



For Immediate Release
To Whom It May Concern

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Securities Code: 3462
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Notice Concerning Issuance of Investment Corporation Bonds and Early Repayment of Borrowings

Nomura Real Estate Master Fund, Inc. (“NMF” or the “Fund”) announced today that it has decided to issue investment corporation bonds (the “Bonds”) based on the comprehensive resolution on issuance of the investment corporation bonds at the Board of Directors meeting held on September 15, 2022 and also make an early repayment of borrowings (the “Early Repayment”). It is collectively referred to as the “Financing” together with the issuance of the Bonds) as described below.

I. Issuance of the Investment Corporation Bonds

1. Outline of the Investment Corporation Bonds to Be Issued

| | |
|--|---|
| (1) Name | Nomura Real Estate Master Fund, Inc. Seventh Series of Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds) |
| (2) Total amount of Issuance | 2 billion yen |
| (3) Form of Bond Certificates | Subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc., in principle, NMF shall not issue investment corporation bond certificates for the Bonds. |
| (4) Issue Price | 100 yen per value of 100 yen of each bond |
| (5) Redemption Price | 100 yen per value of 100 yen of each bond |
| (6) Interest Rate | 0.950 % per annum |
| (7) Amount of Each Bond | 100 million yen |
| (8) Offering Method | Public offering |
| (9) Date of Application | July 4, 2023 (Tuesday) |
| (10) Date of Payment | July 10, 2023 (Monday) |
| (11) Collateral / Guarantee | Neither collateral nor guarantee is provided for the Bonds, and no asset is particularly secured for the Bonds. |
| (12) Redemption Method and Date | The total amount of the Bonds will be redeemed on July 8, 2033(10-year bond). Redemption by purchase is permitted any time on and after the following day of the payment date except for the case separately determined by the depository, Japan Securities Depository Center, Inc. |
| (13) Interest Payment Date | January 10 and July 10 every year (The first interest payment date will be on January 10, 2024.) |
| (14) Financial Covenant | Negative pledge clause is attached. |
| (15) Credit Ratings | AA (Japan Credit Rating Agency, Ltd.) |
| (16) Agent for Finance, Issuance and Payment | Sumitomo Mitsui Banking Corporation |
| (17) Underwriters | Nomura Securities Co., Ltd. |



2. Reason for Issuance

To allocate the funds for a part of repayment of the outstanding short-term borrowings in order to extend borrowing periods and fix the interest rate.

3. Amount of Funds to be Raised, Use of Proceeds and Scheduled Timing of Expenditure

- (1) Amount of Funds to be Raised (estimated net proceeds): 1,975 million yen
- (2) Specific Use of Proceeds and Scheduled Timing of Expenditure:

On July 20, 2023, NMF will allocate the proceeds from the issuance of the Bonds to repay the funds for the early repayment of the borrowing maturing on May 27, 2024 based on the Commitment Line Agreement, which were borrowed for acquiring of properties on May 31, 2023 (SOMPO CARE La vie Re Residence Yoga, Grapes Tsujido Nishi-Kaigan, SOMPO CARE Sompno ie Omori-Nishi, SOMPO CARE La vie Re Residence Shonan Tsujido)

II. Purpose and Outline of the Early Repayment

1. Purpose of the Early Repayment

For the purpose of extending the borrowing period, fixing interest rates, NMF will make the early repayment of the existing borrowings of 2,000 million yen with the proceeds from the issuance of the Bonds and cash on hand.

2. Outline of the Early Repayment

The early repayment of the following term loan based on the Commitment Line Agreement contracted on September 12, 2022. (Note 1)

| Lenders | Borrowing Amount before Early Repayment (Millions of Yen) | Early Repayment Amount (Millions of Yen) | Borrowing Amount after Early Repayment (Millions of Yen) | Interest Rate | Drawdown Date | Term | Repayment Date (Note 2) | Scheduled Early Repayment Date | Collateral |
|--|---|--|--|--|---------------|--------|-------------------------|--------------------------------|-------------------------|
| MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited | 4,000 | 2,000 | 2,000 | Basic Interest rate +0.39% (Note2) (Note3) (Note4) | May 31, 2023 | 1 year | May 26, 2024 | July 20, 2023 | Unsecured, unguaranteed |

(Note 1) From the Early Repayment, break funding cost will occur, calculated by the actual days from the following date of Repayment Date to the following Interest Payment Date.

(Note 2) Repayment Date is 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.

(Note 3) Base interest rate, which applies to the calculation period of the interest rate to be paid on the interest payment date, will be Japanese Bankers Association ("JBA") 1-month JPY TIBOR ("Tokyo Interbank Offered Rate") as of two business days before the previous interest payment date of the respective interest payment dates (however, the Drawdown Date for the first interest rate calculation period) announced by the JBA TIBOR Administration ("JBATA").

(Note 4) Base interest rate indicated in (Note 3) is reviewed on each interest payment date. However, in the case the rate that applies to the calculation period of the interest rate does not exist, what is calculated based on the method stated in the contract will be the base interest rate that applies to the concerned period. For JBA Japanese yen TIBOR, please refer to JBATA website. (<http://www.jbatibor.or.jp/english/rate/>)

(Note 5) The interest payment dates are the 26th of every month beginning June 26, 2023 until the Repayment Date, as well as the Repayment Date. If any of these days is a non-business day, the interest repayment date will be the following business day, or the prior business day if the following business day is in the next month.



III. Outstanding Debt Balance after the Financing

(Millions of Yen)

| | Before the Financing | After the Financing | Change |
|---|----------------------|---------------------|---------|
| Short-term Borrowings | 4,000 | 2,000 | - 2,000 |
| Long-term Borrowings Due within One Year (Note 1) | 46,914 | 46,914 | — |
| Long-term Borrowings (Note 2) | 438,484 | 438,484 | — |
| Total Borrowings | 489,399 | 487,399 | - 2,000 |
| Investment Corporation Bonds Due within One Year (Note 1) | — | — | — |
| Investment Corporation Bonds (Note 3) | 32,000 | 34,000 | + 2,000 |
| Total Investment Corporation Bonds | 32,000 | 34,000 | + 2,000 |
| Total Interest-Bearing Debts | 521,399 | 521,399 | — |

(Note 1) Nature of term is as at the end of the 15th fiscal period (February 28, 2023).

(Note 2) Excludes Long-term Borrowings due within one year.

(Note 3) Excludes Investment Corporation Bond due within one year.

IV. Forecasts of Financial Results

There is no revision to NMF's forecasts of financial results for the fiscal period ending August 31, 2023 (March 1, 2023 to August 31, 2023) and the fiscal period ending February 29, 2024 (September 1, 2023 to February 29, 2024) by the Financing as it has only small impact to the forecast of financial results.

V. Others

No change has been made to the content of "Section 1 Fund Information / 1 Status of Fund / 3 Investment Risks" of the Securities Report (in Japanese) filed on May 29, 2023 regarding the risk involved in the Financing.

*<Nomura Real Estate Master Fund, Inc.> URL: <https://www.nre-mf.co.jp/en/index.html>

