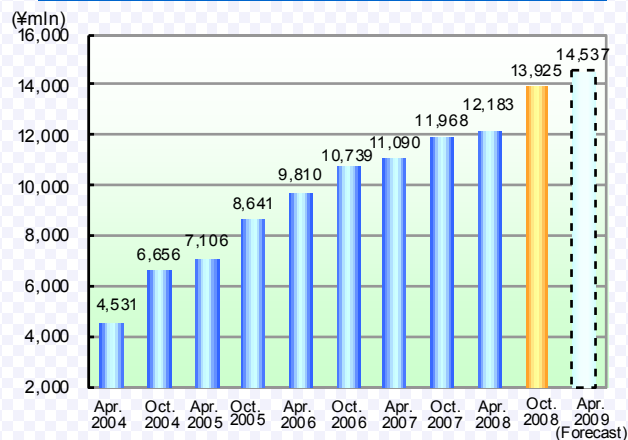
Performance of the 10th Period (184 business days)

	10th Period (October 2008)	Comparison with the Previous Period	
Operating Revenues	¥13,925 mln	+ ¥1,742 mln	+ 14.3 %
Operating Profits	¥6,932 mln	+ ¥1,108 mln	+ 19.0 %
Net Income	¥5,255 mln	+ ¥755 mln	+ 16.8 %
Cash Distribution per Unit	¥17,225 / unit	+ ¥302 / unit	+ 1.8 %

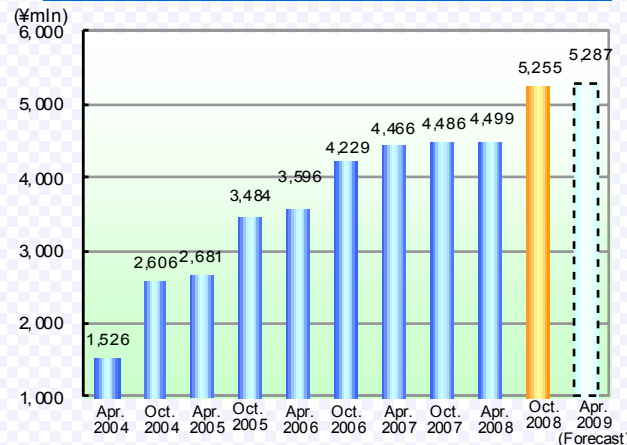
	Forecasts as of June 13, 2008	Comparison with Actual Results	
	¥13,353 mln	+ ¥572 mln	+ 4.3 %
	¥6,416 mln	+ ¥516 mln	+ 8.0 %
	¥4,989 mln	+ ¥266 mln	+ 5.3 %
	¥16,350 / unit	+ ¥875 / unit	+ 5.4 %

Changes in Performance

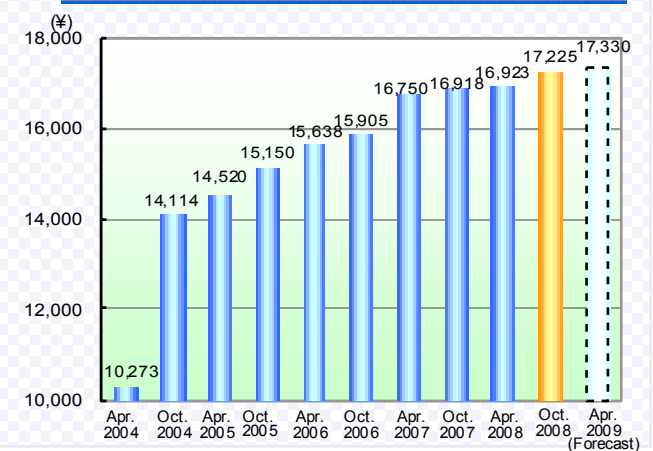
Operating Revenues



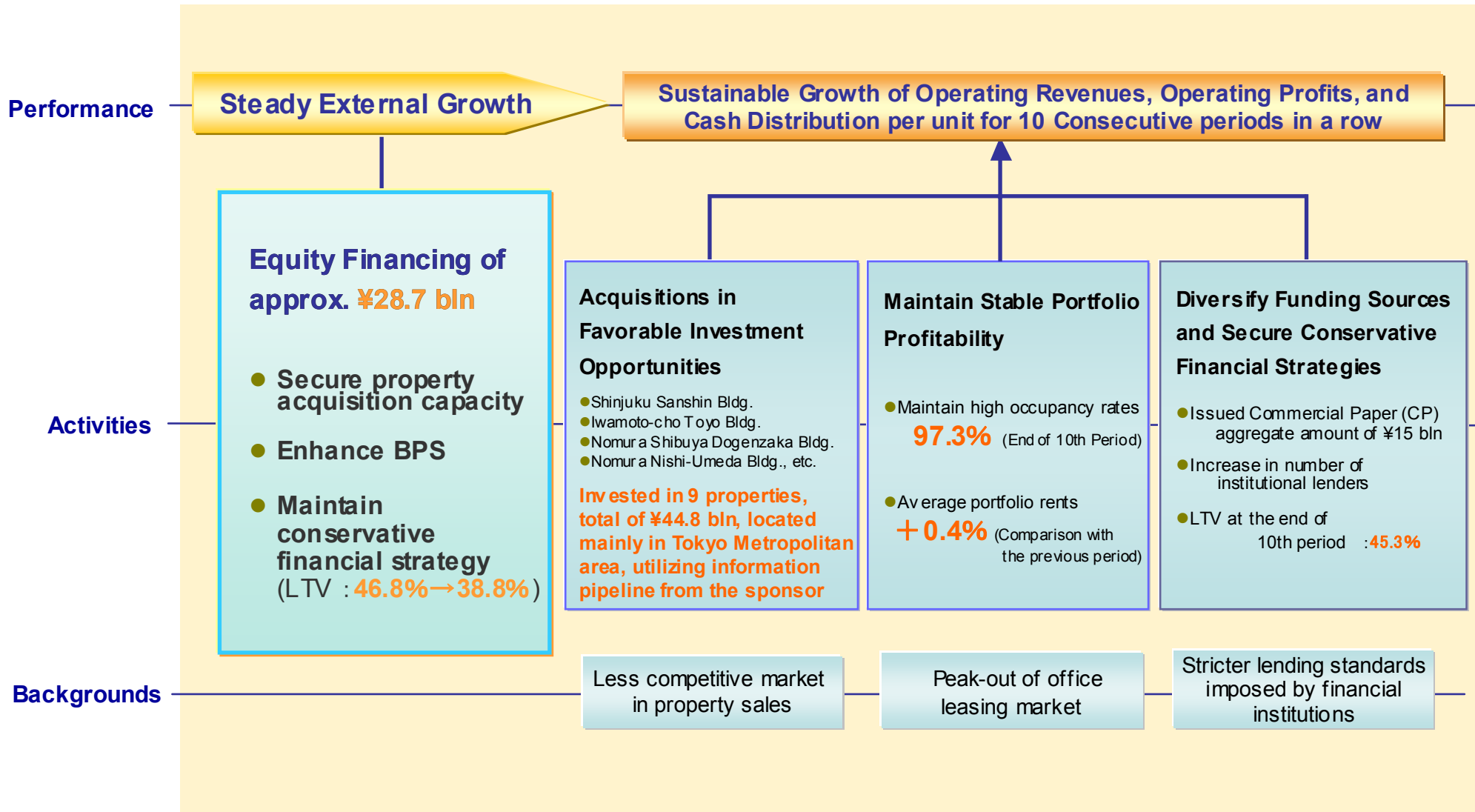
Net Income



Cash Distribution per Unit



General Overview of the 10th Fiscal Period



Summary of Equity Financing (PO)



Summary of the Public Offering

Aggregate Issue Price
¥29,672 mln

Aggregate Amount Raised
¥28,688 mln

【Primary Offering】

Number of Investment Units Issued : 37,000 units
(Over-Allotment 2,220 units separately)

Offer Price : ¥756,560/unit

Issue Value : ¥731,470/unit

Total Amount of Offer Price : ¥27,992 mln

Total Amount of Issue Value : ¥27,064 mln

【Third-Party Allotment】 (accompany Over-Allotment)

Number of Investment Units Issued : 2,220 units

Total Amount of Issue Value : ¥1,623 mln

【Schedule】

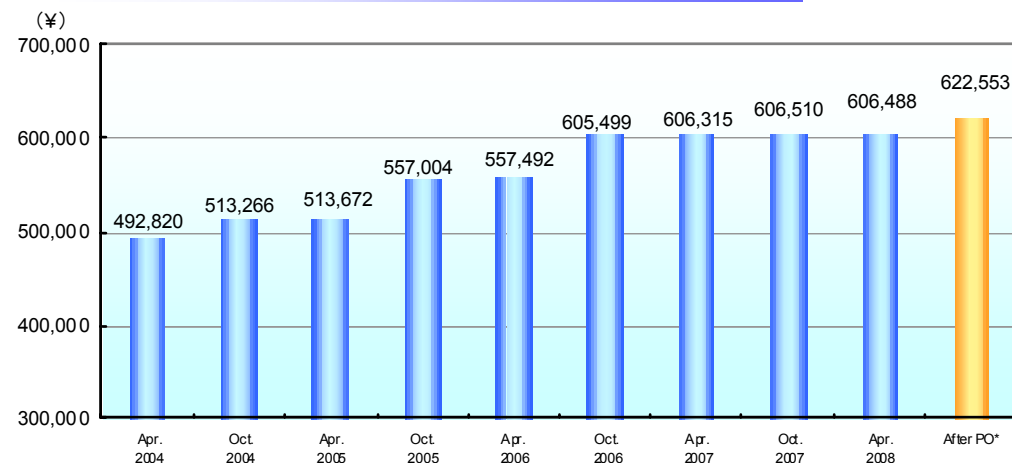
Date of the Resolution : May 8

Date of the Determination of Conditions : May 20

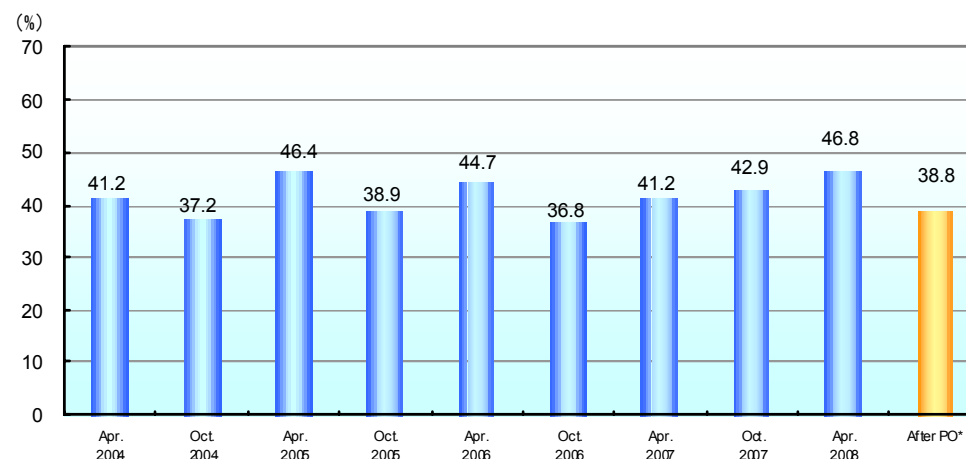
Payment Date (PO) : May 27

Payment Date (TPA) : June 24

Changes in Book Value per Unit



Changes in Loan-to-Value



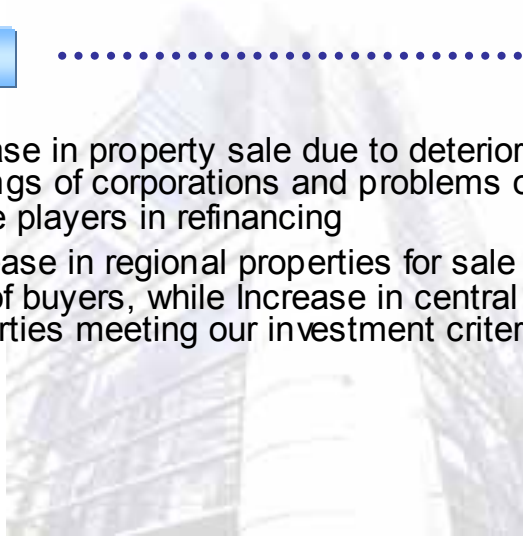
*Probable numbers considering repayment of existing borrowings with increased capital of public offering and third-party allotment, etc.



2. Future Management Policies

Current

- Increase in property sale due to deterioration in earnings of corporations and problems of real estate players in refinancing
- Decrease in regional properties for sale due to lack of buyers, while Increase in central Tokyo properties meeting our investment criteria



Forecast

- Corporations and real estate funds continue to sell properties in the market due to the overall economic slowdown, credit crunch, and etc.
- On the other hand, real estate players keep their acquisition strategies prudently



Ongoing opportunities to acquire prime properties in central Tokyo

NOF's Position



Slight decrease in number of qualified properties, with the ratio of central Tokyo properties increasing

*Proportion of Central Tokyo properties increased to over 50% in the 10th fiscal period from 30% in the 9th fiscal period

<Volume of Office Building Sales Information >

* excludes other purpose properties such as residential, commercial, and logistics

9th Fiscal Period: 182

- Number of properties complied with investment criteria: 128



10th Fiscal Period: 159

- Number of properties complied with investment criteria : 114
(Number of properties applied due diligence: 26)

Office Leasing Market



Current

- Vacancy rates increasing across Japan in accordance with economic slowdown
- Decrease in asking rents and longer vacant period become apparent
- Vacant floor inventories increasing due to the gap between demand and supply in areas with excessive supply

Forecast

- Decelerating trends of office demand
- Selective office demand as tenants get more cost-conscious

▶ **Precise understanding of sub-markets and flexible leasing strategies are crucial**

NOF's Position

- **Maintained stable occupancy rates by preserving good relationship with tenants**
- **Secured higher average rents by implementing for rents revisions in advance lease renewal negotiations**

▶ **Maintain stable portfolio income and expenditure**

● **Occupancy Rate as of the End of 10th Fiscal Period: 97.3%**

- Central Tokyo : 97.8%
- Suburban Tokyo : 99.0%
- Other Cities : 96.1%

● **Growth Rate in Rents**

- At the time of rent revisions: **6.4%** *based on 42 properties with rent increase in 10th period
- At the time of move-in and move-out: **3.8%**

* based on 15 properties with tenant turnovers in 10th period

Current

- Ongoing unit price adjustment due to the turmoil in capital markets
- Further polarization of unit price from credit crunch including sponsors
- Sell units for cash pricing based on supply and demand, not on valuations

Forecast

- Seek stable capital structure through change of sponsors, third party allotments, and so on.
- Ease credit crunch by the government's emergency financial relief program for J-REITs.

