



For Translation Purposes Only

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For Immediate Release

Nomura Real Estate Master Fund, Inc.
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(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 in order to pay for the acquisition of an asset.

2. Details of Debt Financing

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

- | | | |
|--------------------------|---|---|
| 1. Lender | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., The Bank of Fukuoka, Ltd. |
| 2. Amount | : | ¥4.0 billion |
| 3. Interest Rate | : | Basic Interest Rate (JBA 1 month JPY TIBOR) +0.10% p.a. |
| 4. Drawdown Date | : | September 29, 2014 |
| 5. Loan Type | : | Term Loan (1 year with floating-rate, contracted on September 25, 2014) |
| 6. Repayment Date | : | September 26, 2015 (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 | : | October 26, 2014, the first interest payment date, and 26th of every month thereafter until August 26, 2015, 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 |

(2) Long-Term Borrowing (Term for 2 years and 11 months)

1. Lenders : Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Ltd., The Norinchukin Bank, Mizuho Trust & Banking Co., Ltd., Resona Bank, Ltd.
2. Amount : ¥5.0 billion
3. Interest Rate : Basic Interest Rate (JBA 1 month JPY TIBOR) +0.18% p.a.
4. Drawdown Date : September 29, 2014
5. Loan Type : Term Loan
(2 years and 11 months with floating-rate, contracted on September 25, 2014)
6. Repayment Date : August 26, 2017 (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 : October 26, 2014, the first interest payment date, and 26th of every month thereafter until July 26, 2017, 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 4 years and 2 months)

1. Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount : ¥1.0 billion
3. Interest Rate : 0.48250% p.a.
4. Drawdown Date : September 29, 2014
5. Loan Type : Term Loan
(4 years and 2 months with fixed-rate, contracted on September 25, 2014)
6. Repayment Date : November 26, 2018 (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, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2018, 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

(4) Long-Term Borrowing (Term for 4 years and 2 months)

1. Lenders : Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd.
2. Amount : ¥1.7 billion
3. Interest Rate : Basic Interest Rate (JBA 3 months JPY TIBOR) +0.25% p.a. *
4. Drawdown Date : September 29, 2014
5. Loan Type : Term Loan
(4 years and 2 months with floating-rate, contracted on September 25, 2014)
6. Repayment Date : November 26, 2018 (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, 2014, the first interest payment date, and 26th of every February, May, August, and November thereafter until August 26, 2018, 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 0.50250% until the repayment of the 4 years and 2 months Loan, as stated in “Notice Concerning Concluding Interest-Rate Swap Agreement” announced today.

(5) Long-Term Borrowing (Term for 6 years and 5 months)

1. Lenders : Development Bank of Japan Inc., Nippon Life Insurance Company
2. Amount : ¥2.0 billion
3. Interest Rate : 0.80832% p.a.
4. Drawdown Date : September 29, 2014
5. Loan Type : Term Loan
(6 years and 5 months with fixed-rate, contracted on September 25, 2014)
6. Repayment Date : February 26, 2021 (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 : February 26, 2015, the first interest payment date, and 26th of every February and August 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

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) For a profile of the property, refer to the “Notice Concerning Property Acquisition and Lease Contract with New Tenant”, released on August 5, 2014.
- (2) Scheduled Date of Use : September 2014

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

| | Before the drawdown | After the drawdown | Increased/Decreased Amount |
|---|---------------------|--------------------|----------------------------|
| Short-term Borrowings | 3,000 | 7,000 | + 4,000 |
| Long-term Borrowings due within one year (Note) | 42 | 42 | — |
| Sub Total | 3,042 | 7,042 | + 4,000 |
| Long-term Borrowings (Note) | 80,350 | 90,050 | + 9,700 |
| Sub Total | 80,350 | 90,050 | + 9,700 |
| Total | 83,393 | 97,093 | + 13,700 |

(Note) Nature of term is as of the end of the 2nd fiscal period (February 28, 2014).

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

No changes have been made to the content of “Investment Risks” of the Securities Report (in Japanese) filed on May 29, 2014, regarding the risks involved in the repayment of the borrowings, etc.

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