



For Immediate Release
To Whom It May Concern

Nomura Real Estate Master Fund, Inc.
Securities Code: 3462
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Notice Concerning Debt Financing (Determination of Loan Interest Rate)

Nomura Real Estate Master Fund, Inc. (“NMF” or the “Fund”) announced the interest rate of the following loan announced in “Notice Concerning Debt Financing (Green Loan, etc.) and Early Repayment of Debt Financing” on February 12, 2025 (the “Debt Financing”), has been determined. Details are as follows.

1. Determination of Loan Interest Rate

Loan Type : Term Loan (Contract date: February 21, 2025)

Lenders	Amount (Millions of yen)	Interest Rate	Drawdown Date	Term	Repayment Date ^(Note1)	Terms of Repayment	Collateral
Development Bank of Japan Inc. (Green Loan) ^(Note3)	2,250	Fixed 1.32190% ^(Note2)	February 26, 2025	5 years	February 26, 2030	Lump-sum repayment on the repayment date	Unsecured, unguaranteed

(Note 1) Repayment Date is the following business day if the date is a non-business day, or the prior business day if the following business date is in the next month.

(Note 2) The interest payment dates are the 26th of every February and August, beginning August 26, 2025, until the Repayment Date, as well as the Repayment Date. If any of these days is a non-business day, the interest payment date will be the following business day, or the prior business day if the following business day is in the next month.

(Note 3) This debt financing will be applied to the repayment of the borrowing required for the acquisition of specified assets, La’gent Stay Hakodate Ekimae/HAKOVIVA, that meets the criteria (eligible green projects) in accordance with the Green Finance Framework formulated by NMF. La’gent Stay Hakodate Ekimae/HAKOVIVA received a DBJ Green Building certification with a rating of four stars on December 25, 2024. For details of green finance, please refer to the "Green Finance" page on the website of NMF at: (<https://www.nre-mf.co.jp/en/esg/finance/esg-finance.html>)

2. Other

No significant change has been made to the content of “Section 1 Fund Information / 1 Status of Fund / 3 Investment Risks” of the Securities Report (in Japanese) filed on November 28, 2024, regarding the risk involved in the Debt Financing.

*<Nomura Real Estate Master Fund, Inc.> URL: <https://www.nre-mf.co.jp/en/>