▶ **Gradually regain confidence from the market**

NOF's Position

- **Maintain conservative financial policy**
- **Decrease in unit price**
(Unit price < Book value (BPS))

▶▶ **No concerns over debt financing; timing of the next public offering to be determined cautiously**

- **Equity: Execution of 4th PO (First in 2 years)**
 - Over ¥55 bln. new investment completed with acquisition capacity
- **Debt: ¥24 bln. refinanced in the 10th Fiscal Period**
 - Smooth refinancing under favorable terms

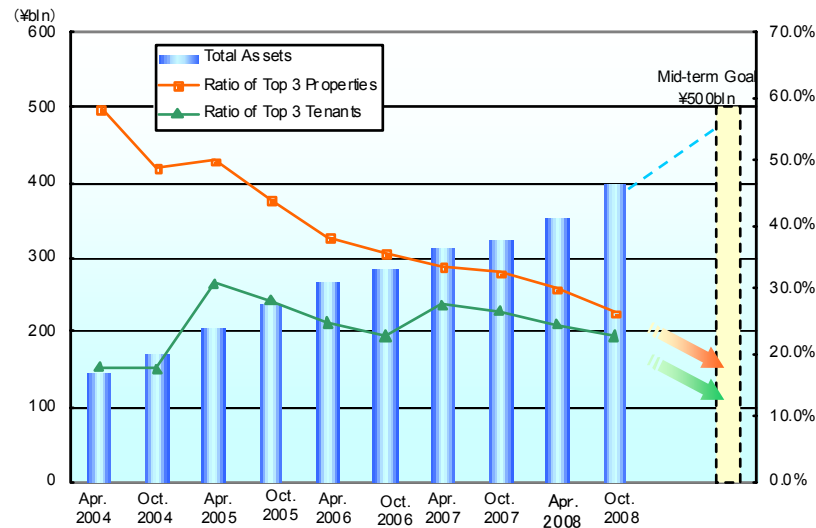
Future Growth Strategies



Continuous External Growth

Mid- to long term growth strategy

- Promote diversification of tenant and asset through fund expansion (Further stabilization of portfolio income)



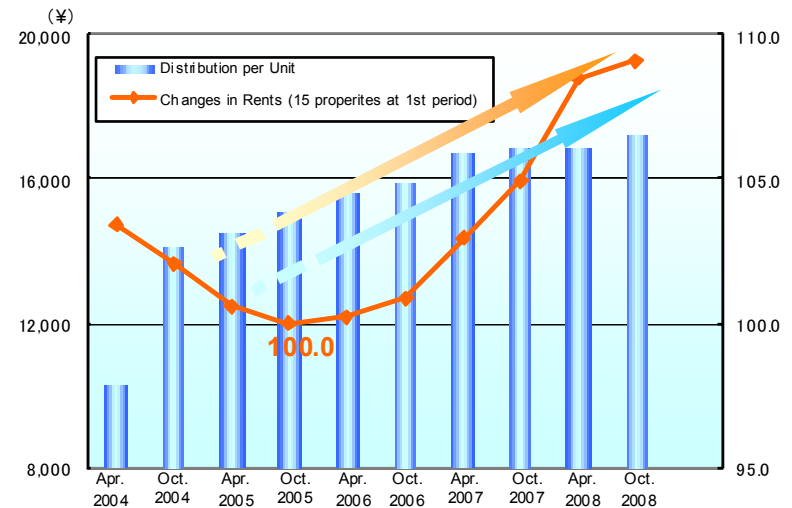
Short-term management strategy

- Restraint in new investments
- Consider portfolio quality enhancement via property replacements

Increase in Portfolio Profitability

Mid- to long term growth strategy

- Increase average rents and maintain occupancy rate
- Control budgets for repair and other expenses



Short-term management strategy

- Flexible rental increase negotiations and minimizing vacancy down-time
- Strict budget control for repair and other expenses



3. Details of the Financial Results

Income Statement



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		9th Fiscal Period Nov. 1, 2007 - Apr. 30, 2008		10th Fiscal Period May. 1, 2008 - Oct. 31, 2008		
		(¥000)	(%)	(¥000)	(%)	
Current Profits	Operating Profits	Operating Revenues	12,183,126	100.0	13,925,429	100.0
		Rental business revenues	11,057,640	90.8	12,493,338	89.7
		Rental revenues	8,991,313	73.8	10,150,766	72.9
		Common area charges	2,066,326	17.0	2,342,571	16.8
		Other rental business revenues	1,125,486	9.2	1,432,090	10.3
		Monthly parking revenues	255,389	2.1	302,604	2.2
		Incidental income	795,927	6.5	1,056,710	7.6
		Other rental revenues	70,574	0.6	68,400	0.5
		Miscellaneous revenues	3,595	0.0	4,375	0.0
		Total Rental Business Revenues	12,183,126	100.0	13,925,429	100.0
		Operating Expenses	6,359,680	52.2	6,993,077	50.2
		Property management costs	1,260,581	10.3	1,387,207	10.0
		Taxes and duties	941,567	7.7	971,039	7.0
		Utility expenses	790,510	6.5	1,084,225	7.8
Insurance expenses	23,074	0.2	26,729	0.2		
Repairs and maintenances	403,143	3.3	320,218	2.3		
Other expenses	192,242	1.6	208,367	1.5		
Depreciation	1,601,961	13.1	1,793,087	12.9		
Total Rental Business Expenses	5,213,082	42.8	5,790,875	41.6		
Asset management fees	990,994	8.1	1,025,096	7.4		
Selling and administrative expenses	155,602	1.3	177,105	1.3		
Rental Profits	6,970,044	57.2	8,134,553	58.4		
Operating Profits	5,823,446	47.8	6,932,351	49.8		
Non-Operating Profits	Non-Operating Profits	Non-Operating Revenues	86,677	0.7	77,148	0.6
		Other non-operating revenues	86,677	0.7	77,148	0.6
		Non-Operating Expenses	1,409,169	11.6	1,752,668	12.6
		Interest expenses	743,444	6.1	916,962	6.6
		Interest expenses on short-term bonds	3,052	0.0	51,378	0.4
		Interest expenses on bonds	428,974	3.5	432,525	3.1
		Amortization of bond issuance costs	32,295	0.3	38,490	0.3
		Loan arrangement fees	94,520	0.8	119,318	0.9
		Investment unit issuance costs	-	-	50,788	0.4
		Other non-operating expenses	106,883	0.9	143,204	1.0
Non-Operating Profits	▲ 1,322,492	▲ 10.9	▲ 1,675,520	▲ 12.0		
Current Profits	4,500,953	36.9	5,256,831	37.7		
Income before income taxes	4,500,953	36.9	5,256,831	37.7		
Corporate, local and enterprise taxes	1,051	0.0	1,032	0.0		
Tax adjustment	▲ 22	0.0	0	0.0		
Net Income	4,499,924	36.9	5,255,797	37.7		
Retained earnings brought forward	76	0.0	124	0.0		
Retained earnings at end of period	4,500,000	36.9	5,255,922	37.7		

Rental Business Revenues

The total number of properties in the portfolio at the 10th period has become 46 as a result of new acquisition of 9 properties: Shinjuku Sanshin Bldg, Central Kyobashi Bldg, Central Shintomicho Bldg, Sunworld Yotsuya Bldg, Toshin Meguro Bldg, Iwamoto-cho Toyo Bldg, EME Hakata Ekimae Bldg, Nomura Shibuya Dogenzaka Bldg, and Nomura Nishi-Umeda Bldg.

Occupancy rate for the 10th period (October 2008) was 97.3%, down 0.3% from 97.6% for the 9th period (April 2008).

Taxes and Duties

Property taxes, urban planning taxes and other duties for the 10th period were charged on the 34 properties out of the total 46 properties held at the end of the 10th period.

Repairs and Maintenances

In addition to cost of repair of ¥320 mln, there was capital expenditure of ¥1,552 mln, of which ¥619 mln was an initial reserve.

Rental Profits: ¥8,134 mln

(+ ¥1,164 mln from the previous period)

Additional revenues from the newly acquired 9 property: + ¥492 mln
Increase in revenues from the existing 37 properties: + ¥671 mln

Incidental Revenues:

Revenues received as utility charges, charges for usage of facility and signboard, etc.

Other Rental Revenues:

Hourly parking charges, etc.

Miscellaneous Revenues:

Ground rents, etc.

Other Expenses:

Trust fees, commissions, other maintenance fees, etc.

Selling and administrative expenses

Custodian, Administrative service, and auditing fees, etc.

Non-operating Expenses:

Cost of restitution in integrum, etc

Balance Sheet



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Assets

	9th Fiscal Period as of Apr. 30, 2008		10th Fiscal Period as of Oct. 31, 2008	
	(¥000)	(%)	(¥000)	(%)
Current Assets	36,353,211	10.3	39,129,145	9.7
Cash and cash equivalents	15,657,837	4.4	16,730,725	4.2
Cash and cash equivalents in trust	19,925,784	5.6	21,837,101	5.4
Other current assets	769,589	0.2	561,318	0.1
Fixed Assets	317,239,720	89.7	362,451,662	90.2
Tangible assets	316,999,368	89.6	360,078,235	89.6
Properties	46,855,080	13.2	58,261,503	14.5
Buildings	15,578,415	4.4	17,822,463	4.4
Lands	31,276,664	8.8	40,439,039	10.1
Properties in trust	270,107,373	76.4	301,774,529	75.1
Buildings	79,738,310	22.5	84,969,040	21.2
Lands	190,369,063	53.8	216,805,489	54.0
Other tangible assets	36,915	0.0	42,202	0.0
Other tangible assets	36,915	0.0	42,202	0.0
Intangible assets	1,725	0.0	1,904,397	0.5
Leaseholds	-	-	1,900,904	0.5
Trust and other intangible assets	1,725	0.0	3,492	0.0
Investments and other assets	238,626	0.1	469,029	0.1
Security deposits	211,260	0.1	411,300	0.1
Other investments and other assets	27,376	0.0	57,729	0.0
Deferred Assets	137,818	0.0	103,438	0.0
Issuing cost of corporation bonds	137,818	0.0	103,438	0.0
Total Assets	353,730,749	100.0	401,684,246	100.0

Cash and Cash Equivalents

	(¥ mln)
Deposits in own name	16,730
Equivalent to security deposits received	2,883
Equivalent to reserved capital expenditure	2,313
Others	11,533
Deposits in trust	21,837
Equivalent to security deposits received	14,381
Equivalent to reserved capital expenditures	186
Others	7,268

Tangible Assets

	Acquisition price	Accumulated depreciation	(Depreciation for current term)	(¥ mln) End-of-term book value
Properties	373,165	13,086	(1,793)	360,078
Buildings in trust, etc.	97,432	12,420	(1,487)	85,011
Lands in trust	216,805	-	-	216,805
Buildings, etc.	18,488	666	(305)	17,822
Lands	40,439	-	-	40,439

Liabilities and Net Assets

	9th Fiscal Period as of Apr. 30, 2008		10th Fiscal Period as of Oct. 31, 2008	
	(¥000)	(%)	(¥000)	(%)
Current Liabilities	58,957,473	16.7	54,544,993	13.6
Trade accounts payable	737,287	0.2	821,170	0.2
Short-term bonds	19,984,303	5.6	-	-
Short-term debt	14,700,000	4.2	34,100,000	8.5
Long-term debt to be repaid within 1 year	19,000,000	5.4	15,000,000	3.7
Other accounts payable	2,407,991	0.7	2,242,039	0.6
Rent received in advance	2,100,766	0.6	2,366,636	0.6
Other current liabilities	27,125	0.0	15,147	0.0
Fixed Liabilities	133,506,081	37.7	156,427,883	38.9
Corporation bonds	44,500,000	12.6	44,500,000	11.1
Long-term debt	67,500,000	19.1	88,500,000	22.0
Security deposits	1,944,082	0.5	2,641,643	0.7
Security deposits in trust	19,561,998	5.5	20,763,747	5.2
Other Fixed Liabilities	-	-	22,493	0.0
Total Liabilities	192,463,555	54.4	210,972,877	52.5
Net Assets	161,267,194	45.6	190,711,368	47.5
Unitholders' Equity	161,267,194	45.6	190,711,368	47.5
Unitholders' capital	156,767,193	44.3	185,455,446	46.2
Retained earnings	4,500,000	1.3	5,255,922	1.3
Total Net Assets	161,267,194	45.6	190,711,368	47.5
Total Liabilities and Net Assets	353,730,749	100.0	401,684,246	100.0

Debts

Balance of interest-bearing debts	¥182,100mln
Interest-bearing debts ratio	$\left(\frac{\text{S/T debts} + \text{L/T debts} + \text{Corp bonds}}{\text{Total assets}} \right)$ 45.3%
Long-term interest-bearing debt ratio	$\left(\frac{\text{L/T debts} + \text{Corp bonds}}{\text{Total debts}} \right)$ 73.0%

Cash Distribution



Cash Distribution

Item		9th Fiscal Period	10th Fiscal Period
		from Nov. 1, 2007 to Apr. 30, 2008	from May. 1, 2008 to Oct. 31, 2008
Retained Earnings	(¥000)	4,500,000	5,255,922
Cash Distribution	(¥000)	4,499,876	5,255,743
Cash Distribution per Unit	(¥)	16,923	17,225
Balance Carried Forward	(¥000)	124	178

● Cash Distribution

Cash distribution for the 10th fiscal period was decided to be approximately all of retained earnings for the period, with pay-out to total outstanding number of units as of the period-end of 305,123; resulting in cash distribution per unit of ¥17,225.

Comparison with Forecasts

Item		Forecasts	Actual Results	Difference	
		announced on June 13, 2008	10th Fiscal Period	(amount)	(%)
Operating Revenues	(¥ mln)	13,353	13,925	572	4.3
Current Profits	(¥ mln)	4,990	5,256	266	5.3
Net Income	(¥ mln)	4,989	5,255	266	5.3
Cash Distribution per Unit	(¥)	16,350	17,225	875	5.4

● Difference between Actual Results and Forecasts

- Operating Revenues
Incremental revenues brought by acquisition of 9 properties and other 37 bldgs: ¥572 mln
- Current Profits
Difference in rental business expenses: ¥15 mln
Increase in non-operating expenses from interest on borrowings: ▲¥327 mln

Interest-Bearing Debts



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As of October 31, 2008

	Lender	Amount	Type of Asset	Interest Rate (p. a.)	Repayment Date	Remarks
Short-term debt (Including long-term debt to be paid within a year)	5 finan insti	¥8,000 mln	Fixed (Note 1)	1.66750% (Weighted average after interest rate swap)	Dec. 8, 2008	Unsecured / Unguaranteed
	4 finan insti	¥5,000 mln	Fixed	1.51625%	Dec. 8, 2008	
	5 finan insti	¥2,300 mln	Floating	1.29250%	Dec. 24, 2008	
	5 finan insti	¥7,000 mln	Floating	1.29250%	Dec. 24, 2008	
	2 finan insti	¥2,000 mln	Fixed (Note 3)	1.19000% (Weighted average after interest rate swap)	Feb. 26, 2009	
	5 finan insti	¥15,000 mln	Floating	1.43500%	Jun. 24, 2009	
	5 finan insti	¥9,800 mln	Floating	1.33500%	Jun. 25, 2009	
Total short-term debt	13 finan insti	¥49,100 mln	—	—	—	—
Long-term debt	1 finan insti	¥3,000 mln	Fixed (Note 2)	1.77500% (Weighted average after interest rate swap)	Feb. 26, 2010	Unsecured / Unguaranteed
	1 finan insti	¥1,000 mln	Fixed	1.50625%	Feb. 26, 2010	
	3 finan insti	¥2,500 mln	Fixed	1.48375%	Feb. 26, 2010	
	2 finan insti	¥2,000 mln	Fixed	1.65500%	Aug. 26, 2010	
	4 finan insti	¥4,000 mln	Floating	1.24667%	Aug. 26, 2010	
	5 finan insti	¥7,500 mln	Fixed (Note 3)	1.68000% (Weighted average after interest rate swap)	Feb. 26, 2011	
	6 finan insti	¥8,500 mln	Fixed (Note 6)	1.43200% (Weighted average after interest rate swap)	Jun. 10, 2011	
	5 finan insti	¥4,500 mln	Fixed (Note 8)	1.44800% (Weighted average after interest rate swap)	Aug. 25, 2011	
	3 finan insti	¥4,000 mln	Fixed (Note 5)	1.63825% (Weighted average after interest rate swap)	Aug. 26, 2011	
	2 finan insti	¥2,000 mln	Fixed (Note 10)	1.43950% (Weighted average after interest rate swap)	Sep. 25, 2011	
	7 finan insti	¥11,000 mln	Fixed (Note 4)	1.89764% (Weighted average after interest rate swap)	Feb. 26, 2012	
	5 finan insti	¥5,000 mln	Fixed	1.43750%	Aug. 26, 2012	
	1 finan insti	¥1,000 mln	Fixed	1.53625%	Aug. 26, 2012	
	5 finan insti	¥7,500 mln	Fixed (Note 7)	1.46000% (Weighted average after interest rate swap)	Aug. 26, 2012	
	2 finan insti	¥2,000 mln	Fixed (Note 11)	1.61150% (Weighted average after interest rate swap)	Sep. 25, 2012	
	3 finan insti	¥5,000 mln	Fixed (Note 9)	1.87200% (Weighted average after interest rate swap)	Dec. 27, 2012	
	1 finan insti	¥1,000 mln	Fixed	1.75250%	Feb. 26, 2013	
	1 finan insti	¥2,000 mln	Fixed	1.99250%	Feb. 26, 2013	
	3 finan insti	¥4,000 mln	Fixed	1.98000%	Mar. 19, 2014	
	1 finan insti	¥3,000 mln	Fixed	1.91875%	Feb. 26, 2015	
3 finan insti	¥8,000 mln	Fixed	2.31750%	Jun. 24, 2015		
Total long-term debt	28 finan insti	¥88,500 mln	—	—	—	—
Total debt	29 finan insti	¥137,600 mln	—	—	—	—
1st series corp bond	Private placement	¥5,000 mln	Fixed	1.85%	Mar. 16, 2015	Unsecured / Unguaranteed
2nd series corp bond	Private placement	¥5,000 mln	Fixed	2.47%	Mar. 16, 2020	
3rd series corp bond	Public offering	¥10,000 mln	Fixed	1.19%	Nov. 29, 2010	
4th series corp bond	Public offering	¥10,000 mln	Fixed	2.05%	Nov. 30, 2015	
5th series corp bond	Public offering	¥5,000 mln	Fixed	1.61%	Mar. 19, 2012	
6th series corp bond	Public offering	¥5,000 mln	Fixed	2.21%	Mar. 17, 2017	
7th series corp bond	Public offering	¥4,500 mln	Fixed	2.90%	Mar. 17, 2028	
Total corporate bond	—	¥44,500 mln	—	—	—	—
Grand total	29 finan insti	¥182,100 mln	—	—	—	—

