



For Immediate Release

To Whom It May Concern

Nomura Real Estate Master Fund, Inc.

Securities Code: 3462

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Notice Concerning Acquisition of Property in Japan

Nomura Real Estate Master Fund, Inc. (“NMF” or the “Fund”) announces the decision made today by Nomura Real Estate Asset Management Co., Ltd., a licensed asset management company retained by the Fund to provide asset management services, to acquire a property (the “Acquisition”), as described below.

1. Summary of Asset to Be Acquired

Property Name	: PRIME URBAN Shinkawa (Private road on adjacent land)
Location	: 2-104-19 Shinkawa Chuo-ku, Tokyo
Use	: Road for public use
Land area	: 115.00 m ²
Scheduled Date of Purchase and Sales Agreement	: December 11, 2024
Scheduled Date of Acquisition	: December 11, 2024
Seller	: Undisclosed (note1)
Anticipated Acquisition Price	: 0 yen
Appraisal Value and Method	: - (note2)

(note1) The seller is a Business company that remain undisclosed because consent has not been obtained from the seller. The seller is not interested parties or the like under the Act on Investment Trusts and Investment Corporations.

(note2) The asset to be acquired is a private road with no profitability and will be acquired free of charge. For these reasons, an appraisal report has not been obtained.

The above property to be acquired is referred to hereinafter as the “Asset to be Acquired.”

2. Reasons for the Acquisition

The Asset to be Acquired is a private road adjacent to NMF’s property PRIME URBAN Shinkawa. The owner of the Asset to be Acquired is not using the property and does not intend to use it in the future. On this basis, the owner proposed to donate the Asset to be Acquired to NMF, the owner of the adjacent land. After consideration, NMF decided to acquire the Acquisition as it is expected that the Acquisition will improve management convenience.



3. Seller Profile

Although the Seller is a Japan Business company, details are not disclosed as a consent from the Seller has not been obtained. However, as of today, neither the Fund nor the Asset Management Company has any notable capital, personnel or transactional relationship with the Seller, and the Seller is not a related party of either the Fund or the Asset Management Company.

4. Transactions with Related Parties

There is no transaction with related parties.

5. Schedule for the Acquisition

December 11, 2024	Conclusion of a property donation agreement for the acquisition of the Asset to be Acquired
December 11, 2024	Acquisition of the Assets to be Acquired

6. Outlook

There is no change to the earnings forecasts for the fiscal periods ending February 28, 2025 (September 1, 2024 to February 28, 2025) and August 31, 2025 (March 1, 2025 to August 31, 2025) as a result of the Acquisition.

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

