

Teleconference Date: April 20, 2026

Nomura Real Estate Master Fund, Inc. (NMF)

Question and Answer Teleconference for the 21st Fiscal Period Ended February 28, 2026

Summary of Questions and Answers

Introductory Explanation

We will now begin the question and answer teleconference for the 21st fiscal period ended February 28, 2026. I am Yuichi Kaneyama, general manager of the Fund Management Department since April 2026.

Against a backdrop of a favorable real estate market, the per-unit distribution for this fiscal period is 2.6% higher than in the fiscal period ended August 2025, and we demonstrated steady progress in our business performance. Also, we formulated new medium-term targets for distribution growth and distribution policies.

Going forward, our policy will be to pursue the maximization of unitholder value by building on a foundation of steady internal growth that leverages our strengths as a comprehensive REIT while appropriately combining this with external growth achieved through portfolio replacement and other means.

Q.1

Please explain the background to the upward revision of the medium-term growth target (3% annual growth) announced at this time compared to the target announced last time. I would like to understand the main factors, including whether this is due to stronger internal growth or external growth achieved through property replacement. Also, can you provide an update on the status of leasing of the Shinjuku Nomura Building and the outlook for office rent increases in the Greater Tokyo region and other regions?

A.1

In the background to the 3% annual growth rate are recent rent increases as well as greater improvement in NOI than previously expected, and we determined that internal growth will continue at a strong pace. Of the 3% annual growth, our approach is to secure approximately 2% through internal growth and to build on that to achieve the remainder.

Leasing of the vacated units in the Shinjuku Nomura Building is proceeding at a faster pace

than expected, and the remaining unleased space is approximately 500 tsubo on the basis of NMF's equity interests. We have received multiple inquiries and will continue our leasing activities with the objective of concluding contracts at higher rent levels than before.

With regard to office rents, rents are trending upward in the Greater Tokyo region and other regions driven by rent gaps, and while no particular region stands out as particularly strong, we recognize that solid rent growth is continuing across the board.

Q.2

Regarding the 2% annual growth mentioned as internal growth, can you provide a breakdown and the contribution by asset type?

A.2

With respect to the 2% annual internal growth rate, our approach is to pursue this rate of growth throughout the portfolio as a whole, taking a comprehensive view of rent revisions and tenant replacement conditions in each sector including offices and residential facilities. Offices and residential facilities in particular are the main drivers of internal growth. For example, leasing conditions of the Shinjuku Nomura Building and other assets are good, and we believe that it will be possible for us to achieve growth that exceeds our initial expectations depending on the market environment. Also, although hotels currently do not account for substantial proportion of our portfolio, we believe that there is room for the increase in variable rents to contribute to the growth of cruising distributions.

Q.3

What are your operating policies under the new management structure and your thinking regarding the distribution policy in the medium-term targets (cruising distributions times 105%) as well as your future asset replacement policies and your thinking on cap rates?

A.3

There will be no significant changes to our operating policies under the new structure, and we will continue to prioritize steady growth of cruising distributions achieved through internal growth.

The new distribution policy is intended to achieve steady growth in per-unit distributions in line with the growth of cruising distributions. Regarding the ratio, we have determined that approximately 5% above cruising distributions, achieved by using gains on sales, is

appropriate, comprehensively taking into consideration the market environment, the balance of retained earnings, and other factors. As indicated previously, this is premised on achieving growth of cruising distributions and realizing gains on sales through asset replacement for that purpose, and we do not plan to sell properties with recording gains on sales as the priority. We anticipate conducting asset replacement in the range of 20 to 30 billion yen annually. Considering that hotels currently account for a small proportion of the portfolio, we plan to continue increasing that proportion. In other sectors, we will select properties by scrutinizing the profitability and growth potential of each. Regarding cap rates, we will continue to make investments that lead to the enhancement of unitholder value, taking into account not just current levels, but also potential for future growth and upside.