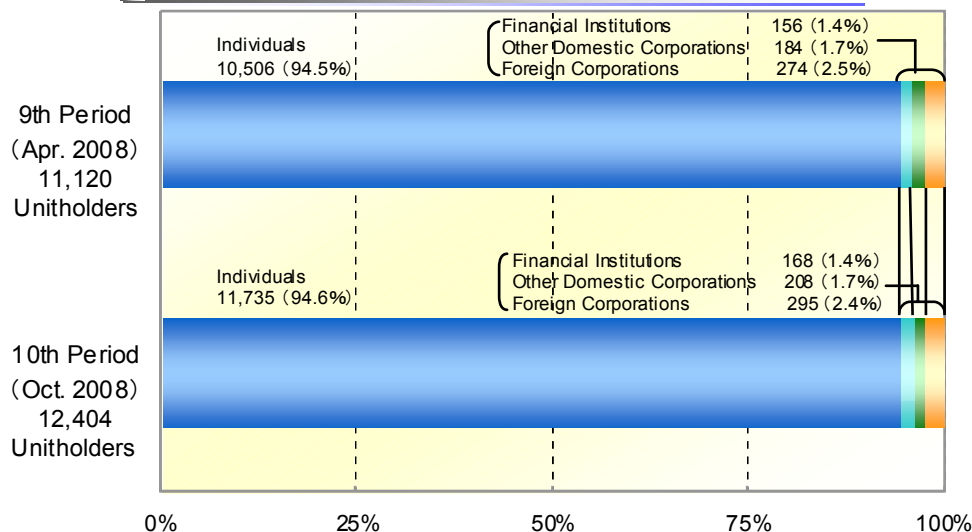
(Note 1) Fixed by interest rate swap from Dec. 8, 2003 (Note 4) Fixed by interest rate swap from Dec. 8, 2006 (Note 7) Fixed by interest rate swap from Feb. 26, 2008 (Note 10) Fixed by interest rate swap from Sep. 25, 2008
 (Note 2) Fixed by interest rate swap from May. 27, 2004 (Note 5) Fixed by interest rate swap from Mar. 19, 2007 (Note 8) Fixed by interest rate swap from Apr. 25, 2008 (Note 11) Fixed by interest rate swap from Sep. 25, 2008
 (Note 3) Fixed by interest rate swap from Feb. 27, 2006 (Note 6) Fixed by interest rate swap from Dec. 10, 2007 (Note 9) Fixed by interest rate swap from Jun. 27, 2008

Unitholders



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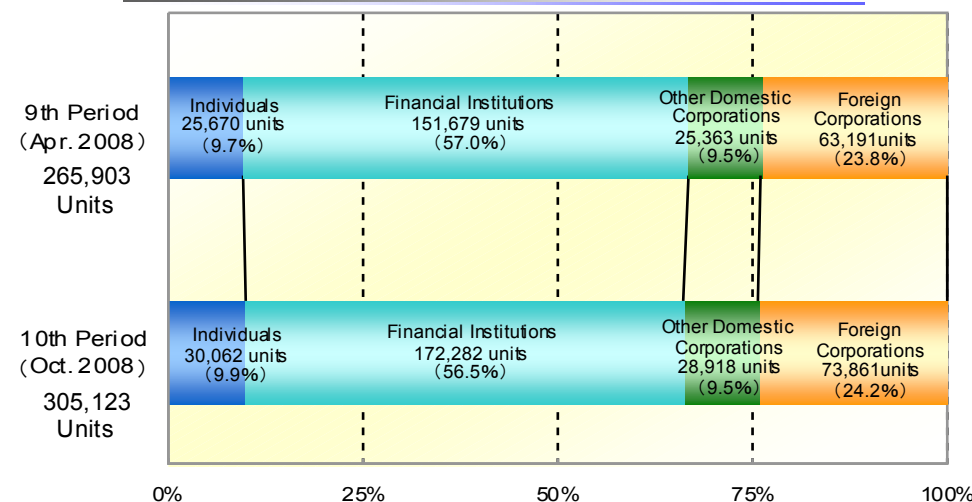
Number of Unitholders



Breakdown of Financial Institutions

	9th Period		10th Period	
Banks	37,118	14.0%	38,510	12.6%
Trust Banks	83,224	31.3%	102,040	33.4%
Life Insurance Companies	7,487	2.8%	10,863	3.6%
Non-Life Insurance Companies	5,030	1.9%	5,146	1.7%
Other Financial Institutions	18,820	7.1%	15,723	5.2%
Total	151,679	57.0%	172,282	56.5%

Number of Investment Units



Top 10 Unitholders

Unitholders	Units	Ratio
1 NikkoCiti Trust and Banking Corporation	27,428	8.99%
2 Trust & Custody Services Bank, Ltd.	21,507	7.05%
3 Japan Trustee Services Bank, Ltd.	20,374	6.68%
4 The Master Trust Bank of Japan, Ltd.	19,790	6.49%
5 Nomura Real Estate Development Co., Ltd.	15,287	5.01%
6 The Nomura Trust and Banking Co., Ltd.	8,290	2.72%
7 Kawasaki Gakuen	7,000	2.29%
8 North Pacific Bank, Ltd.	5,926	1.94%
9 The Bank of IKEDA, Ltd.	5,669	1.86%
10 National Mutual Insurance Federation of Agricultural Cooperatives	4,958	1.62%
Total	136,229	44.65%

(The ratio of Top 10 Unitholders for the 9th Period: 44.08%)

11th Fiscal Period (April 2009) Forecast



NOMURA
Office Fund

	10th Period	11th Period	Difference	
	(¥mln)	Forecasts (¥mln)	(¥mln)	(%)
Rental business revenues	12,493	13,150	657	5.3
Other rental business revenues	1,432	1,386	▲45	▲3.2
Total rental business revenues	13,925	14,537	611	4.4
Property management costs	1,387	1,593	206	14.9
Taxes and duties	971	1,023	52	5.4
Utility expenses	1,084	1,015	▲68	▲6.3
Insurance expenses	26	30	3	14.1
Repairs and maintenances	320	468	148	46.4
Other expenses	208	226	18	8.9
Depreciation	1,793	1,861	68	3.8
Total rental business expenses	5,790	6,220	429	7.4
Rental business profits	8,134	8,316	182	2.2
Asset management fees	1,025	1,156	131	12.8
Selling and administrative expenses	177	199	22	12.6
Operating Profits	6,932	6,960	28	0.4
Non-operating revenues	77	30	▲47	▲61.1
Non-operating expenses	1,752	1,702	▲50	▲2.9
Non-operating Profits	▲1,675	▲1,672	3	▲0.2
Current Profits	5,256	5,288	31	0.6
Income before income taxes	5,256	5,288	31	0.6
Corporate, local and enterprise taxes	1	1	0	▲3.1
Tax adjustment	0	0	0	-
Net Income	5,255	5,287	31	0.6
Retained earnings brought forward	0	0	0	43.5
Retained earnings at end of period	5,255	5,287	31	0.6
Outstanding units at period-end (unit)	305,123	305,123	0	0.0
Cash distribution per unit (¥)	17,225	17,330	105	0.6

Rental Business Revenues

Forecasts were made for the 11th period on the basis that the number of properties under management would remain to be 46, plus, the acquisition of 2 properties, PMO Nihonbashi Honcho and Nomura Sapporo Building on November, 2008, and the acquisition of Tenjin-Minami Building on March, 2009 (scheduled), the total of 49 properties without any new acquisition or sale.

Taxes and Duties

Property taxes, urban planning taxes and other duties for the 11th period were estimated on the basis that 39 properties out of 46 properties which were held at the end of the 10th period and newly acquired 3 properties (scheduled) in 11th period, would be taxable for that period.

Other Rental Business Revenues:

Revenues received as monthly parking charges, utility charges, charges for usage of facility, etc.

Other Expenses: Trust fees, commissions, other maintenance fees, etc.

Selling and Administrative Expenses:

Custodian, administrative service, and auditing fees, etc.

Non-operating Expenses:

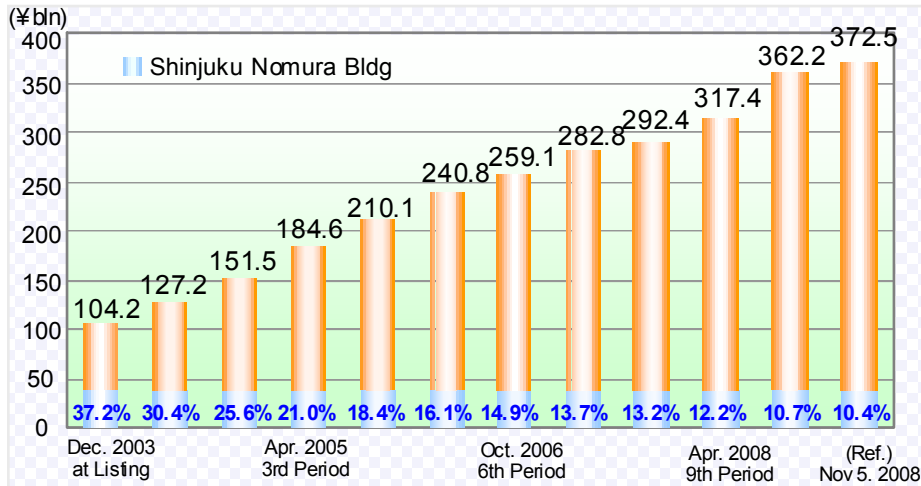
Interest costs, Interest expenses on bonds, amortization of bond issuance costs, etc.



4. Fund Management Results

Results of Investment Sector

Changes in Total Portfolio (by Acquisition Price)



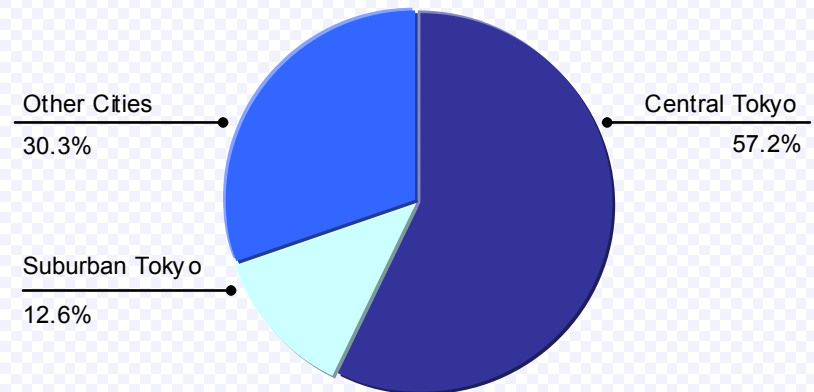
10th Period Performance Results

- ▶ Acquisition of 9 properties (¥44.8 billion)
- ▶ Utilization of Sponsor's information pipeline
- ▶ Total asset exceeded ¥360 billion

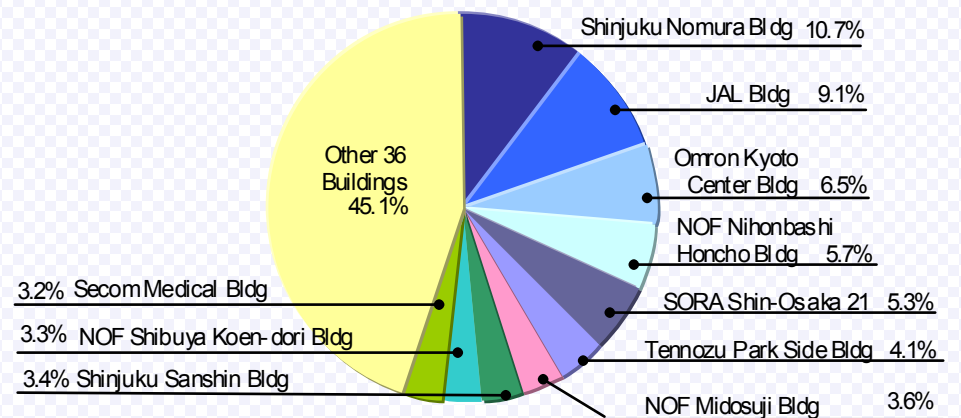
Diversification of Portfolio

• Diversification by Location

*Based on Acquisition Price



• Diversification by Property (Top 10 and Other Properties)



Summary of New Acquisitions



NOMURA
Office Fund

List of Properties Acquired during 10th Fiscal Period

Property Name	Location	Completion	Floors(Ground)	Total Floor Space(m ²)	Occupancy Rate (Note 1)	# of Tenants	Acquisition Date	Acquisition Price (¥mln)	Cap Rate	Seller
Shinjuku Sanshin Bldg	Shibuya-ku, Tokyo	1974. 4	8	9,044.04	94.8%	15	2008. 6	12,300	4.7%	DS Investment YK
Nomura Shibuya Dogenzaka Bldg	Shibuya-ku, Tokyo	1999. 3	9	4,463.86	100.0%	6	2008. 9	7,660	4.1%	Nomura Real Estate Development Co., Ltd.
Iwamoto-cho Toyo Bldg	Chiyoda-ku, Tokyo	1993. 6	9	5,367.28	100.0%	7	2008. 6	6,020	4.4%	Metropolitan Investment 3 GK
Central Kyobashi Bldg	Chuo-ku, Tokyo	1998. 9	8	2,303.96	100.0%	9	2008. 6	2,550	4.9%	DS Investment YK
Central Shintomicho Bldg	Chuo-ku, Tokyo	1990. 3 (Extension 1992.7)	8	2,777.61	100.0%	7	2008. 6	1,750	5.7%	DS Investment YK
Sunworld Yotsuya Bldg	Shinjuku-ku, Tokyo	1991. 11	6	2,367.51	100.0%	1	2008. 6	778	6.1%	DS Investment YK
Toshin Meguro Bldg	Meguro-ku, Tokyo	1989. 9	9	1,595.27	100.0%	1	2008. 6	1,340	5.3%	DS Investment YK
Nomura Nishi-Umeda Bldg	Kita-ku, Osaka City	1993. 6	12	8,036.71	100.0%	11	2008. 9	5,660	4.8%	Nomura Real Estate Development Co., Ltd.
EME Hakata Ekimae Bldg	Hakata-ku, Fukuoka City	1983. 7	11	10,961.34	93.5%	35	2008. 6	6,750	4.6%	GE Real Estate Corporation
(Acquired in 11th Fiscal Period) PMO Nihonbashi Honcho	Chuo-ku, Tokyo	2008. 6	9	3,507.37	75.0%	1(5) (Note 4)	2008. 11	5,000	4.5%	Nomura Real Estate Development Co., Ltd.
(Acquired in 11th Fiscal Period) Nomura Sapporo Bldg	Kita-ku, Sapporo City	2008. 7	10	9,603.81	78.7%	5	2008. 11	5,300	5.8%	Nomura Real Estate Development Co., Ltd.
(Ref.) NOF Tenjin-Minami Bldg (Scheduled Acquisition)	Chuo-ku, Fukuoka City	2008. 2	10	4,603.61	—	—	(2008. 12 – 2009. 3)	3,925 (Note 2)	4.7%	Global Investment Partners I LLC.
(Ref.) NOF Nagoya Fushimi Bldg (Scheduled Acquisition)(Note 3)	Naka-ku, Nagoya City	2009. 10 (Scheduled)	11	5,216.89	—	—	(2009. 10)	4,050	4.4%	Shimizu Corporation

(Note 1) Each Occupancy Rate indicates as of October 31, 2008, however, the Occupancy Rates of PMO Nihonbashi Honcho and Nomura Sapporo Building are as of Nov. 5, 2008, the acquisition date of those.

(Note 2) The Fund will acquire the Property on either December 26, 2008 or March 27, 2009 depending on the seller's leasing status (occupancy rates and average rents, etc.) at each timing, according to the agreement on purchase and sale of the trust beneficial interest. As the Property's profitability may vary upon leasing status, the acquisition price will be determined within the above-mentioned range.

