



For Immediate Release
To Whom It May Concern

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Securities Code: 3462
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Notice Concerning Debt Financing

Nomura Real Estate Master Fund, Inc. (“NMF” or the “Fund”) announced the decision made today that it will procure debt financing (the “Debt Financing”) to refinance the existing debt totaling ¥6,300 million (the “Existing Debt”) as described below.

I. Debt Financing

1. Purpose

The Fund has decided to procure the loan in order to repay current outstanding loans, which mature on August 26, 2021.

2. Details

Loan Type : Term Loan (Scheduled contract date: August 24, 2021)

Lenders	Amount (millions of yen)	Interest Rate	Drawdown Date	Term	Repayment Date ^(Note1)	Terms of Repayment	Collateral
The Nomura Trust and Banking Co., Ltd.	500	Fixed (To be determined) (Note2) (Note3)	August 26, 2021	4 years and 6 months	February 26, 2026	Lump-sum repayment on the repayment date	Unsecured, unguaranteed
The Nomura Trust and Banking Co., Ltd.	500	Fixed (To be determined) (Note2) (Note3)		5 years and 6 months	February 26, 2027		
The Nomura Trust and Banking Co., Ltd.	1,700	Fixed (To be determined) (Note2) (Note3)		6 years	August 26, 2027		
Sumitomo Mitsui Trust Bank, Limited	1,800	Fixed (To be determined) (Note2) (Note3)		8 years	August 26, 2029		
MUFG Bank, Ltd.	1,800	Fixed (To be determined) (Note2) (Note3)		9 years and 6 months	February 26, 2031		
Total	6,300						

(Note 1) 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 2) These interest rates will be determined on or before the anticipated borrowing date based on the contract dated August 24, 2021 concerning these borrowings. We will make an announcement about the interest rates when they are determined.

(Note 3) The interest payment dates are the 26th of every February and August, beginning February 26, 2022, until the Repayment Date, as well as the Repayment Date. If any of these days is a non-business day, the interest payment date will be the following business day, or the prior business day if the following business day is in the next month.



3. Use of Funds

- ① Amount : ¥ 6,300 million
- ② Specifics : To be used for repayment of the existing borrowings based on each term loan^(Note) agreement totaling ¥6,300 million which will mature on August 26, 2021.
(Note) For details of each term loan agreement, please refer to the press releases “Notice Concerning Debt Financing” announced by Nomura Real Estate Residential Fund, Inc. on February 25, 2014 and August 25, 2015.
- ③ Scheduled Date of Use : August 26, 2021

II. Status of Interest Bearing Debts after Financing and Repayment of the Existing Debt

(Millions of Yen)

	Before Financing and Repayment of the Existing Debt ^(Note 1)	After Financing and Repayment of the Existing Debt ^(Note 1)	Increased/Decreased Amount
Short-term Borrowings	—	—	—
Current portion of Long-term borrowings ^(Note 2)	36,367	30,067	▲6,300
Long-term borrowings ^(Note 3)	449,431	455,731	+6,300
Total Borrowings	485,798	485,798	—
Current portion of Investment Corporation Bonds ^(Note 2)	—	—	—
Investment Corporation Bonds ^(Note 4)	32,000	32,000	—
Total Investment Corporation Bonds	32,000	32,000	—
Total Interest-Bearing Debts	517,798	517,798	—

(Note 1) Both columns indicate figures excluding the repayment of ¥21.4 million of the agreed repayments scheduled for August 26, 2021.

(Note 2) Nature of term is as of the end of the 11th fiscal period (February 28, 2021).

(Note 3) Excludes Long-term Borrowings due within one year.

(Note 4) Excludes Investment Corporation Bond due within one year.

III. Forecasts of Financial Results

There is no revision to Nomura Master Fund's forecasts of financial results for the fiscal period ending August 31, 2021 (March 1, 2021 to August 31, 2021) and the fiscal period ending February 28, 2022 (September 1, 2021 to February 28, 2022) by the Debt Financing as it has only small impact to the forecast of financial results.

IV. Other

No significant 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 27, 2021 regarding the risk involved in the Debt Financing.

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

