

October 27, 2015



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

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.

1. Purpose

Nomura Master Fund has decided to procure the debt financing in order to pay for the acquisition of an asset.

2. Details of Debt Financing

(1) Short-Term Borrowing (Term for 5 years and 1 month)

1. Lenders : The Nomura Trust and Banking Company, Ltd., Shinkin Central Bank, The Chiba Bank, Ltd., The Iyo Bank, Ltd., The Hyakujushi Bank, Ltd., The 77 Bank, Ltd.
2. Amount : ¥3.5 billion
3. Interest Rate : Basic Interest Rate (JBA 3 month JPY TIBOR) + 0.26% p.a.
4. Drawdown Date : October 29, 2015
5. Loan Type : Term Loan
(5 years and 1 months with floating-rate, contracted on October 27, 2015)
6. Repayment Date : November, 26, 2020 (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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : November 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2020, and 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)
9. Collateral : Unsecured, unguaranteed

* Due to the swap agreement, the interest rate will be fixed at 0.46075% until the repayment of the 5 years and 1 month Loan, as stated in "Notice Concerning Concluding Interest-Rate Swap Agreement" announced today.

(2) Long-Term Borrowing (Term for 7 years and 1 month)

1. Lenders : Nippon Life Insurance Company
2. Amount : ¥1.0 billion
3. Interest Rate : 0.71221% p.a.
4. Drawdown Date : October 29, 2015
5. Loan Type : Term Loan
(7 years and 1 month with fixed-rate, contracted on October 27, 2015)
6. Repayment Date : November 26, 2022 (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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : November 26, 2015, the first interest payment date, and 26th of every May and November thereafter until May 26, 2022, and 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)
9. Collateral : Unsecured, unguaranteed

(3) Long-Term Borrowing (Term for 8 years and 1 month)

1. Lenders : Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd., Resona Bank, Ltd.
2. Amount : ¥2.6 billion
3. Interest Rate : Basic Interest Rate (JBA 3 month JPY TIBOR) + 0.43% p.a. *
4. Drawdown Date : October 29, 2015
5. Loan Type : Term Loan
(8 years and 1 month with floating-rate, contracted on October 27, 2015)
6. Repayment Date : November 26, 2022 (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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : November 26, 2015, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2022, and 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)
9. Collateral : Unsecured, unguaranteed

* 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, as stated in “Notice Concerning Concluding Interest-Rate Swap Agreement” announced today.

(4) Long-Term Borrowing (Term for 15 years)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation
2. Amount : ¥2.2 billion
3. Interest Rate : Basic Interest Rate (JBA 3 month JPY TIBOR) +0.99% p.a. *
4. Drawdown Date : October 29, 2015
5. Loan Type : Term Loan
(15 years with floating-rate, contracted on October 27, 2015)
6. Repayment Date : October 26, 2030 (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)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : January 26, 2016, the first interest payment date, and 26th of every January, April, July, and October thereafter until July 26, 2030, and 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)
9. Collateral : Unsecured, unguaranteed

* Due to the swap agreement, the interest rate will be fixed at 1.92250% (1,100 million yen) and at 1.91700% (1,100 million yen) until the repayment of the 15 years Loan, as stated in “Notice Concerning Concluding Interest-Rate Swap Agreement” announced today.

Basic Interest Rate, which applies to the calculation period of the interest rate to be paid on the Interest Payment Date, will be determined two business days before the previous Interest payment Date (the first interest rate calculation period being the Date of Loan). Refer to JBA TIBOR Administration website regarding the JBA Japanese Yen TIBOR. (<http://www.jbatibor.or.jp/english/rate/>)

3. Use of Funds

- (1) Specifics : Loan proceeds will be used in order to pay for a part of the acquisition of an asset and the related expenses. (Note)
(Note) For a profile of the property, refer to the “Notice Concerning Acquisition of Assets”, released on May 27, 2015.
- (2) Scheduled Date of Use : October 2015

4. Status of Interest-bearing Debts after Drawdown

(¥mln)			
	Before the drawdown	After the drawdown	Increased/Decreased Amount
Short-term Borrowings	4,100	4,100	—
Long-term Borrowings (Note 1)	343,147	352,447	+ 9,300
Investment Corporation Bond (Note 2)	47,500	47,500	—
Sub Total	390,647	399,947	+9,300
Total	394,747	404,047	+ 9,300

(Note 1) Includes Long-term Borrowings due within one year

(Note 2) Includes Investment Corporation Bond due within one year

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

NMF was incorporated through the consolidation-type merger as of October 10, 2015, and has not filed any Securities Registration Statement or Securities Report and therefore has not disclosed “Investment Risks” yet. Please refer to the content of “Investment Risks” of the Securities Reports (in Japanese) filed by Former NMF on May 25, 2015, by Nomura Real Estate Office Fund, Inc. on July 9, 2015 and by Nomura Real Estate Residential Fund, Inc. on August 26, 2015, respectively, regarding the risks involved in the repayment of the borrowings, etc., as there is no material change in such risks.

NMF is to disclose its “Investment Risks” in the Securities Report of NMF (the fiscal period from October 1, 2015 to February 29, 2016) to be filed hereafter.

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