(Note 3) The building name is tentative.

(Note 4) "1" indicates NRED as a master lessee, "5" indicates the total number of end tenants and NRED as a tenant of the ninth floor.

New Acquisitions (1)

Shinjuku Sanshin Building



Location	Shibuya-ku, Tokyo	【Features】 <ul style="list-style-type: none"> • Located 4 minutes on foot from Shinjuku Station, and is surrounded by business and commercial facilities such as Takashimaya Times Square and Head Office of JR East, etc. • After the completion of the artificial ground, currently under construction, both sides of the station will be connected, further enhancing the location's convenience as a business concentrated area. • With the total floor area of approx. 8,900 sq. meters, the standard floor area of approx. 800 sq. meters, and "individual" air conditioning system, etc.
Floor	9,044.04m ² (2,735.82 tsubo)	
Type of Ownership	(Land) Ownership (Bldg) Ownership	
Acquisition Price	¥ 12,300 mln	
Date of Acquisition	Jun. 25, 2008	
Seller	DS Investment YK	

Nomura Shibuya Dogenzaka Building



Location	Shibuya-ku, Tokyo	【Features】 <ul style="list-style-type: none"> • Located at 5 minutes walk from Shibuya Station, facing "Dogenzaka Street" which is one of the most popular streets in Shibuya area. • Completed in 1999. With ceiling height of 2600mm, office automation floor, "individual" air conditioning system, etc. • A multi-tenant building. 1st and 2nd floors are occupied by a bank, and others are mainly tenants with retail customers.
Floor	4,463.86m ² (1,350.31 tsubo)	
Type of Ownership	(Land) Ownership (Bldg) Ownership	
Acquisition Price	¥ 7,660 mln	
Date of Acquisition	Sep. 26, 2008	
Seller	Nomura Real Estate Development Co., Ltd.	

New Acquisitions (3)



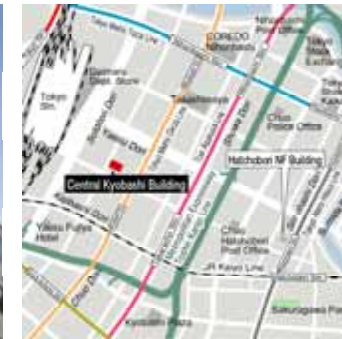
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Office Fund

Iwamoto-cho Toyo Building



Location Chiyoda-ku, Tokyo
Floor 5,367.28m² (1,623.60 tsubo)
Acquisition Price ¥6,020 mln
Date of Acquisition Jun. 25, 2008
Seller Metropolitan Investment 3 GK

Central Kyobashi Building



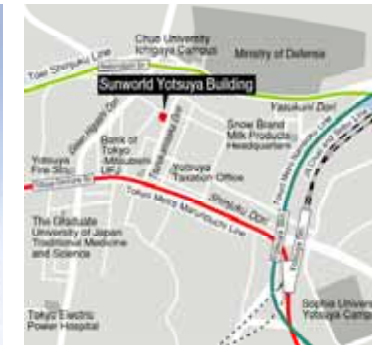
Location Chuo-ku, Tokyo
Floor 2,303.96m² (696.94 tsubo)
Acquisition Price ¥2,550 mln
Date of Acquisition Jun. 25, 2008
Seller DS Investment YK

Central Shintomicho Building



Location Chuo-ku, Tokyo
Floor 2,777.61m² (840.22 tsubo)
Acquisition Price ¥1,750 mln
Date of Acquisition Jun. 25, 2008
Seller DS Investment YK

Sunworld Yotsuya Building



Location Shinjuku-ku, Tokyo
Floor 2,367.51m² (716.17 tsubo)
Acquisition Price ¥778 mln
Date of Acquisition Jun. 25, 2008
Seller DS Investment YK

New Acquisitions (4)

Toshin Meguro Building



Location Meguro-ku, Tokyo
Floor 1,595.27m² (482.56 tsubo)
Acquisition Price ¥1,340 mln
Date of Acquisition Jun. 25, 2008
Seller DS Investment YK

Nomura Nishi-Umeda Building



Location Kita-ku, Osaka City
Floor 8,036.71m² (2,431.10 tsubo)
Type of Ownership (Land) Ownership
 (Bldg) Ownership
Acquisition Price ¥ 5,660 mln
Date of Acquisition Sep. 26, 2008
Seller Nomura Real Estate Development Co., Ltd.

【Features】

- Located in Umeda area, which is the representative business and commercial district of Osaka City. Adjacent to Osaka Station, Kita-Shinchi Station, and Nishi-Umeda Station.
- Possible to receive benefits from development of surrounding areas, as both office and commercial development projects are upcoming (rebuilding plan of Hankyu Department Store and redevelopment plan of Umeda North Yard are scheduled in this area).
- Completed in 1993. With ceiling height of 2580mm, "individual" air conditioning system, office automation floor, etc.

EME Hakata Ekimae Building



Location Hakata-ku, Fukuoka City
Floor 10,961.34m² (3,315.80 tsubo)
Acquisition Price ¥6,750 mln
Date of Acquisition Jun. 27, 2008
Seller GE Real Estate Corporation

(Reference) New Acquisitions after 11th Fiscal Period

PMO Nihonbashi Honcho



Location Chuo-ku, Tokyo
Floor 3,507.37㎡ (1,060.97 tsubo)
Acquisition Price ¥5,000 mln
Date of Acquisition Nov. 5, 2008
Seller Nomura Real Estate Development

(Tantative Name)

NOF Nagoya Fushimi Building (Scheduled Acquisition)



Location Naka-ku, Nagoya City
Floor 5,216.89㎡ (1,578.10 tsubo)
Acquisition Price ¥4,050 mln
Date of Acquisition Oct. 2009 (scheduled)
Seller SHIMIZU CORPORATION

Nomura Sapporo Building



Location Kita-ku, Sapporo City
Floor 9,603.81㎡ (2,905.15 tsubo)
Acquisition Price ¥5,300 mln
Date of Acquisition Nov. 5, 2008
Seller Nomura Real Estate Development

NOF Tenjin-Minami Building (Scheduled Acquisition)



Location Chuo-ku, Fukuoka City
Floor 4,603.61㎡ (1,392.59 tsubo)
Acquisition Price ¥3,750 ~ 4,100 mln
Date of Acquisition The date to be mutually agreed by March 2009 between the Fund and the Seller
Seller Global Investment Partners I LLC.

(Note) the Fund will acquire the Property on either December 26, 2008, or March 27, 2009 depending on the seller's leasing status (occupancy rates and average rents, etc.) at each timing, according to the agreement on purchase and sale of the trust beneficial interest. As the Property's profitability may vary upon leasing status, the acquisition price will be determined within the above-mentioned range.

Diversification of Tenants



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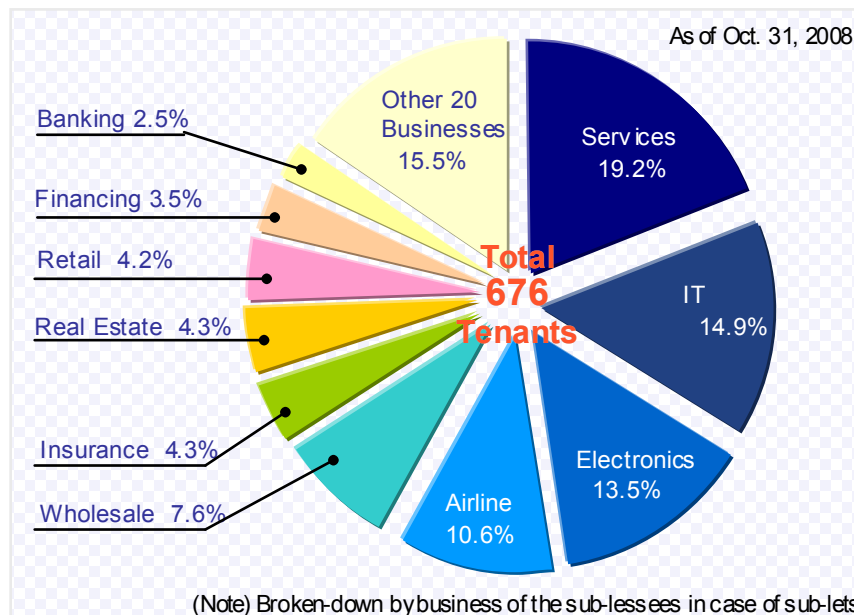
Top 10 Tenants (by Space)

As of Oct. 31, 2008

Tenant	Industry	Property	Expiry of contract	Leased space (㎡)	Weight in portfolio (%)	Weight from previous term (%) (Nte 2)	
1	Flagship Properties Private Company	Real Estate	JAL Bldg.	Mar. 31, 2015	42,084.11	10.0	10.9
2	OMRON Corporation	Electronic Devices	Omron Kyoto Center Bldg.	Mar. 29, 2021	34,616.84	8.3	9.0
3	XYMAX AXIS CORPORATION	Real Estate	NOF Toyo-cho Bldg.	Nov. 30, 2014	18,218.17	4.3	4.7
4	FUJITSU LIMITED	Electronic Devices	NOF Technoport Kamata Center Bldg.	Jul. 31, 2009	3,813.62	0.9	1.0
			Faret Tachikawa Center Square	Dec. 31, 2009	255.15	0.1	0.1
5	SECOM Co., Ltd.	Services	NOF Shin-Yokohama Bldg.	Sep. 30, 2010	6,547.74	1.6	1.7
			Secom Medical Bldg.	Feb. 28, 2025	8,821.24	2.1	2.3
6	JCB Co., Ltd.	Financing	NOF Sendai Aoba-dori Bldg.	Dec. 31, 2008	755.69	0.2	0.2
			JCB Sapporo Higashi Bldg.	Feb. 7, 2018	9,062.04	2.2	2.3
7	Nomura Facilities Co., Ltd.	Real Estate	Shinjuku Nomura Bldg.	May 31, 2011	574.11	0.1	0.1
			NOF Utsunomiya Bldg.	Dec. 31, 2009	1,140.85	0.3	0.3
			Nomura Yotsubashi Bldg.	Nov. 30, 2009	1,847.63	0.4	0.5
			Nomura Hiroshima Bldg.	Mar. 31, 2009	2,834.48	0.7	0.7
8	Nomura Real Estate Development Co., Ltd.	Real Estate	Shinjuku Nomura Bldg.	Nov. 30, 2013	4,709.00	1.1	1.0
			Nomura Osaka Bldg.	Nov. 30, 2013	345.37	0.1	0.1
9	SOMPO JAPAN INSURANCE INC.	Insurance	Nomura Yotsubashi Bldg.	Nov. 30, 2013	1,266.19	0.3	0.3
			Shinjuku Nomura Bldg.	Apr. 30, 2009	4,065.64	1.0	1.1
10	KYORIN CO., LTD.	Wholesale	Nomura Hiroshima Bldg.	Feb. 28, 2010	283.02	0.1	0.1
			NOF Surugadai Plaza Bldg.	Mar. 31, 2013	4,160.94	1.0	1.1
Total					145,401.83	34.7	

Diversification in Business (by Space)

As of Oct. 31, 2008



Stable (Mid-to-Long Term) Contracts

Mid-to-long term contracts expiring after three years from now

- Based on floor space : **31.4%**
- Based on contract rent : **23.4%**

As of Oct. 31, 2008

Results of Asset Management Sector



Changes in NOI Return of Portfolio

[Changes in NOI Return of Portfolio (%)]

	Apr. 2004	Oct. 2004	Apr. 2005	Oct. 2005	Apr. 2006	Oct. 2006	Apr. 2007	Oct. 2007	Apr. 2008	Oct. 2008
NOI of Portfolio	7.2	6.2	6.1	6.1	5.9	6.0	5.7	5.8	5.7	5.7

[Breakdown by the number of properties held at each Period-end (%)]

15 for 1st Period	7.2	6.5	6.7	6.6	6.6	7.1	6.9	7.0	7.1	7.4
18 for 2nd Period		6.2	6.3	6.4	6.3	6.8	6.7	6.7	6.8	7.1
19 for 3rd Period			6.1	6.2	6.1	6.4	6.3	6.4	6.4	6.6
23 for 4th Period				6.1	6.0	6.2	6.1	6.2	6.3	6.5
28 for 5th Period					5.9	6.1	6.0	6.1	6.1	6.3
30 for 6th Period						6.0	5.9	6.0	6.0	6.2
31 for 7th Period							5.7	5.8	5.9	6.0
34 for 8th Period								5.8	5.8	6.0
37 for 9th Period									5.7	5.9
46 for 10th Period										5.7

- Main factors for change in NOI between 9th and 10th periods (based on 34 properties held at the beginning of 9th period)
 - Increase of rent/common service fees: + ¥139 mln (+1.3% from previous period) (rent increase from tenant turnover / lease renewals)
 - Decrease in repairs and maintenances: - ¥106 mln (-26.4% from previous period)

Changes in Average Unit Rent*1

- Ratio of change between 9th and 10th periods

Average for entire portfolio
(37 properties held at the 9th period-end)
+0.4%

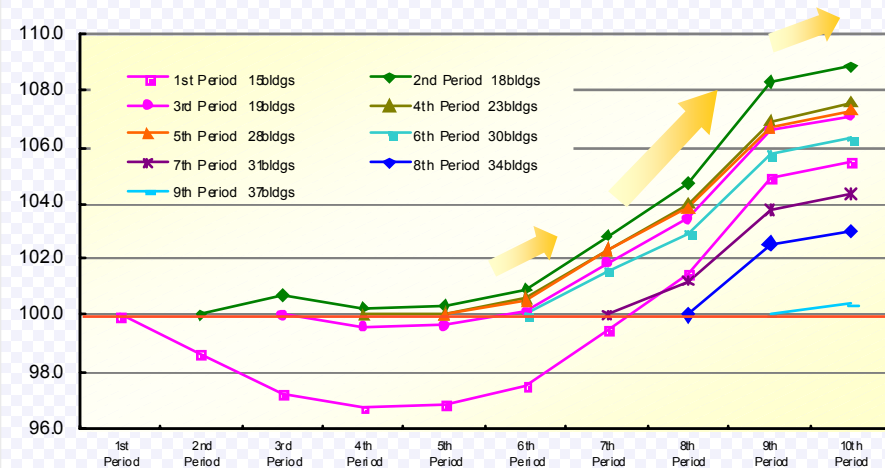
Average for Tokyo metropolitan properties
(excluding bldgs with long-term fixed contracts*2)
+1.5%

*1 Average Unit Rent: Average of monthly rent and common area charges prescribed in lease contracts as of period-end.

*2 JAL Building and Secom Medical Building.

