



For Translation Purposes Only

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For Immediate Release

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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 that concerning the debt financing (debt financing of ¥5.5 billion based on the term loan agreement for 8 years and 2 months with floating-rate, (the “8 years and 2 months Loan”)), announced in “Notice Concerning Debt Financing and Repayment of Debt Financing” released today, the Fund decided to enter into interest-rate swap agreement as stated below.

1. Purpose for Signing the Interest Rate Swap Agreement

With respect to the debt financing of the 8 years and 2 months 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 8 years and 2 months Loan

1. Counterparty : Mizuho Bank, Ltd.
2. Notional Principal Amount : ¥5.5 billion
3. Interest Rate : Fixed Payment 0.64900% p.a.
Variable Receipt JBA 3 months JPY TIBOR
4. Commencement Date : March 26, 2014 (the same date of the Scheduled Drawdown Date of the 8 years and 2 months Loan financing as announced today)
5. Termination Date : May 26, 2022 (the same date of the Scheduled Repayment Date of the 8 years and 2 months Loan financing as announced today)
6. Interest Payment Dates : For both payment to and from the counterparty, May 26, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until February 26, 2022, 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 1.25900% until the repayment of the 8 years and 2 months Loan.

*Refer to Japanese Bankers Association website regarding the JBA Japanese Yen TIBOR.
(<http://www.zenginkyo.or.jp/en/tibor/>)

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