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For Immediate Release
To Whom It May Concern

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Notice Concerning Concluding Interest-Rate Swap Agreement

Nomura Real Estate Master Fund, Inc. (“Nomura Master Fund” or the “Fund”) announced today the signing of interest rate swap agreements regarding the 5 years and 1 month floating rate ¥3.5 billion term loan (the “5 years and 1 month Loan”), the 8 years and 1 month floating rate ¥2.6 billion term loan (the “8 years and 1 month Loan”), and the 15years floating rate ¥2.2 billion term loan (the “15 years Loan”), as mentioned below.

1. Purpose for Signing the Interest Rate Swap Agreement

With respect to the debt financing of the 5 years and 1 month Loan, the 8 years and 1 month Loan, and the 15 years Loan, the Fund intended to convert the interest rate for such debt financing from floating-rate to fixed-rate for the entire period until the repayment date, in order to hedge risks of interest rate fluctuations.

2. Summary of Interest-Rate Swap Agreement

(1) Agreement for Interest on Debt Financing of the 5 years and 1 month Loan

1. Counterparty : Mitsubishi UFJ Trust and Banking Corporation
2. Notional Principal Amount : ¥3.5 billion
3. Interest Rate : Fixed Payment 0.20075%p.a.
Variable Receipt JBA 3 months JPY TIBOR
4. Commencement Date : October 29, 2015 (the same date of the Scheduled Drawdown Date of the 5 years and 1 month Loan financing as announced today)
5. Termination Date : November 26, 2020 (the same date of the Scheduled Repayment Date of the 5 years and 1 month Loan financing as announced today)
6. Interest Payment Dates : For both payment to and from the counterparty, November 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2020, and the Termination Date. (or the following business day if such date is a non-business day, or the prior business day if the following business date is on the next month)

* Due to the swap agreement, the interest rate will be fixed at 0.46075% until the repayment of the 5 years and 1 months Loan.

(2) Agreement for Interest on Debt Financing of the 8 years and 1 month Loan

1. Counterparty : Sumitomo Mitsui Trust Bank, Ltd
2. Notional Principal Amount : ¥2.6 billion
3. Interest Rate : Fixed Payment 0.39800%p.a.
Variable Receipt JBA 3 months JPY TIBOR
4. Commencement Date : October 29, 2015 (the same date of the Scheduled Drawdown Date of the 8 years and 1 month Loan financing as announced today)
5. Termination Date : November 26, 2023 (the same date of the Scheduled Repayment Date of the 8 years and 1 month Loan financing as announced today)
6. Interest Payment Dates : For both payment to and from the counterparty, November 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2023, and the Termination Date. (or the following business day if such date is a non-business day, or the prior business day if the following business date is on the next month)

* Due to the swap agreement, the interest rate will be fixed at 0.82800% until the repayment of the 8 years and 1 month Loan

(3)-1. Agreement for Interest on Debt Financing of the 15 years Loan

1. Counterparty : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Notional Principal Amount : ¥1.1 billion
3. Interest Rate : Fixed Payment 0.93250%p.a.
Variable Receipt JBA 3 months JPY TIBOR
4. Commencement Date : October 29, 2015 (the same date of the Scheduled Drawdown Date of the 15 years Loan financing as announced today)
5. Termination Date : October 26, 2030 (the same date of the Scheduled Repayment Date of the 15 years Loan financing as announced today)
6. Interest Payment Dates : For both payment to and from the counterparty, January 26, 2016, the first interest payment date, and 26th of every January, April, July, and October thereafter until July 26, 2030, and the Termination Date. (or the following business day if such date is a non-business day, or the prior business day if the following business date is on the next month)

* Due to the swap agreement, the interest rate for the part of the 15 years Loan (1,100 million yen) will be fixed at 1.92250% until the repayment of the 15 years Loan.

(3)-2. Agreement for Interest on Debt Financing of the 15 years Loan

1. Counterparty : Sumitomo Mitsui Banking Corporation
2. Notional Principal Amount : ¥1.1 billion
3. Interest Rate : Fixed Payment 0.92700%p.a.
Variable Receipt JBA 3 months JPY TIBOR
4. Commencement Date : October 29, 2015 (the same date of the Scheduled Drawdown Date of the 15 years Loan financing as announced today)
5. Termination Date : October 26, 2030 (the same date of the Scheduled Repayment Date of the 15 years Loan financing as announced today)
6. Interest Payment Dates : For both payment to and from the counterparty, January 26, 2016, the first interest payment date, and 26th of every January, April, July, and October thereafter until July 26, 2030, and the Termination Date. (or the following business day if such date is a non-business day, or the prior business day if the following business date is on the next month)

* Due to the swap agreement, the interest rate for the part of the 15 years Loan (1,100 million yen) will be fixed at 1.91700% until the repayment of the 15 years Loan.

*Refer to JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR.
(<http://www.jbatibor.or.jp/english/rate/>)

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