- Changes in average unit rent

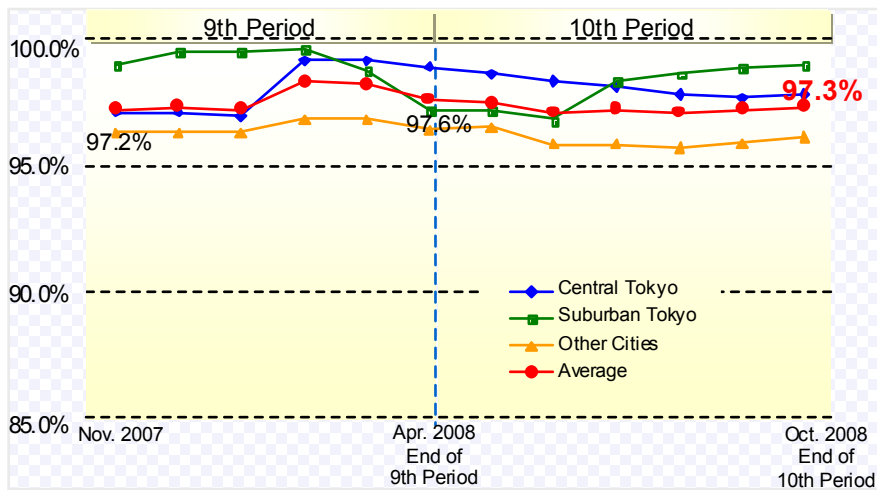
(Average initial rent for portfolio at period-end = 100)



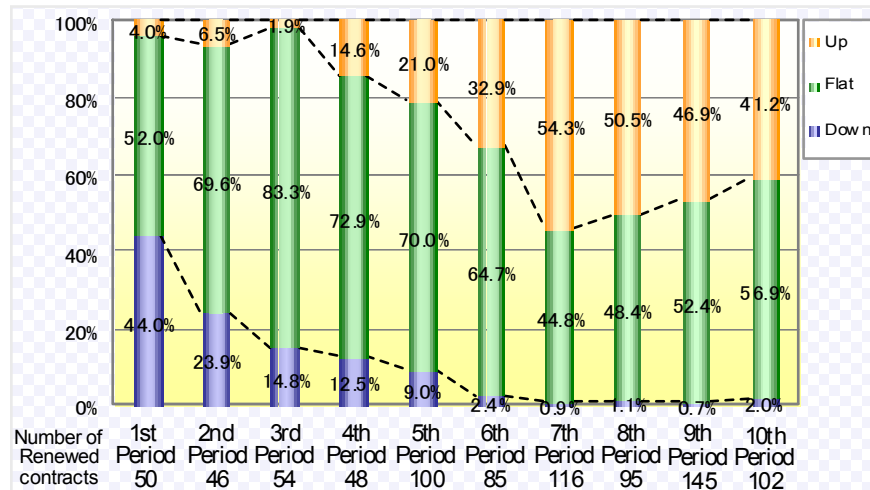
Increase in Rent of Portfolio



Changes in Portfolio Occupancy Rate

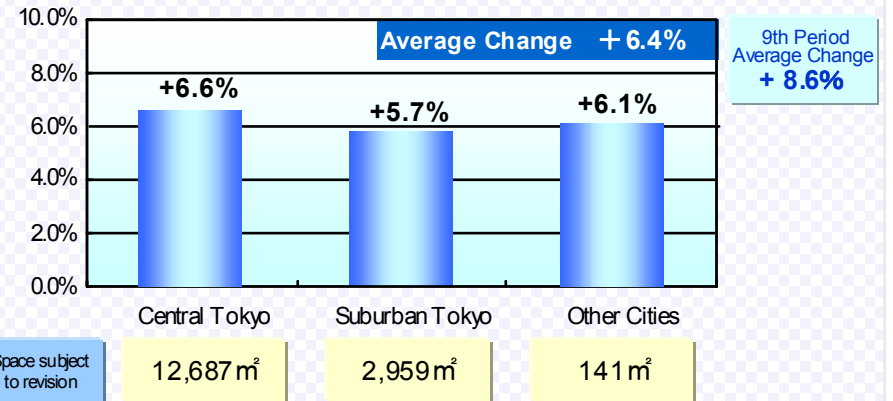


Results of Contract Renewals (number of renewals)



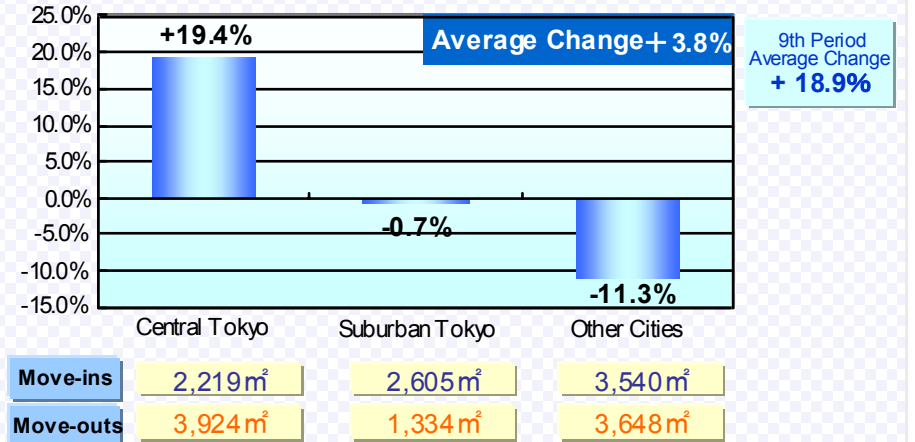
Rent before and after Upward Revision

* Change = ((Rent of renewed contracts / rent of previous contracts) - 1) x 100
(Including common area charges)



Rent of the Same Space before Move-out and after Move-in

* Change = ((Rent of move-in / rent of move-out) - 1) X100 (Including common area charges)



End-of-Period Appraisal Value



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Office Fund

Appraisal Values at 10th Period-End

	9th Period End Appraisal Value (¥mIn)*	10th Period End Appraisal Value (¥mIn)	Change
Central Tokyo (20 bldgs)	267,058	267,098	+ 0.0%
Suburban Tokyo (10 bldgs)	55,813	54,372	- 2.6%
Other Cities (16 bldgs)	121,289	115,478	- 4.8%
Total Portfolio (46 bldgs)	444,160	436,948	- 1.6%

◇ Please refer to "Appendix" for details on individual properties.

* Appraisal value at acquisition is added for property acquired in the 10th period.

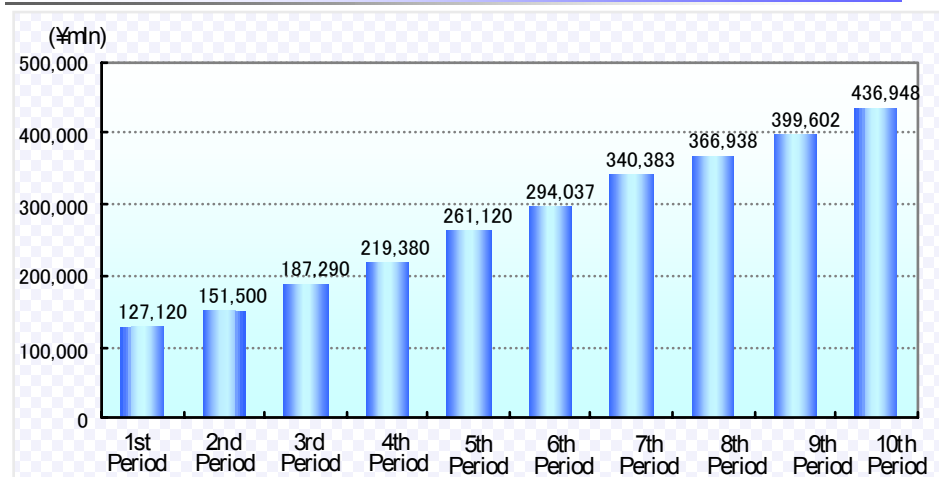
Total Appraisal Value	¥ mIn	436,948
Total Book Value	¥ mIn	361,979
Total Unrealized Gain/Loss	¥ mIn	74,968
Unrealized Gain/Loss per Unit	¥	245,700

* Unrealized gain/loss: Appraisal Value – Book Value

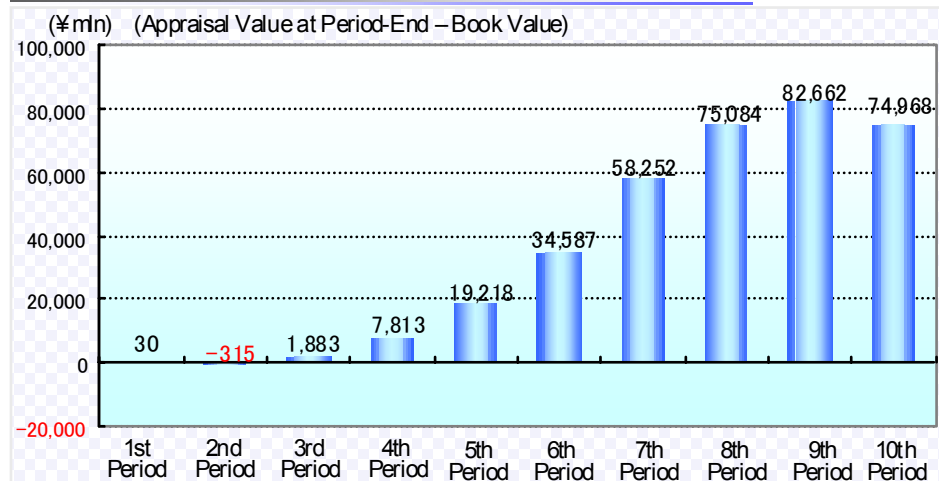
(For Reference) Net Asset per Unit

BPS (Book Value)	¥	625,031
NAV (Based on Appraisal Value)	¥	870,731

Increase in Appraisal Values



Changes in Unrealized Gains/Losses of Portfolio



Move-ins and Move-outs



- Space occupied by move-ins and vacated by move-outs

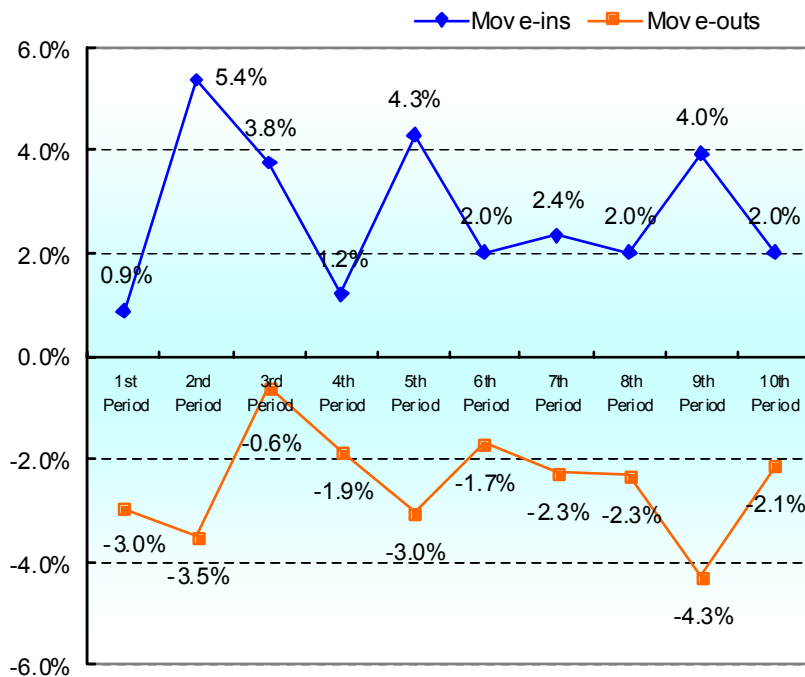
Move-ins 8,365 m² (2,530 tsubo) : 2.0% of weighted average of total floor space

Move-outs 8,906 m² (2,694 tsubo) : 2.1% of weighted average of total floor space

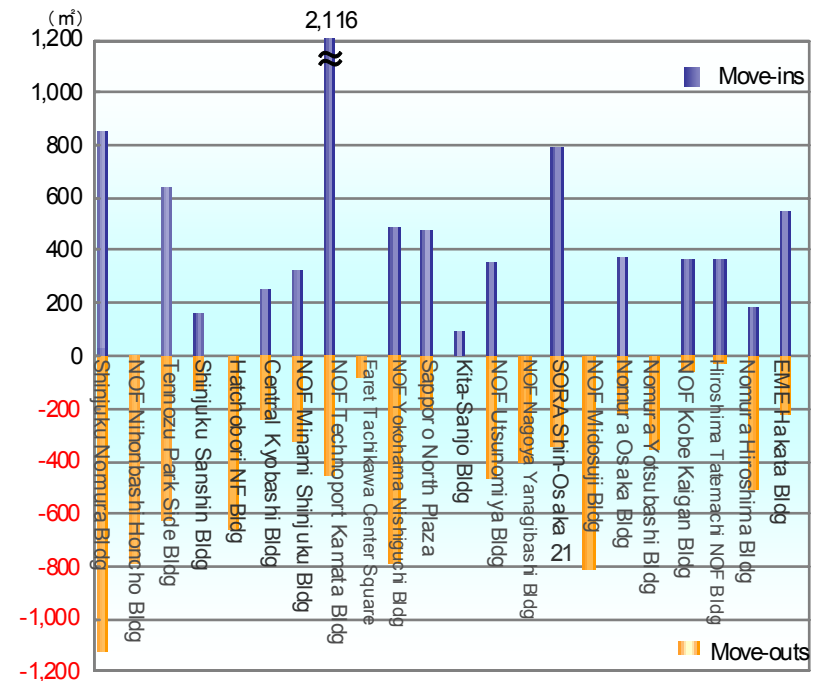
⇒ Change 541 m² (163 tsubo) : More move-outs than move-ins

	Move-ins	Move-outs	Change
Central Tokyo	+2,219 m ²	-3,924 m ²	-1,705 m ²
Suburban Tokyo	+2,605 m ²	-1,334 m ²	+1,271 m ²
Other Cities	+3,540 m ²	-3,648 m ²	-108 m ²

Past Tenant Change Rate (Average of the Portfolio)



10th Period Status (Refers Only to Buildings with change)



End-of-Period Financial Status (1)



NOMURA
Office Fund

10th Fiscal Period Financial Results

● Issued Short-term Bonds

- Amount of issuance : ¥15 bln
Date of issuance : June 24, 2008
Redemption date : September 24, 2008

● Borrowings

- Procured ¥31.1 bln for acquisition
- Refinancing of total ¥24 bln
- Increase in number of institutional lenders
(2 financial institutions)

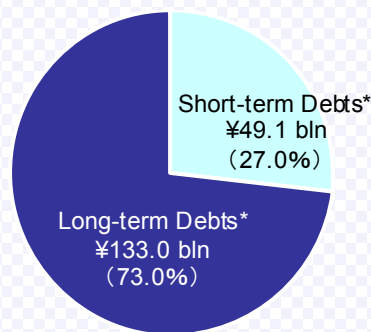
List of Lenders (Total 29 Financial Institutions)

(¥1bn)

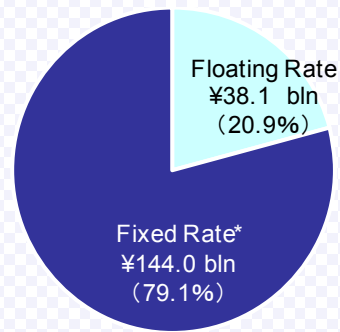
Lender	Total Amount of Debt Remaining	Lender	Total Amount of Debt Remaining	Lender	Total Amount of Debt Remaining
Bank of Tokyo-Mitsubishi UFJ	26,845	Mitsui Life Insurance	4,000	Keiyo Bank	1,000
Sumitomo Mitsui Banking Cop.	19,525	Taiyo Life Insurance	4,000	Chugoku Bank	1,000
Mitsubishi UFJ Trust and Banking	10,410	Iyo Bank	3,500	Bank of Fukuoka	1,000
Sumitomo Trust & Banking Corp.	10,410	Chiba Bank	3,000	Mitsui Sumitomo Insurance	1,000
Mizuho Corporate Bank	8,410	Chuo Mitsui Trust and Banking	3,000	Sompo Japan Insurance Inc.	1,000
Development Bank of Japan	6,000	Daido Life Insurance	3,000	Tokai Marine & Nichido Fire Insurance	1,000
Norinchukin Bank	5,000	Hachijuni Bank	2,500	Nippon Life Insurance Company	1,000
Dai-ichi Mutual Life Insurance	5,000	National Mutual Insurance Federation of Agricultural Cooperatives	2,000	Hyakujushi Bank	1,000
Sumitomo Life Insurance Company	5,000	Hiroshima Bank	1,500	The 77 Bank	1,000
Nomura Trust and Banking	4,000	Yamanashi Chuo Bank	1,500	Total borrowings	137,600
				(Reference) Investment Corporation Bonds	44,500

Interest-Bearing Debts

- Short-term vs. Long-term Debts
- Floating vs. Fixed Rates

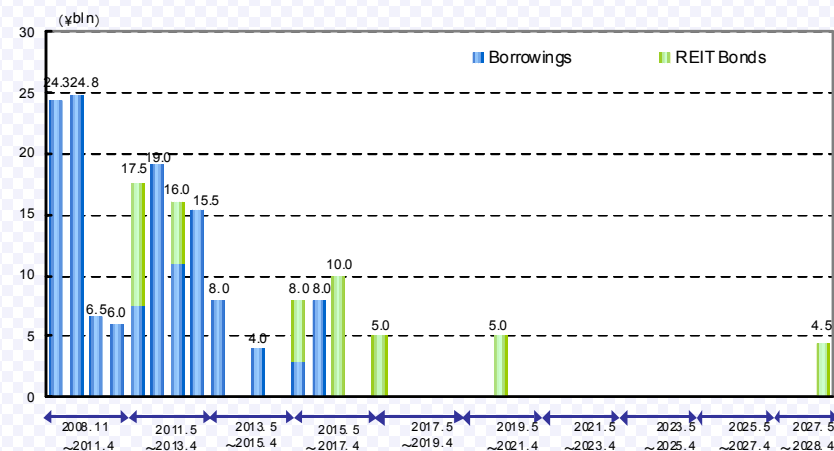


*Including Investment Corporation Bonds



*Including Interest-Rate Swaps

Diversification of Maturity



End-of-Period Financial Status (2)



