



**For Immediate Release**  
To Whom It May Concern

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### **Notice Concerning Debt Financing**

Nomura Real Estate Master Fund, Inc. (“Nomura Master Fund” or “NMF” or the “Fund”) announced the decision made today that it will procure debt financing (“Debt Financing”) to refinance the existing debt totaling ¥2,500 million (“Existing debt I”) and the existing debt totaling ¥5,420 million (“Existing debt II”) as described below.

#### **I. Debt Financing**

##### **1. Debt financing to refinance the Existing debt I**

###### **(1) Purpose**

The Fund has decided to procure the loan in order to repay current outstanding loans which mature on February 26, 2018.

###### **(2) Details**

Loan Type : Term Loan (Scheduled contract date: February 22, 2018)

Lenders	Amount (millions of yen)	Interest Rate	Drawdown Date	Term	Repayment Date <sup>(Note1)</sup>	Terms of Repayment	Collateral
The Iyo Bank, Ltd. The Tokyo Tomin Bank, Limited	1,500	Fixed (To be determined) <sup>(Note2) (Note3)</sup>	February 26, 2018	7 years	February 26, 2025	Lump-sum repayment on the repayment date	Unsecur ed, unguarant eed
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	Fixed (To be determined) <sup>(Note2) (Note4)</sup>		10 years	February 26, 2028		

(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 rate will be determined on or before the anticipated borrowing date based on the contract dated February 22, 2018 concerning this borrowing. We will make an announcement about the interest when it is determined.

Note: This press release is a public announcement concerning debt financing and has not been prepared for the purpose of solicitation of investment. We caution readers to refer to the Fund's Offering Circular for the Issuance of New Investment Units and Secondary Offering and the Notices of Amendments thereto (if any) and to undertake investment decisions at their own judgement and responsibility. In addition, this press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.



- (Note 3) The interest payment dates are the 26th of every February and August, beginning August 26, 2018, 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 4) The interest payment dates are the 26th of every February, May, August and November, beginning May 26, 2018, 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.

### (3) Use of Funds

- ① Specifics : To be used for repayment of the existing borrowings based on the term loan<sup>(Note)</sup> agreement totaling ¥2,500 million which will mature on February 26, 2018.
- ② Scheduled Date of Use : February 26, 2018

(Note) For details of the term loan agreement, please refer to the press release “Notice Concerning Debt Financing” announced by Nomura Real Estate Residential Fund on February 25, 2015 and “Notice Concerning Debt Financing” announced by Nomura Real Estate Office Fund on February 24, 2011.

## 2. Debt financing to refinance the Existing debt II

### (1) Purpose

The Fund has decided to procure the loan for partial repayment of the current outstanding loans which mature on February 27, 2018.

### (2) Details

Loan Type : Term Loan (Scheduled contract date: February 23, 2018)

Lenders	Amount (millions of yen)	Interest Rate	Drawdown Date	Term	Repayment Date <sup>(Note1)</sup>	Terms of Repayment	Collateral
Mizuho Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Trust Bank, Limited	2,320	Fixed (To be determined) (Note2) (Note3)	February 27, 2018	9 years	February 26, 2027	Lump-sum repayment on the repayment date	Unsecur ed, unguarant eed
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Banking Corporation	2,600	Fixed (To be determined) (Note2) (Note4)		9 years and 6 months	August 26 2027		

(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 rate will be determined on or before the anticipated borrowing date based on the contract dated February 23, 2018 concerning this borrowing. We will make an announcement about the interest when it is determined.

(Note 3) The interest payment dates are the 26th of every February and August, beginning August 26, 2018, 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 4) The interest payment dates are the 26th of every February, May, August and November, beginning May 26, 2018, 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.

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### (3) Use of Funds

- ① Specifics : To be used for partial repayment of the existing borrowings based on the term loan<sup>(Note)</sup> agreement totaling ¥5,420 million which will mature on February 27, 2018. (The remaining to be repaid with cash on hand.)
- ② Scheduled Date of Use : February 27, 2018

(Note) For details of the term loan agreement, please refer to the press release “Notice Concerning Debt Financing” announced by Nomura Real Estate Residential Fund on August 23, 2012.

## II. Status of Interest Bearing Debts after Financing and Repayment of the Existing Debt

		(millions of yen)		
		Before Financing and Repayment of the Existing Debt <sup>(Note 1)</sup>	After Financing and Repayment of the Existing Debt <sup>(Note 1)</sup>	Increased/Decreased Amount
	Short-term Borrowings	—	—	—
	Current portion of Long-term borrowings <sup>(Note 2)</sup>	37,817	29,897	− 7,920
	Long-term borrowings <sup>(Note 3)</sup>	428,380	435,800	+ 7,420
	Total Borrowings	466,198	465,698	− 500
	Current portion of Investment Corporation Bonds <sup>(Note 2)</sup>	—	—	—
	Investment Corporation Bonds <sup>(Note 4)</sup>	20,500	20,500	—
	Total Investment Corporation Bonds	20,500	20,500	—
Total Interest-Bearing Debts		486,698	486,198	− 500

(Note 1) Both columns indicate figures assuming that agreed repayments (¥21.4 million in total) scheduled for February 26, 2018.

(Note 2) Nature of term is as of the end of the 4th fiscal period (August 31, 2017).

(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

There is only small impact to Nomura Master Fund’s forecasts of financial results for the fiscal period ending February 28, 2018 (September 1, 2017 to February 28, 2018), August 31, 2018 (March 1, 2018 to August 31, 2018) and February 28, 2019 (September 1, 2018 to February 28, 2019), there is no revision to the forecast of financial results.

## IV. Other

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 29, 2017 and “Section 2 Reference Information / 2 Supplement Information / 7 Investment Risks” of the Securities Registration Statement (in Japanese) filed on February 1, 2018, regarding the risk involved in the debt financing.

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

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