

For Translation Purposes Only

May 10, 2004

**For Immediate Release**

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**Notice Concerning Pricing for the Issue of New Investment Units and  
the Secondary Offering**

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that, at the Board of Directors meeting held on May 10, 2004, it has determined the offer price of newly issued or existing investment units for the primary offering, the secondary offering and the third-party allotment, which offerings and allotment were decided at the Board of Directors meeting on April 19, 2004.

1. Primary Offering of New Investment Units (The Fund’s investment units shall be hereinafter referred to as “Investment Units” or the “Units”)
  - (1) Issue price (offer price): ¥588,000 per unit
  - (2) Total amount of issue price (offer price): ¥20,580,000,000
  - (3) Issue price (issue value): ¥567,600 per unit
  - (4) Total amount of issue price (issue value): ¥19,866,000,000
  - (5) Application period: May 11, 2004 to May 13, 2004
  - (6) Payment date: May 18, 2004

(Note) The underwriters will underwrite the investment units at the issue price (issue value) and offer those units at the issue price (offer price).

Note: This document is a public announcement regarding pricing for the issue of the new Investment Units and secondary offering, and has not been prepared as an inducement or invitation for investment. We caution readers to refer to the Fund’s Offering Circular for the Issue of New Investment Units and Secondary Offering and the Notices of Amendments thereto and to undertake investment decisions at their own examination and responsibility.

2. Secondary Offering (over-allotment)
  - (1) Number of units offered: 1,050 units
  - (2) Offer price: ¥588,000 per unit
  - (3) Total amount of offer price: ¥617,400,000
  - (4) Application period: May 11, 2004 to May 13, 2004
  - (5) Delivery and settlement date: May 19, 2004
  
3. Issue of New Investment Units (third-party allotment)
  - (1) Issue price: ¥567,600 per unit
  - (2) Total amount of issue price (maximum limit): ¥595,980,000
  - (3) Application period (application date): June 14, 2004
  - (4) Payment date: June 15, 2004

[Notes]

1. Calculation of the issue price (offer price) and the offer price
  - (1) Reference date and the price on that date: May 10, 2004: ¥600,000
  - (2) Discount rate: 2.00%
  
2. Secondary offering (over-allotment)
 

NSC, the lead managing underwriter for the primary offering, has conducted the secondary offering (over-allotment) after due consideration of the demand for the issued new investment units and other factors in the primary offering. The investment units subject to the secondary offering (over-allotments) are to be borrowed by NSC from the unitholders of the Fund up to 1,050 units.

In conducting the secondary offering (over-allotment), Nomura Office Fund has resolved at the Board of Directors meetings held on April 19, 2004 (Monday) and May 10, 2004 (Monday): That in order to have NSC to obtain Investment Units necessary to return the said Investment Units that NSC borrowed from the unitholders of the fund (the “borrowed Units”), Nomura Office Fund will issue 1,050 of new Investment Units by way of a third-party allotment, which are allotted to NSC (the “Third-party Allotment”); and that the payment date of the Third-party Allotment (the “Third-party Allotment Payment Date”) shall be June 15, 2004. The Fund has submitted the relevant Securities

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Registration Statement and its correction statement to the Director-General of the Kanto Local Finance Bureau on April 19, 2004 (Monday) and May 10, 2004 (Monday), respectively.

During the period from May 14, 2004 (Friday) to June 8, 2004 (Tuesday) (the “syndicate covering transactions period”), NSC may purchase the Investment Units up to the number offered in connection with the secondary offering (over-allotment), i.e., 1,050 units at the Tokyo Stock Exchange, Inc. in order to return the borrowed Units (the “syndicate covering transactions”). All the Units that NSC purchases through the syndicate covering transactions shall be used to return the borrowed Units. NSC has the discretion not to conduct any syndicate covering transactions or purchase only a certain number of Units less than the total over-allotted Units (1,050 units).

Furthermore, NSC may conduct a stabilization operation upon the primary offering and the secondary offering (over-allotment) and may use all or part of the Units purchased in such stabilization operation to return the borrowed Units.

NSC plans to apply for the Third-party Allotment and obtain the same number of Investment Units sold through the secondary offering (over-allotment) (1,050 units) less the number of Units purchased through the stabilization operation or the syndicate covering transactions to be used to return the borrowed Units. Accordingly, NSC may not apply for all or part of the Units issued by the Third-party Allotment, and as a result, the number of units issued by the Third-party Allotment may, due to forfeiture, decrease depending on the applied number of units or no Units may be issued at all.

3. Use of proceeds

The net proceeds (the maximum limit of the anticipated amount: ¥20,461,980,000) obtained from the primary offering and the Third-party Allotment shall be used for the acquisition of beneficiary interests in real estate trusts that Nomura Office Fund may acquire and the repayment of loans.

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