Duration and Borrowing Rate

- Average remaining duration of long-term fixed debts (including REIT Bonds)



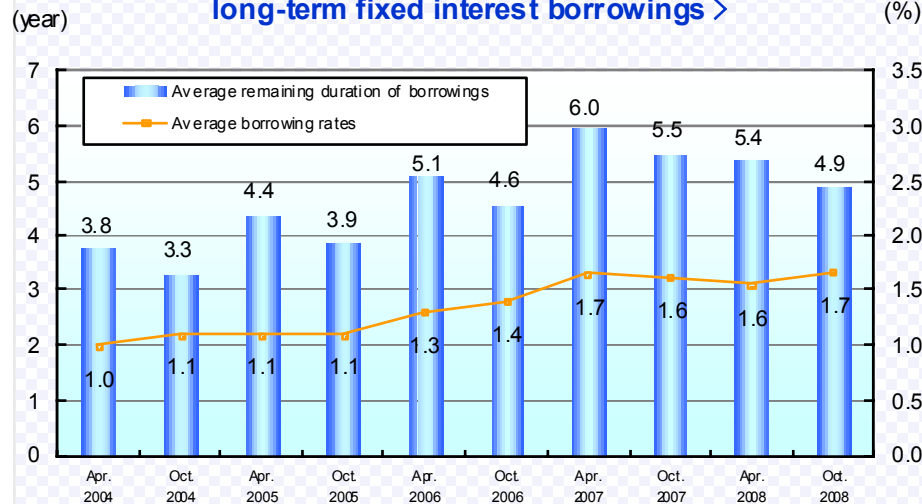
4.9 years

- Weighted average of interest rate of all the debts



1.68%

< Changes in average duration and all borrowing rates of long-term fixed interest borrowings >



Steadily promoting prolongation of duration

Funding capabilities (as of December 10, 2008)

• Commitment Lines

- Commitment line A (acquisition)
: Amount of ¥20 bln (¥900 mln remaining)
- Commitment line B (refinancing, etc.)
: Amount of ¥20 bln (¥5 bln remaining)

• REIT Bonds

Aggregate amount : ¥100 bln

• Commercial Paper (CP)

Aggregate amount : ¥30 bln

Ratings

Agencies	the Fund	Commercial Paper (CP)
R&I	AA-	a-1+
S&P	A	A-1
Moody's	A2	Prime-1



Appendix

List of Property(1)



NOMURA
Office Fund

As of Oct 31, 2008

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m ²) (Note 1, 2)	Leasable Space (m ²)	Leased Space (m ²)	Occupancy Rate (Note 3)	# of Tenants	Standard Floor Space (m ²)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date
Shinjuku Nomura Bldg	Nishi-Shinjuku, Shinjuku-ku	1978. 5	50	117,258.88 (Entire building)	31,589.26	30,387.69	96.2%	81	1,262.37	Each 1/4 floor	2,600	5%	2003. 12
JAL Bldg	Higashi-Shinagawa, Shinagawa-ku	1996. 6	26	①81,421.13 ②25,260.48	42,084.11	42,084.11	100.0%	1	2,214.55	Each 1/6 floor	2,700	6%	2005. 3
NOF Nihonbashi Hondcho Bldg	Nihonbashi Hondcho, Chuo-ku	1961. 4 (Extension 1968. 4)	8	29,430.67	19,233.25	18,437.39	95.9%	12	2,615.23	Each span	2,650	14%	2003. 12
Tennozu Park Side Bldg	Higashi-Shinagawa, Shinagawa-ku	1995. 1	21	①43,893.46 ②17,587.30	18,051.60	18,051.60	100.0%	15	1,311.14	Each 1/4 floor	2,650	6%	2004. 2
Shinjuku Sarshin Bldg	Yoyogi, Shibuya-ku	1974. 4	8	9,044.04	6,663.64	6,316.08	94.8%	15	856.30	Each span	2,420	13%	2008. 6
NOF Shibuya Koen-dori Bldg	Utsukawacho, Shibuya-ku	1987. 9	8	5,358.55	3,420.16	3,420.16	100.0%	3	442.38	Each span	2,500 ~2,700	12%	2004. 9
Seocom Medical Bldg	Nishinagano, Chiyoda-ku	2005. 2	7	8,683.73	8,821.24	8,821.24	100.0%	1	980.00	Each span	2,500 ~2,700	4%	2006. 9
NOF Shiba Bldg	Shiba, Minato-ku	1991. 3	7	11,425.20	8,165.10	8,165.10	100.0%	9	1,260.41	Each span	2,600	14%	2004. 5
Nishi-Shinjuku Showa Bldg	Nishi-Shinjuku, Shinjuku-ku	1982. 4	11	①10,902.22 ②5,858.26	5,663.19	5,663.19	100.0%	21	585.99	Each span	2,500	13%	2005. 11
Nomura Shibuya Dogenzaka Bldg	Dogenzaka, Shibuya-ku	1999. 3	9	4,463.86	3,436.67	3,436.67	100.0%	6	399.37	Each 1/4 floor	2,600	12%	2008. 9
NOF Tameike Bldg	Akasaka, Minato-ku	1959. 8	9	6,478.50	4,715.20	4,715.20	100.0%	13	519.06	Each span	2,500	17%	2005. 9
Iwamoto-cho Toyo Bldg	Iwamoto-cho, Chiyoda-ku	1993. 6	9	5,367.28	4,117.26	4,117.26	100.0%	7	481.17	Each floor	2,575	13%	2008. 6
NOF Shinagawa Konan Bldg	Higashi-Shinagawa, Shinagawa-ku	1987. 11	8	10,077.02	7,667.55	6,739.26	87.9%	4	928.29	Each floor	2,600	11%	2003. 12
NOF Surugadai Plaza Bldg	Kanda Surugadai, Chiyoda-ku	1997. 4	8	5,782.27	4,160.94	4,160.94	100.0%	1	626.33	Each 1/2 floor	2,700	6%	2004. 2
Hatchobori NF Bldg	Hatchobori, Chuo-ku	1990. 10	9	①3,799.40 ②3,036.14	2,854.83	2,077.09	72.8%	6	388.87	Each 1/2 floor	2,600	12%	2007. 8
NOF Kanda Iwamoto-cho Bldg	Iwamoto-cho, Chiyoda-ku	1988. 7	9	4,698.97	4,076.38	4,076.38	100.0%	8	480.07	Each floor	2,550	14%	2004. 2
Central Kyobashi Bldg	Kyobashi, Chuo-ku	1998. 9	8	2,303.96	1,720.05	1,720.05	100.0%	9	250.32	Each floor	2,500	15%	2008. 6
NOF Minami Shinjuku Bldg	Sendagaya, Shibuya-ku	1986. 3	8	3,160.05	2,464.71	2,464.71	100.0%	5	327.66	Each floor	2,500	12%	2004. 6
Central Shintomi-cho Bldg	Minato, Chuo-ku	1990. 3 (Extension 1992. 7)	8	2,777.61	2,467.14	2,467.14	100.0%	7	322.74	Each 1/3 floor	2,500	15%	2008. 6
Sunworld Yotsuya Bldg	Araki-cho, Shinjuku-ku	1991. 11	6	2,367.51	2,367.51	2,367.51	100.0%	1	229.47	Each 1/4 floor	2,500	12%	2008. 6
Subtotal (20 properties)					183,739.79	179,688.77	97.8%	225					
NOF Toyo-cho Bldg	Shinsuna, Koto-ku	1989. 11	7	18,051.08	18,218.17	18,218.17	100.0%	1	1,986.46	Each span	2,550	14%	2003. 12
NOF Technoport Kamata Center Bldg	Minami-Kamata, Ohta-ku	1990. 9	11	21,516.54 (Exclusively owned area)	13,652.45	13,652.45	100.0%	15	1,148.45	Each span	2,650	10%	2003. 12
Toho Edogawabashi Bldg	Sekiguchi, Bunkyo-ku	1993. 3	9	3,405.76	2,058.97	2,058.97	100.0%	7	235.47	Each floor	2,580	14%	2008. 3
Toshin Meguro Bldg	Shimo-Meguro, Meguro-ku	1989. 9	9	1,595.27	1,610.07	1,610.07	100.0%	1	140.39	Each floor	2,550	14%	2008. 6
Crystal Park Bldg	Golenyama, Musashino City	1991. 10	11	①6,462.19 ②3,868.36	3,900.85	3,900.85	100.0%	10	193.93~590.35	Each floor	2,500	14%	2006. 2
Faret Tachikawa Center Square	Akebono-cho, Tachikawa City	1994. 12	12	①33,706.03 ②6,865.80	6,853.38	6,775.50	98.9%	16	1,089.32	Each 1/4 floor	2,600	10%	2003. 12
NOF Kawasaki Higashiguchi Bldg	Kawasaki-ku, Kawasaki City	1988. 3	12	10,932.69	8,253.41	8,152.60	98.8%	27	684.62	Each 1/3 floor	2,550	16%	2005. 6
NOF Yokohama Nishiguchi Bldg	Nishi-ku, Yokohama City	1985. 10	9	10,055.13	6,817.76	6,511.78	95.5%	30	794.75	Each 1/8 floor	2,500	14%	2005. 5
NOF Shin-Yokohama Bldg	Kohoku-ku, Yokohama City	1990. 10	9	11,149.99	8,074.83	8,074.83	100.0%	3	940.84	Each span	2,500	17%	2003. 12
Yokohama Odori Koen Bldg	Naka-ku, Yokohama City	1989. 3	11	6,445.72	4,236.46	3,981.63	94.0%	14	418.39	Each 1/3 floor	2,600	19%	2007. 9
Subtotal (10 properties)					73,676.35	72,936.85	99.0%	124					

List of Property(2)



NOMURA
Office Fund

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m ²) (Note 1, 2)	Leasable Space (m ²)	Leased Space (m ²)	Occupancy Rate (Note 3)	# of Tenants	Standard Floor Space (m ²)	Air Conditioning	Room Height (mm)	PML (Note 4)	Acquisition Date
Sapporo North Plaza	Chuo-ku, Sapporo City	1981. 8	12	18,842.51	13,635.86	12,237.48	89.7%	40	1,105.75	Each floor Auxiliary	2,580	1%	2006. 6
JCB Sapporo Higashi Bldg	Chuo-ku, Sapporo City	1966. 10	7	9,062.04	9,062.04	9,062.04	100.0%	1	796.31	Each span	2,600	2%	2008. 2
Kita-Sanjo Bldg	Chuo-ku, Sapporo City	1988. 3	9	7,461.25	5,060.45	4,922.40	97.3%	17	592.55	Each floor	2,500	1%	2007. 9
NOF Sendai Aoba-dori Bldg	Aoba-ku, Sendai City	1968. 7	11	12,977.45	6,165.00	6,165.00	100.0%	29	802.79	Each span	2,480	8%	2005. 11
NOF Utsunomiya Bldg	Baba-dori, Utsunomiya City	1999. 12	10	10,479.63	5,887.40	5,746.54	97.6%	24	664.68	Each span	2,700	5%	2003. 12
NOF Nagoya Yanagibashi Bldg	Naka-mura-ku, Nagoya City	1991. 3	12	7,363.25	4,655.74	4,249.78	91.3%	11	405.96	Each 1/2 floor	2,460	14%	2005. 9
Omion Kyoto Center Bldg	Simogyo-ku, Kyoto City	2000. 7	11	34,616.84	34,616.84	34,616.84	100.0%	1	2,035.94	Each 1/16 floor	2,600	9%	2007. 3
SORA Shin-Osaka 21	Yodogawa-ku, Osaka City	1994. 7	21	38,252.92	21,653.31	21,052.95	97.2%	23	1,008.28	Each 1/4 floor	2,700	9%	2008. 4
NOF Midosuji Bldg	Chuo-ku, Osaka City	1974. 4	10	21,007.98	12,240.88	10,601.42	86.6%	15	1,234.14	Each 1/4 floor	2,600	13%	2005. 11
Nomura Osaka Bldg	Chuo-ku, Osaka City	1983. 12	12	23,522.82	16,977.79	16,977.79	100.0%	25	1,336.52	Each floor Auxiliary	2,500	19%	2003. 12
Nomura Nishi-Umeda Bldg	Kita-ku, Osaka City	1993. 6	12	8,036.71	5,213.02	5,213.02	100.0%	11	435.04	Each span	2,580	13%	2008. 9
Nomura Yotsubashi Bldg	Nishi-ku, Osaka City	1991. 11	15	16,845.87	11,558.68	10,948.21	94.7%	16	797.35	Each floor Auxiliary	2,650	13%	2003. 12
NOF Kobe Kaigan Bldg	Chuo-ku, Kobe City	1998. 2	16	10,292.93	6,425.16	6,335.08	98.6%	35	528.43	Each span	2,600	7%	2003. 12
Hiroshima Tatemachi NOF Bldg	Naka-ku, Hiroshima City	1966. 11	12	8,206.91	4,428.13	3,874.65	87.5%	27	515.17	Each span	2,450	11%	2005. 11
Nomura Hiroshima Bldg	Naka-ku, Hiroshima City	1976. 7	9	11,950.37	7,905.94	7,262.41	91.9%	15	1,047.54	Each floor Auxiliary	2,450	11%	2003. 12
EME Hakata Ekimae Bldg	Hakata-ku, Fukuoka City	1983. 7	11	10,961.34	7,585.43	7,090.73	93.5%	37	675.70	Each span	2,500	1%	2008. 6
Subtotal (16 properties)					173,071.67	166,356.34	96.1%	327					
Total (46 properties)					430,487.81	418,981.96	97.3%	676				6.9%	

(Note 1) Total floor space is taken from the registry book

(Note 2) Total floor space of the properties owned in compartment, except NOF Technoport Kamata Center Bldg, is expressed as ① entire building, and ② portion owned by NOF.

(Note 3) Each Occupancy Rate indicates as of October 31, 2008.

(Note 4) Rate of PML (Probable Maximum Loss) for each building was calculated by Shimizu Corporation. 6.9% at the bottom field is for the entire portfolio.

