[For Translation Purposes Only]

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For Immediate Release
To Whom It May Concern

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Notice Concerning Decision of Financial Results for the Fiscal Period Ended August 31, 2016 (Final Fiscal Period) of Top REIT, Inc. and Cash Distributions on Merger

Nomura Real Estate Master Fund, Inc. ("NMF") announced today the decisions of the financial results for the fiscal period ended August 31, 2016 (final fiscal period) of Top REIT, Inc. ("TOP"), which merged with NMF effective on September 1, 2016 (the "Merger"), and the cash distribution on merger as follows.

1. TOP's Financial Results and Cash Distribution on Merger

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Cash Distribution on Merger Per Unit (Yen)
Period ended August 31, 2016	3,606	1,524	1,019	1,019	5,671

[Notes]

1. The financial result for TOP is for the four months period from May 1, 2016 to August 31, 2016.
2. Instead of cash distributions for TOP's final fiscal period, NMF will make a cash distribution on merger to the unitholders listed or recorded on the final unitholders register of TOP as of the day immediately prior to the effective date of the Merger, in an amount equivalent to the cash distributions for the final fiscal period based on TOP's distributable profit (the payment on merger will be the amount of distributable profit of TOP as of the day immediately prior to the date of the Merger divided by the number of investment units issued and outstanding of TOP, as of the day immediately prior to the date of the Merger (amounts less than one yen are rounded down)).
3. Amounts less than the stated units are rounded down.

2. Scheduled date of commencement of Cash Distribution on Merger payout

November 25, 2016

【Exhibit】

Reference Material "Reference information of the grounds of TOP's Cash Distribution on Merger"

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

≪Reference information of the grounds of TOP's Cash Distribution on Merger ≫

Balance Sheet

Thousands of Yen

	As of August 31, 2016
Assets	
Current assets	
Cash and bank deposits	6,552,487
Cash and bank deposits in trust	3,761,416
Rental receivables	132,875
Prepaid expenses	244,069
Other accounts receivables	61,617
Income taxes receivable	7
Total current assets	10,752,474
Noncurrent assets	
Property and equipment	
Buildings in trust	65,902,771
Less accumulated depreciation	(20,986,059)
Buildings in trust, net	44,916,711
Structures in trust	702,228
Less accumulated depreciation	(398,143)
Structures in trust, net	304,084
Machinery and equipment in trust	323,237
Less accumulated depreciation	(255,046)
Machinery and equipment in trust, net	68,191
Tools, furniture and fixtures in trust	300,603
Less accumulated depreciation	(193,960)
Tools, furniture and fixtures in trust, net	106,643
Land in trust	125,831,901
Total property and equipment	171,227,532
Intangible assets	
Leasehold rights in trust	7,348
Other intangible assets in trust	959
Total intangible assets	8,307
Investments and other assets	
Security deposits	10,000
Long-term prepaid expenses	405,796
Other	269,606
Total investments and other assets	685,402
Total noncurrent assets	171,921,242
Total assets	171,921,242

Thousands of Yen

	As of August 31, 2016
Liabilities	
Current liabilities	
Trade accounts payable	313,733
Current portion of long-term debt	41,362,500
Other accounts payable	147,956
Accrued expenses	32,000
Accrued income taxes	403
Accrued consumption taxes	168,513
Rent received in advance	699,498
Derivative liabilities	21,432
Other current liabilities	4,730
Total current liabilities	42,750,769
Long-term liabilities	
Long-term debt	48,755,000
Security deposits from tenants in trust	4,482,954
Long-term advanced received	136
Total long-term liabilities	53,238,091
Total liabilities	95,988,861
Net assets	
Unitholders' equity	
Unitholders' capital	91,143,100
Deduction from unitholders' capital	
Allowance for temporary difference adjustment	(2,016,960)
Other deduction from unitholders' capital	(3,439,403)
Deduction from unitholders' capital	(5,456,363)
Unitholders' equity (Net)	85,686,736
Surplus	
Retained earnings	1,019,485
Total surplus	1,019,485
Total unitholders' equity	86,706,222
Valuation and translation adjustments	
Deferred gains or losses on hedges	(21,366)
Total valuation and translation adjustments	(21,366)
Total net assets	86,684,855
Total liabilities and net assets	182,673,717

