



For Translation Purposes Only

July 26, 2013

**For Immediate Release**

Nomura Real Estate Master Fund, Inc.  
Takashi Kataoka, Executive Director  
(Securities Code: 3285)

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**Notice Concerning Debt Financing**

Nomura Real Estate Master Fund, Inc. (“Nomura Master Fund” or the “Fund”) announced today that the Fund will procure debt financing as stated below.

**1. Purpose**

Nomura Master Fund has decided to procure the debt financing to be used for the payment for the acquisition of specified assets, etc.

**2. Details of Debt Financing**

**(1) Short-Term Borrowing (Term for 1 year)**

- |                           |  |
|---------------------------|--|
| 1. Lenders:               | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd.   |
| 2. Amount:                | 8.5 billion yen  |
| 3. Interest Rate:         | Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.20% p.a.  |
| 4. Drawdown Date:         | July 30, 2013  |
| 5. Loan Type:             | Term loan (1 year with floating-rate, contracted on July 26, 2013)   |
| 6. Repayment Date:        | May 26, 2014 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)   |
| 7. Terms of Repayment:    | Lump-sum repayment on the repayment date   |
| 8. Interest Payment Date: | August 26, 2013, the first interest payment date, and 26th of every month thereafter until April 2014 and May 26, 2014 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral:            | Unsecured, unguaranteed  |

**(2) Long-Term Borrowing (Term for 10 years)**

- |                           |   |
|---------------------------|---|
| 1. Lender:                | Sumitomo Mitsui Banking Corporation   |
| 2. Amount:                | 2 billion yen   |
| 3. Interest Rate:         | Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.80% p.a.*  |
| 4. Drawdown Date:         | July 30, 2013   |
| 5. Loan Type:             | Term loan (10 year with floating-rate, contracted on July 26, 2013)   |
| 6. Repayment Date:        | May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)  |
| 7. Terms of Repayment:    | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date: | August 26, 2013, the first interest payment date, and 26th of every February, May, August, and November thereafter until February 2023 and May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral:            | Unsecured, unguaranteed   |

\*As announced in “Notice Concerning Conclusion of Interest-Rate Swap Agreement” released today, the interest rate concerning the debt financing of 2 billion yen with the floating-rate is converted to a fixed-rate of 1.89500% p.a. until May 26, 2023.

(3) Long-Term Borrowing (Term for 10 years)

- |                           |   |
|---------------------------|---|
| 1. Lender:                | The Bank of Tokyo-Mitsubishi UFJ, Ltd.  |
| 2. Amount:                | 2 billion yen   |
| 3. Interest Rate:         | 1.86500% p.a.   |
| 4. Drawdown Date:         | July 30, 2013   |
| 5. Loan Type:             | Term loan (10 year with fixed-rate, contracted on July 26, 2013)  |
| 6. Repayment Date:        | May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)  |
| 7. Term of Repayment:     | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date: | August 26, 2013, the first interest payment date, and 26th of every February, May, August, and November thereafter until February 2023 and May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral:            | Unsecured, unguaranteed   |

(4) Long-Term Borrowing (Term for 10 years)

- |                           |   |
|---------------------------|---|
| 1. Lender:                | Development Bank of Japan Inc.  |
| 2. Amount:                | 1 billion yen   |
| 3. Interest Rate:         | 1.83875% p.a.   |
| 4. Drawdown Date:         | July 30, 2013   |
| 5. Loan Type:             | Term loan (10 year with fixed-rate, contracted on July 26, 2013)  |
| 6. Repayment Date:        | May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month)  |
| 7. Terms of Repayment:    | Lump-sum repayment on the repayment date  |
| 8. Interest Payment Date: | August 26, 2013, the first interest payment date, and 26th of every February and August thereafter until February 2023 and May 26, 2023 (or the following business day if the date is a non-business day, or the prior business day if the date is in the next month) |
| 9. Collateral:            | Unsecured, unguaranteed   |

The base interest rate applicable to the computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date. With regard to base interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/tibor/>).

3. Use of funds

Loan proceeds will be used for a part of payment for the acquisition of the Landport Kawagoe and GEMS Shibuya (Note) and related miscellaneous expenses, etc.

(Note) For the summary of Landport Kawagoe and GEMS Shibuya, Please refer to “Section 2 Fund Information / 1 Status of Fund / 2 Investment Policies / (2) Investment Targets / (3) Summary of Assets Planned to be Acquired” of the Security Registration Statement (in Japanese) filed on May 9, 2013.

#### 4. Status of Interest-bearing Debt after Drawdown

(Unit: millions of yen)

	Before the drawdown	After the drawdown	Increase/Decrease amount
Short-term borrowing	8,000	16,500	+8,500
Sub-total	8,000	16,500	+8,500
Long-term borrowing	57,000	62,000	+5,000
Investment corporation bonds	0	0	—
Sub-total	57,000	62,000	+5,000
Total	65,000	78,500	+13,500

#### 5. Other

No change has been made to the content of “Section 2 Fund Information / 1 Status of Fund / 3 Investment Risks” of the Security Registration Statement (in Japanese) filed on May 9, 2013, regarding the risk involved in the debt financing.

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