Earnings by Property



(¥000)

Property Name	Shinjuku Nomura Bldg.	JAL Bldg.*	NOF Nhonbashi Honcho Bldg.	Teromzu Park Side Bldg.	Shinjuku Sanshin Bldg.	NOF Shibuya Koendoi Bldg.	Secom Medical Bldg.*	NOF Shiba Bldg.	Nishi-Shinjuku Showa Bldg.	Nomura Shibuya Dogerzaka Bldg.	NOF Tameike Bldg.	Iwamoto-cho Toyo Bldg.	NOF Shinagawa Konan Bldg.	NOF Suigadai Plaza Bldg.*	Hatchobori NF Bldg.	NOF Kawada Iwamoto-cho Bldg.
Number of business days	184	184	184	184	129	184	184	184	184	36	184	129	184	184	184	184
Rental business revenues	197,048.1		909,298	830,321	241,774	371,644		357,126	33,988.7	37,689	234,833	102,218	231,743		94,831	156,105
Rental revenues **incl. common charges	1,773,610		863,959	7,004,866	221,411	342,543		314,576	30,697.6	34,848	217,580	88,131	206,837		84,796	139,502
Other revenues	196,870		45,338	129,835	20,363	29,100		42,550	3,291.1	2,841	17,253	14,086	24,906		10,034	16,603
Rental business expenses	823,614		251,303	4,382,02	43,772	74,824		113,749	12,809.2	11,407	87,844	42,951	83,559		41,130	43,779
Property management costs	206,255		78,003	1,559,36	11,303	16,034		20,562	5,293.2	2,323	18,330	11,673	18,178		1,241.0	13,302
Taxes and duties	163,812		40,002	52,519	29	24,144		23,712	2,830.0	574	16,618	14	16,017		7,091	9,222
Utility expenses	217,298		52,890	44,490	15,613	15,218		26,975	2,350.6	1,770	19,562	9,060	20,200		7,137	8,966
Insurance expenses	3,134		1,305	189	304	291		540	75.1	50	302	208	500		24	233
Repairs and maintenances	38,885		98	21,840	1,559	367		3,523	1,702	100	5,873		1,324		8.0	17
Other expenses	66,472		5,984	7,043	3,102	1,610		2,402	1,845	51	5,565	940	2,373		1,359	500
Depreciation	127,756	146,285	73,018	1,561,82	11,860	17,158	45,063	36,034	19,054	6,538	21,592	21,054	24,964	30,014	13,025	11,537
Rental Profits	1,146,866	606,239	657,994	3,921.19	198,001	296,820	182,410	243,376	21,179.5	26,282	146,986	59,266	148,184	184,957	5,370.1	112,326
Net Operating Income (NOI)	1,274,622	752,524	731,012	5,483,01	209,861	313,978	227,474	279,411	23,085.0	32,820	168,581	80,321	173,148	214,972	6,672.6	123,864

Property Name	Central Kyobashi Bldg.	NOF Minami Shinjuku Bldg.	Central Shintomicho Bldg.	Sunworld Yotsuya Bldg.	NOF Toyo-cho Bldg.*	NOF Teien Sport Kamata Center Bldg.	Toho Edogawabashi Bldg.	Toshin Meguro Bldg.*	Crystal Park Bldg.	Fareit Tachikawa Center Square	NOF Kawasaki Higa Shiguchi Bldg.	NOF Yokohama Nishiguchi Bldg.	NOF Shin-Yokohama Bldg.*	Yokohama Odori Koehn Bldg.	Sapporo North Plaza	JCB Sapporo Higashi Bldg.*
Number of business days	129	184	129	129	184	184	184	129	184	184	184	184	184	184	184	184
Rental business revenues	55,020	105,452	49,541		411,124	71,676	350,695	57,321	14,151.7	246,331	335,308	261,459		116,035	33,038.5	
Rental revenues **incl. common charges	49,813	89,765	39,671		350,695	57,321	350,695	57,321	12,532.9	220,030	292,352	230,154		93,069	27,943.1	
Other revenues	5,207	15,686	9,869		60,428	14,354	60,428	14,354	1,618.7	26,300	42,955	31,304		22,965	5,095.3	
Rental business expenses	15,212	54,876	17,051		199,585	28,314	199,585	28,314	6,922.0	133,384	128,440	87,667		71,883	20,073.1	
Property management costs	3,656	9,729	4,086		51,125	6,544	51,125	6,544	2,476.1	45,835	24,730	24,304		12,438	3,827.1	
Taxes and duties	12	8,931	13		35,267	10	35,267	10	9,690.0	14,773	18,430	18,281		7,433	2,978.1	
Utility expenses	3,283	8,439	4,688		48,647	7,960	48,647	7,960	9,720.0	35,665	29,349	20,930		19,060	3,972.1	
Insurance expenses	83	166	106		945	154	945	154	135	484	540	494		270	87.6	
Repairs and maintenances	115	19,251	1,088		10,867	1,359	10,867	1,359	3,343	18	4,878	2,316		3,888	3,314.5	
Other expenses	2,731	3,593	631		13,892	458	13,892	458	3	5,205	2,722	4,377		138	1,256.0	
Depreciation	5,329	4,764	6,437		34,506	38,839	34,506	38,839	2,156.6	31,401	47,788	16,962		28,652	4,637.3	
Rental Profits	39,808	50,575	32,490		216,517	211,538	211,538	211,538	22,981	112,946	206,868	173,791		107,695	12,665.4	
Net Operating Income (NOI)	45,138	55,340	38,927		250,376	250,376	250,376	250,376	26,542	93,863	144,348	254,656		128,744	17,602.8	

Property Name	Kita-Sarjo Bldg.	NOF Sendai Aoba-dori Bldg.	NOF Utsunomiya Bldg.	NOF Nagoya Yanagibashi Bldg.	Omron Kyoto Center Bldg.*	SORA Shin-Osaka 21	NOF Midsubaji Bldg.	Nomura Osaka Bldg.	Nomura Nishi-Umeda Bldg.	Nomura Yotsubashi Bldg.	NOF Kobe Kaigan Bldg.	Hiroshima Tatemachi NOF Bldg.	Nomura Hiroshima Bldg.	EME Hakata Ekimae Bldg.	Total 46 Properties
Number of business days	184	184	184	184	184	184	184	184	36	184	184	184	184	127	
Rental business revenues	116,027	175,950	173,279	1,513.75		634,556	448,295	546,064	4,185.7	318,645	191,970	104,803	204,668	138,693	13,925,429
Rental revenues **incl. common charges	91,975	148,124	140,895	1,375.08		529,100	387,444	448,021	3,689.4	281,758	155,874	85,338	181,787	120,637	12,493,338
Other revenues	24,051	27,825	32,384	138.67		105,456	60,850	98,043	4,962	36,886	36,095	19,465	22,880	18,055	1,432,090
Rental business expenses	68,682	97,114	106,130	78,741		297,640	210,783	229,623	18,940	189,075	112,072	64,071	101,316	66,407	5,790,802
Property management costs	14,670	25,128	23,991	12,909		76,527	38,830	66,277	3,477	43,891	24,046	12,251	26,275	12,445	1,387,207
Taxes and duties	10,318	17,483	14,344	12,082		130	52,902	41,071	587	29,687	16,094	11,388	19,305	19	971,039
Utility expenses	14,971	16,354	18,787	13,242		76,751	35,205	70,168	3,950	36,727	25,904	14,088	17,753	14,396	1,084,225
Insurance expenses	348	515	556	339		2,088	887	1,123	78	761	669	306	518	379	26,729
Repairs and maintenances	1,982	9,811	3,421	2,778		9,386	8,552	8,785	-	31,082	4,977	3,056	14,122	6,353	320,218
Other expenses	1,840	1,554	3,938	56.3		7,318	5,436	4,852	3,868	1,916	5,498	6,022	2,392	3,531	208,367
Depreciation	24,551	26,266	41,089	36,826		125,437	68,968	37,344	6,978	45,009	34,880	16,958	20,949	29,282	1,793,014
Rental Profits	47,345	78,835	67,149	72,634		310,045	336,915	237,512	316,440	22,916	129,569	79,897	103,352	72,285	8,134,627
Net Operating Income (NOI)	71,896	105,102	108,239	1,094.60		462,353	306,480	353,785	2,989.5	174,578	114,778	57,690	124,301	101,568	9,927,641

* Detailed figures are not disclosed due to compelling reasons. However, they are included in "Total 46 Properties."

List of End-of-Period Appraisal Value



NOMURA
Office Fund

	Property Name	Acquisition Price (¥ mln)	Book Value at 10th Period End (¥ mln)	Appraisal Value at 10th Period End (¥ mln)	Appraisal Value at 9th Period End (¥ mln)	Difference between 9th and 10th Period	
						(¥ mln)	Change
Central Tokyo	Shinjuku Nomura Bldg	38,730	39,254	72,600	72,600	-	-
	JAL Bldg	33,080	33,243	33,400	33,400	-	-
	NOF Nihonbashi Honcho Bldg	20,600	20,739	27,400	27,400	-	-
	Tennozu Park Side Bldg	14,800	13,471	23,300	22,900	400	1.7%
	Shinjuku Sanshin Bldg	12,300	12,329	12,600	* 12,300	300	2.4%
	NOF Shibuya Koen-dori Bldg	12,000	12,507	14,000	14,000	-	-
	Secom Medical Bldg	11,500	11,374	11,600	11,600	-	-
	NOF Shiba Bldg	10,000	10,157	10,900	10,900	-	-
	Nishi-Shinjuku Showa Bldg	8,800	8,734	10,100	10,400	-300	-2.9%
	Nomura Shibuya Doenzaka Bldg	7,660	7,689	7,660	* 7,660	-	-
	NOF Tameike Bldg	7,400	7,615	8,280	8,470	-190	-2.2%
	Iwamoto-cho Toyo Bldg	6,020	6,022	5,880	* 6,020	-140	-2.3%
	NOF Shinagawa Koman Bldg	5,500	5,478	6,970	6,980	-10	-0.1%
	NOF Sunagadai Plaza Bldg	5,150	5,088	7,300	7,260	40	0.6%
	Hatchobori NF Bldg	3,160	3,214	3,190	3,210	-20	-0.6%
	NOF Kanda Iwamoto-cho Bldg	3,080	3,103	3,920	3,900	20	0.5%
	Central Kyobashi Bldg	2,550	2,562	2,590	* 2,550	40	1.6%
	NOF Minami Shinjuku Bldg	2,280	2,254	2,980	2,980	-	-
	Central Shintomicho Bldg	1,750	1,759	1,650	* 1,750	-100	-5.7%
	Sunworld Yotsuya Bldg	778	791	778	* 778	-	-
Total Central Tokyo		207,138	207,394	267,098	267,058	40	0.0%
Suburban Tokyo	NOF Toyo-cho Bldg	7,550	7,132	9,030	9,020	10	0.1%
	NOF Technoport Kamata Center Bldg	6,416	6,314	7,820	7,790	30	0.4%
	Toho Edogawabashi Bldg	2,080	2,109	1,830	2,080	-250	-12.0%
	Toshin Meuro Bldg	1,340	1,347	1,210	* 1,340	-130	-9.7%
	Crystal Park Bldg	3,700	3,648	4,200	4,290	-90	-2.1%
	Faret Tachikawa Center Square	3,290	3,016	5,660	5,660	-	-
	NOF Kawasaki Higashi-guchi Bldg	9,500	9,485	9,800	10,300	-500	-4.9%
	NOF Yokohama Nishiguchi Bldg	5,050	5,010	7,682	7,933	-251	-3.2%
	NOF Shin-Yokohama Bldg	3,600	3,330	4,450	4,530	-80	-1.8%
	Yokohama Odori Koen Bldg	2,993	2,967	2,690	2,870	-180	-6.3%
Total Suburban Tokyo		45,519	44,362	54,372	55,813	-1,441	-2.6%
Other Cities	Sapporo North Plaza	6,820	7,429	7,268	6,949	319	4.6%
	JCB Sapporo Higashi Bldg	3,700	3,808	3,470	3,770	-300	-8.0%
	Kita-Sanjo Bldg	3,430	3,421	2,780	3,020	-240	-7.9%
	NOF Sendai Aoba-dori Bldg	3,200	3,187	3,310	3,430	-120	-3.5%
	NOF Utsunomiya Bldg	2,970	2,618	3,490	3,570	-80	-2.2%
	NOF Nagoya Yanagibashi Bldg	3,550	3,725	3,670	3,820	-150	-3.9%
	Omron Kyoto Center Bldg	23,700	23,196	22,000	24,200	-2,200	-9.1%
	SORA Shin-Osaka 21	19,251	19,422	18,200	18,600	-400	-2.2%
	NOF Midosuji Bldg	12,900	12,869	14,000	14,900	-900	-6.0%
	Nomura Osaka Bldg	6,410	6,405	11,000	11,500	-500	-4.3%
	Nomura Nishi-Umeda Bldg	5,660	5,720	5,660	* 5,660	-	-
	Nomura Yotsubashi Bldg	3,940	3,656	6,690	6,980	-290	-4.2%
	NOF Kobe Kaigan Bldg	3,280	2,970	3,490	3,490	-	-
	Hiroshima Tatemachi NOF Bldg	2,100	2,444	2,060	2,200	-140	-6.4%
	Nomura Hiroshima Bldg	1,930	2,581	2,490	2,700	-210	-7.8%
EME Hakata Ekimae Bldg	6,750	6,761	5,900	* 6,500	-600	-9.2%	
Total Other Cities		109,591	110,222	115,478	121,289	-5,811	-4.8%
Grand Total		362,248	361,979	436,948	444,160	-7,212	-1.6%

* For these buildings acquired at the 10th Period, appraisal value is that of the time of acquisition

Difference between Book Value and Appraisal Value

¥74,968 mln

(¥245,700 / unit)

(B) - (A)

Map of Properties



NOMURA
Office Fund

Central Tokyo

- 01 Shinjuku Nomura Bldg.
- 02 JAL Bldg.
- 03 NOF Nihonbashi Honcho Bldg.
- 04 Tennozu Park Side Bldg.
- 05 Shinjuku Sanshin Bldg.
- 06 NOF Shibuya Koen-dori Bldg.
- 07 Secom Medical Bldg.
- 08 NOF Shiba Bldg.
- 09 Nishi-Shinjuku Showa Bldg.
- 10 Nomura Shibuya Dogenzaka Bldg.
- 11 NOF Tameike Bldg.
- 12 Iwamoto-cho Toy o Bldg.
- 13 NOF Shinagawa Konan Bldg.
- 14 NOF Surugadai Plaza Bldg.
- 15 Hatchobori NF Bldg.
- 16 NOF Kanda Iwamoto-cho Bldg.
- 17 Central Kyobashi Bldg.
- 18 NOF Minami Shinjuku Bldg.
- 19 Central Shintomicho Bldg.
- 20 Sunworld Yotsuya Bldg.



Suburban Tokyo

























- 21 NOF Toy o-cho Bldg.
- 22 NOF Technoport Kamata Center Bldg.
- 23 Toho Edogawabashi Bldg.
- 24 Toshin Meguro Bldg.
- 25 Crystal Park Bldg.
- 26 Faret Tachikawa Center Square
- 27 NOF Kawasaki Higashiguchi Bldg.
- 28 NOF Yokohama Nishiguchi Bldg.
- 29 NOF Shin-Yokohama Bldg.
- 30 Yokohama Odori Koen Bldg.

Other Cities

- 31 Sapporo North Plaza
- 32 JCB Sapporo Higashi Bldg.
- 33 Kita-Sanjo Bldg.
- 34 NOF Sendai Aoba-dori Bldg.
- 35 NOF Utsunomiya Bldg.
- 36 NOF Nagoya Yanagibashi Bldg.
- 37 Omron Kyoto Center Bldg.
- 38 SORA Shin-Osaka 21
- 39 NOF Midosuji Bldg.
- 40 Nomura Osaka Bldg.
- 41 Nomura Nishi-Umeda Bldg.
- 42 Nomura Yotsubashi Bldg.
- 43 NOF Kobe Kaigan Bldg.
- 44 Hiroshima Tatemachi NOF Bldg.
- 45 Nomura Hiroshima Bldg.
- 46 EME Hakata Ekimae Bldg.



Acquisition Channel of Properties

Acquisition Channel	Key Properties Acquired at Listing	Key Properties Acquired after Listing
<p>Originally owned by or developed by Nomura Real Estate Group Companies</p>	 Shinjuku Nomura Bldg.  Faret Tachikawa Center Square  Nomura Yotsubashi Bldg.  Nomura Osaka Bldg.	 Tennoz u Park Side Bldg.  Secom Medical Bldg.  Omron Kyoto Center Bldg.  Nomura Nishi-Umeda Bldg.
<p>• Information from or • Intermediation * by Nomura Real Estate Group Companies</p>	 NOF Nihonbashi Honcho Bldg.  NOF Shinagawa Konan Bldg.  NOF Toyo-cho Bldg.  NOF Kobe Kaigan Bldg.	 JAL Bldg. *  NOF Minami Shinjuku Bldg.  Nishi-Shinjuku Showa Bldg.  Sapporo North Plaza  NOF Yokohama Nishiguchi Bldg.  NOF Sendai Aoba-dori Bldg.  NOF Midouji Bldg.  Hatchobori NF Bldg.
<p>Information from sources outside Nomura Real Estate Group</p>		 NOF Shiba Bldg.  NOF Shibuya Koen-dori Bldg.  NOF Kawasaki Higashiguchi Bldg.  SORA Shin-Osaka 21

