

Nomura Real Estate Master Fund, Inc.
Securities Code: 3462
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Notice Concerning Debt Financing

Nomura Real Estate Master Fund, Inc. (“Nomura Master Fund” or the “Fund” or “NMF”) announced today that the Fund will procure debt financing as stated below.

I. Debt Financing

1. Purpose

The Fund has decided to procure the debt financing in order to pay for the acquisition of assets.

2. Details of Debt Financing

Loan Type : Commitment Line Agreement, contracted on June 8, 2016.

Lenders	Amount (millions of yen)	Interest Rate	Drawdown Date	Term	Repayment Date(Note 1)	Terms of Repayment	Collateral
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	18,000	Basic Interest Rate +0.45% (Note 2) (Note3) (Note4)	March 30, 2017	1 year	March 30, 2018	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) Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be JBA 1 month JPY TIBOR as of two business days before the previous Interest Payment Date of the respective interest payment dates (however, the Drawdown Date for the first interest rate calculation period) announced by the JBA TIBOR Administration.

(Note 3) Basic Interest Rate indicated in (Note 2) will be reviewed on each Interest Payment Date. However, in the case the rate that applies to the calculation period of the interest rate does not exist, what is calculated based on the method stated in the contract will be the Basic Interest Rate that applies to the concerned period. Refer to the JBA TIBOR Administration website regarding the changes in the respective JBA Japanese Yen TIBOR, the base interest rate.

(Note 4) April 26, 2017, the first interest payment date, and 26th of the every month until the Repayment Date. (or 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)

3. Use of Funds

- (1) Specifics : Loan proceeds will be used in order to pay for the acquisition of assets (PRIME URBAN Gakugei Daigaku Parkfront, Nakaza Cui-daore Building, NRE Kichijoji Building(additional acquisition), Landport Kashiwa Shonan I)
(Note)
- (2) Scheduled Date of Use : March 31, 2017

(Note) For a profile of the property, refer to the “Notice Concerning Property Acquisition”, released on January 27, 2017, “Notice Concerning Property Acquisition”, released on February 21, 2017, “Notice Concerning Property Acquisition and Disposition”, released on March 21, 2017.

II. Status of Interest Bearing Debts after Financing

		(millions of yen)		
		Before Financing ^(Note 1)	After Financing ^(Note 1)	Increased/Decreased Amount
	Short-term Borrowings	18,700	36,700	+18,000
	Current portion of Long-term borrowings ^(Note 2)	40,112	40,112	—
	Long-term borrowings ^(Note 3)	426,171	426,171	—
	Total Borrowings	484,984	502,984	+18,000
	Current portion of Investment Corporation Bonds ^(Note 2)	—	—	—
	Investment Corporation Bonds ^(Note 4)	22,500	22,500	—
	Total Investment Corporation Bonds	22,500	22,500	—
	Total Interest-Bearing Debts	507,484	525,484	+18,000

(Note 1) Both columns indicate figures assuming that financing(¥1,000 million in total) and repayments of the existing borrowings (¥1,000 million in total) scheduled for March 27, 2017. For details of the financing, please refer to the press releases “Notice Concerning Debt Financing” on March 14, 2017

(Note 2) Nature of term is as of the end of the 2nd fiscal period (August 31, 2016).

(Note 3) Excludes Long-term Borrowings due within one year.

(Note 4) Excludes Investment Corporation Bond due within one year.

III. Forecasts of Financial Results

The effects of the borrowings on the entire portfolio will be accounted for in the forecasts of financial results for the period ending August 31, 2017. This announcement is planned for April 14, 2017, in tandem with the disclosure of results for the period ending February 28, 2017.

IV. Other Matters Required for Investors to Accurately Understand and Evaluate the Information

No 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, 2016, regarding the risk involved in the debt financing.

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