➔ **10 Properties**
Cumulative Acquisition Price:
¥ 117.6 bln

➔ **23 Properties**
Cumulative Acquisition Price:
¥ 155.1 bln

➔ **13 Properties**
Cumulative Acquisition Price:
¥ 89.4 bln

Fund Summary



NOMURA
Office Fund

		1st Period April 2004	2nd Period October 2004	3rd Period April 2005	4th Period October 2005	5th Period April 2006	6th Period October 2006	7th Period April 2007	8th Period October 2007	9th Period April 2008	10th Period October 2008
Total Assets	¥ mln	147,946	173,545	208,003	239,067	268,559	288,060	315,402	326,711	353,730	401,684
Interest-bearing Liabilities	¥ mln	61,000	64,500	96,500	93,000	120,000	106,000	130,000	140,000	165,700	182,100
LTV (Based on Total Assets)	%	41.2	37.2	46.4	38.9	44.7	36.8	41.2	42.9	46.8	45.3
Unitholders' Capital	¥ mln	71,706	92,168	92,168	124,610	124,610	156,767	156,767	156,767	156,767	185,455
Outstanding Units Issued	unit	148,600	184,650	184,650	229,970	229,970	265,903	265,903	265,903	265,903	305,123
Net Assets	¥ mln	73,233	94,774	94,849	128,094	128,206	161,004	161,221	161,272	161,267	190,711
Net Assets per Unit	¥	492.820	513.266	513.672	557.004	557.492	605.499	606.315	606.510	606.488	625.031
End-of-Period Closing Unit Price	¥	645,000	767,000	758,000	782,000	998,000	991,000	1,490,000	1,160,000	826,000	551,000
Market Capitalization	¥ mln	95,847	141,626	139,964	179,836	229,510	263,509	396,195	308,447	219,635	168,122
Operating Revenues	¥ mln	4,531	6,656	7,106	8,641	9,810	10,739	11,090	11,968	12,183	13,925
Operating Income	¥ mln	2,313	2,930	3,228	4,111	4,558	5,182	5,137	5,725	5,823	6,932
Net Income	¥ mln	1,526	2,606	2,681	3,484	3,596	4,229	4,466	4,486	4,499	5,255
Total Cash Distribution	¥ mln	1,526	2,606	2,681	3,484	3,596	4,229	4,453	4,498	4,499	5,255
Cash Distribution per Unit	¥	10,273	14,114	14,520	15,150	15,638	15,905	16,750	16,918	16,923	17,225
Total Portfolio (Based on Acquisition Price)	¥ mln	127,260	151,540	184,620	210,120	240,820	259,140	282,840	292,409	317,440	362,248
Number of Properties		15	18	19	23	28	30	31	34	37	46
Leasable Space	m ²	180,793.50	194,673.65	236,904.67	261,428.50	293,464.10	316,132.49	350,712.00	362,733.62	395,330.99	430,487.81
Number of Tenants		264	277	287	357	467	512	517	533	583	676
Occupancy Rate	%	93.3	94.4	98.1	97.3	98.4	98.2	98.5	97.9	97.6	97.3
Return on Assets (ROA)	%	1.1	1.6	1.4	1.5	1.4	1.5	1.5	1.4	1.3	1.4
(annualized)	%	2.8	3.1	2.8	3.1	2.9	3.0	3.0	2.8	2.7	2.7
Return on Equity (ROE)	%	2.1	2.8	2.8	2.7	2.8	2.7	2.8	2.8	2.8	2.8
(annualized)	%	5.2	5.6	5.7	5.4	5.7	5.4	5.6	5.5	5.6	5.6
Capital-Asset Ratio	%	49.5	54.6	45.6	53.6	47.7	55.9	51.1	49.4	45.6	47.5
Debt-Service Coverage Ratio (DSCR)	x	11.45	11.05	9.95	10.08	7.92	8.35	7.88	6.49	6.22	6.06
End-of-Period Total Book Value	¥ mln	127,089	151,815	185,406	211,566	241,901	259,449	282,130	291,853	316,999	361,979
End-of-Period Total Appraisal Value	¥ mln	127,120	151,500	187,290	219,380	261,120	294,037	340,383	366,938	399,602	436,948
Total Latent Profit and Loss	¥ mln	30	-315	1,883	7,813	19,218	34,587	58,252	75,084	82,602	74,968
Latent Profit and Loss per Unit	¥	202	-1,707	10,199	33,975	83,572	130,074	219,075	282,374	310,649	245,700
Net Asset Value per Unit (Based on Appraisal Value)	¥	493,023	511,559	523,872	590,979	641,064	735,574	825,390	888,884	917,138	870,731
NOI	¥ mln	3,350	4,451	4,970	6,125	6,952	7,591	7,763	8,286	8,572	9,927
Rate of NOI (p.a.)	%	7.2	6.2	6.1	6.1	5.9	6.0	5.7	5.8	5.7	5.7
Depreciation	¥ mln	666	949	1,023	1,229	1,399	1,471	1,478	1,518	1,601	1,793
Capital Expenditures	¥ mln	22	511	484	1,016	934	588	757	1,252	1,346	1,552
FFO	¥ mln	2,193	3,555	3,719	4,727	5,034	5,739	5,985	6,039	6,134	7,087
FFO per Unit	¥	14,757	19,255	20,142	20,559	21,889	21,585	22,509	22,714	23,069	23,228

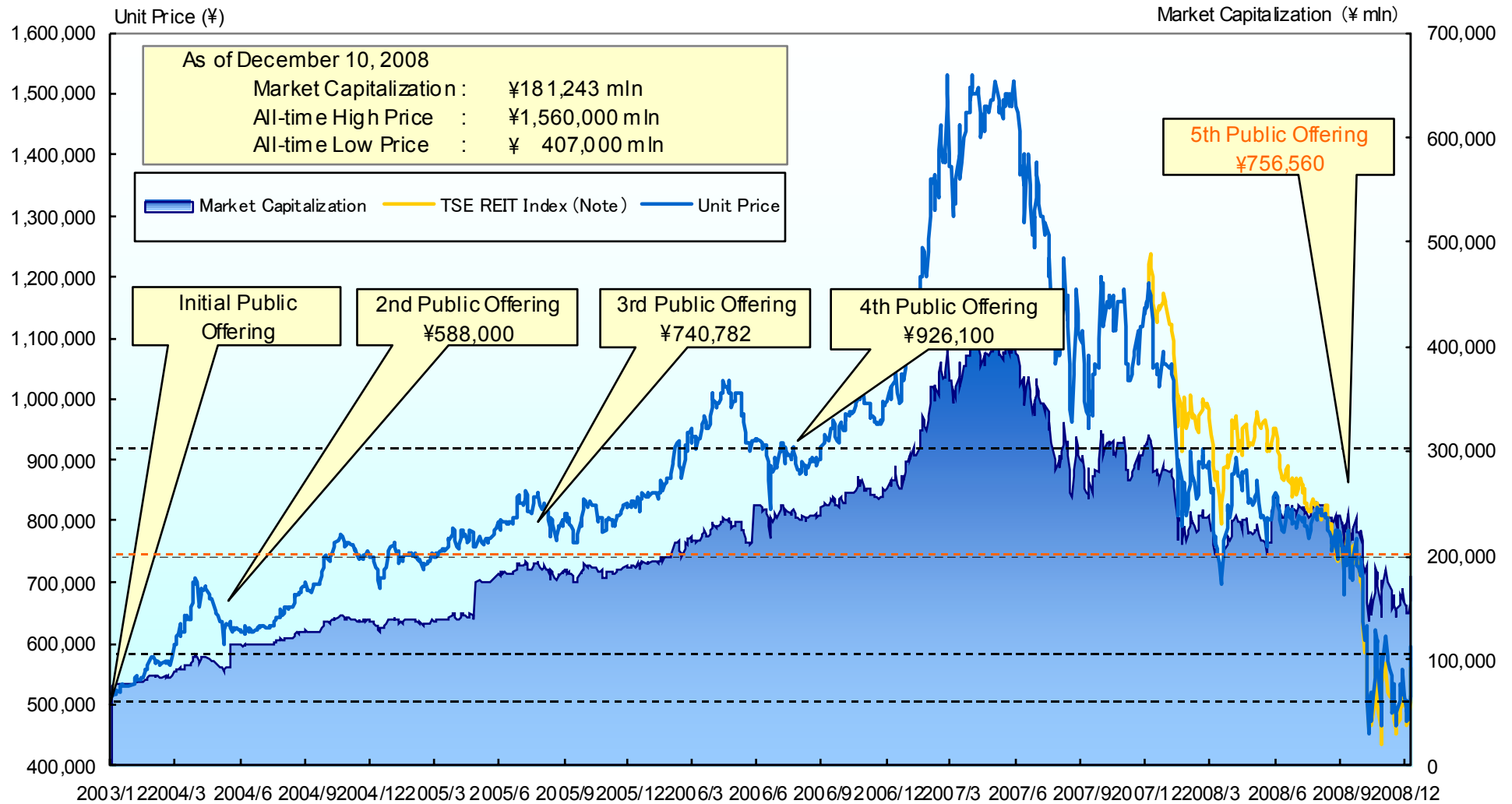
Cash Flow Statement



NOMURA
Office Fund

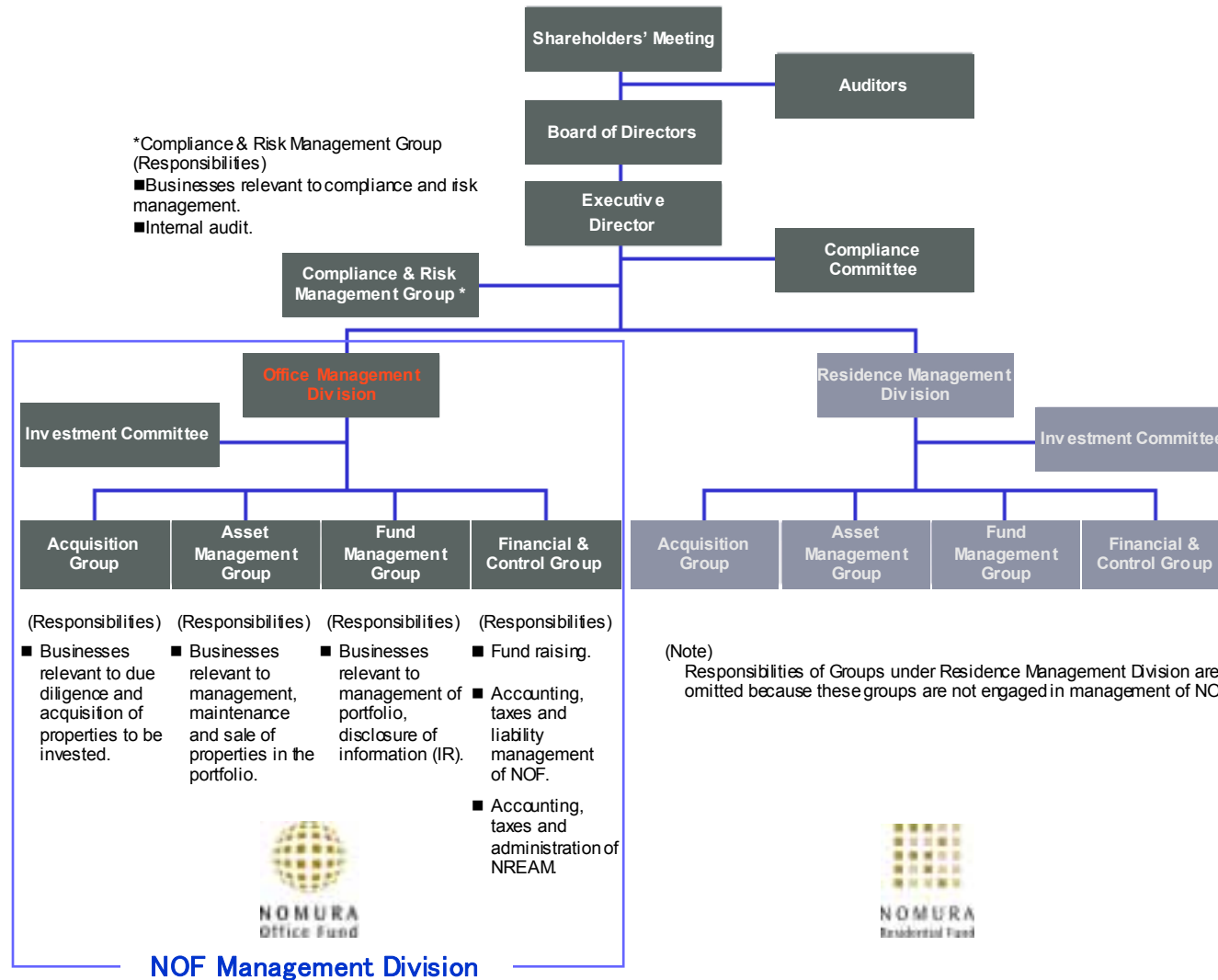
	9th Fiscal Period	10th Fiscal Period
	Nov 1, 2007 - Apr 30, 2008 (¥000)	May 1, 2008 - Oct 31, 2008 (¥000)
I. Cash Flow of Operating Activities		
Income before income taxes	4,500,953	5,256,831
Depreciation	1,601,989	1,793,147
Amortization of long-term prepaid expenses	2,917	10,537
Amortization of corporate bond issuance costs	32,295	38,490
Interest income	▲ 32,898	▲ 36,975
Interest expenses	1,175,471	1,400,866
Loss on disposal of tangible assets	-	7,600
Change in rental receivables (▲increase)	10,174	▲ 94,688
Change in consumption tax refundable (▲increase)	▲ 275,442	309,377
Change in trade accounts payable (▲decrease)	▲ 70,490	83,883
Change in other accounts payable (▲decrease)	349,217	▲ 320,025
Change in tax receivable (▲decrease)	-	53,222
Change in rent received in advance (▲decrease)	150,348	265,869
Change in security deposits received (▲decrease)	▲ 181,816	▲ 19,182
Others	▲ 82,363	▲ 50,112
Subtotal	7,180,357	8,698,841
Interest received	32,898	36,975
Interest paid	▲ 1,131,556	▲ 1,196,677
Taxes and duties	▲ 1,237	▲ 1,857
Net cash provided by operating activities	6,080,462	7,537,282
II. Cash Flow of Investing Activities		
Purchase of tangible assets	▲ 25,398,623	▲ 11,665,065
Purchase of tangible assets in trust	▲ 1,334,962	▲ 33,230,048
Purchase of intangible assets	-	▲ 1,900,904
Tenants' security deposits paid	▲ 18,086	▲ 16,798
Security deposits received	1,013,767	714,359
Security deposits in trust paid	▲ 1,063,049	▲ 647,041
Security deposits in trust received	1,104,251	1,848,789
Security deposits paid	-	▲ 200,050
Net cash used in investing activities	▲ 25,696,703	▲ 45,096,758
III. Cash Flow of Financing Activities		
Proceeds from short-term debt	24,700,000	34,100,000
Repayment of short-term debt	▲ 23,500,000	▲ 14,700,000
Proceeds from short-term investment corporation bonds	19,981,250	14,954,207
Redemption of short-term investment corporation bonds	-	▲ 35,000,000
Proceeds from long-term debt	23,500,000	21,000,000
Repayment of long-term debt	▲ 19,000,000	▲ 4,000,000
Proceeds from issuance of investment units	-	28,688,253
Cash distribution to unitholders	▲ 4,497,891	▲ 4,498,779
Net cash provided by financing activities	21,183,359	40,543,681
IV. Change in Cash and Cash Equivalent (▲decrease)	1,567,118	2,984,204
V. Starting Balance of Cash and Cash Equivalent	34,016,503	35,583,622
VI. Ending Balance of Cash and Cash Equivalent	35,583,622	38,567,826

Unit Price and Market Capitalization (Dec. 4, 2003 – Dec. 10, 2008)



(Note) TSE REIT Index on December 10, 2007 = NOF's closing unit price on the same date (one year from December 10, 2007)

Organization of the Asset Management Company



Corporate Profile

[Registered Trade Name]
Nomura Real Estate Asset Management Co., Ltd.

[Date of Incorporation]
January 24, 2003

[Capital]
¥300,000,000

[Shareholder]
Nomura Real Estate Holdings Inc. (100%)

[Number of Employees]
63 (including Directors)

[Description of Business]
Asset management business for investment corporations (J-REITs)

- ◆ Registered for a financial instruments business: Director of Kanto Local Finance Bureau No. 374
- ◆ Licensed for discretionary proxy in realty trading: Minister of Land, Infrastructure and Transport No. 18
- ◆ Licensed for real estate trading: Governor of Tokyo No. (2) 81679

Below is a message announced jointly with the asset management company at the time of listing on December 4, 2003.



NOMURA
Office Fund

We, at Nomura Real Estate Office Fund Inc., believe that listing of Real Estate Investment Trust (REIT) serves to form a base on which the nation can build their financial resources. The long-term investment capital will contribute to stabilization of not only the real estate market, but also the Japanese economy as a whole.

Many investors wish stable investment more than anything else. Responding to such needs of asset building, we have set our investment policy as being "stable over mid- to long-term".

Wishing to make a contribution to the nation's economic growth in any way, we are determined to continue doing the best of our ability in our function to combine the private financial resources directly with the real estates.

AN INVESTOR ORIENTED COMPANY

respecting the trust and expectation of the investors

Nomura Real Estate Office Fund, Inc.

(TSE code: 8959)

<http://www.nre-of.jp/english/>

Fund Manager: Nomura Real Estate Asset Management Co., Ltd.



NOMURA REAL ESTATE ASSET MANAGEMENT



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The forward-looking statements with respect to the future financial results contained in this document should not be construed as a guarantee of the actual performance in the future.

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