Statement of Income and Retained Earnings

Thousands of Yen

	Current period from May 1, 2016 to Aug. 31, 2016
Operating revenues	
Rental revenues	3,575,104
Other rental revenues	22,218
Gain on sales of real estate	9,409
Total operating revenues	3,606,732
Operating expenses	
Real estate rental expenses	1,716,165
Asset management fees	217,163
Asset custody fee	5,511
Administrative service fees	64,305
Directors' compensations	4,200
Audit fee	11,700
Other operating expenses	63,229
Total operating expenses	2,082,275
Operating profit	1,524,456
Non-operating revenues	
Interest income	52
Reversal of dividends payable	581
Co-sponsor fee	1,200
Total non-operating revenues	1,833
Non-operating expenses	
Interest expenses	189,843
Loan arrangement fees	84,114
Amortization of investment unit issuance expenses	6,678
Merger expenses	209,511
Other non-operating expenses	16,253
Total non-operating expenses	506,401
Ordinary income	1,019,888
Income before income taxes	1,019,888
Income taxes-current	403
Total income taxes	403
Net income	1,019,485
Retained earnings at end of period	1,019,485

Statement of Changes in Net Assets

Current period (from May 1, 2016 to August 31, 2016)

(Unit: thousand yen)

	Unitholders' equity									
		Deduction from unitholders' capital				Surplus				
						Voluntary retained earnings				
	Unitholders' capital	Allowance for temporary difference adjustment	Other deduction from unitholders' capital	Deduction from unitholders' capital	Unitholders' equity (Net)	Reserve for reduction entry	Total voluntary retained earnings	Retained earnings	Total surplus	Total unitholders' equity
Balance at the beginning of current period	91,143,100	—	—	—	91,143,100	136,596	136,596	(3,575,999)	(3,439,403)	87,703,696
Changes of items during the period										
Reversal of reserve for reduction entry						(136,596)	(136,596)	136,596	—	—
Disposition of losses			(3,439,403)	(3,439,403)	(3,439,403)			3,439,403	3,439,403	—
Distribution in excess of Net Income per Unit		(2,016,960)		(2,016,960)	(2,016,960)					(2,016,960)
Net income								1,019,485	1,019,485	1,019,485
Net changes of items other than shareholders' equity										
Total changes of items during the period		(2,016,960)	(3,439,403)	(5,456,363)	(5,456,363)	(136,596)	(136,596)	4,595,485	4,458,888	(997,474)
Balance at the end of current period	91,143,100	(2,016,960)	(3,439,403)	(5,456,363)	85,686,736	—	—	1,019,485	1,019,485	86,706,222

	Valuation and translation adjustments		Total net assets
	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at the beginning of current period	(32,846)	(32,846)	87,670,850
Changes of items during the period			
Reversal of reserve for reduction entry			—
Disposition of losses			—
Distribution in excess of Net Income per Unit			(2,016,960)
Net income			1,019,485
Net changes of items other than shareholders' equity	11,480	11,480	11,480
Total changes of items during the period	11,480	11,480	(985,994)
Balance at the end of current period	(21,366)	(21,366)	86,684,855

Statement of Cash Distributions

	Current period from May 1, 2016 to Aug. 31, 2016
I. Retained earnings at end of period	1,019,485,517 yen
II. Amount of distributions	998,096,000 yen
[Amount of distributions per investment unit]	[5,671 yen]
Amount of profit distributions	998,096,000 yen
[Amount of profit distributions per investment unit]	[5,671 yen]
III. Retained earnings brought forward	21,389,517 yen
Calculating method for distribution amount	Based on Article 9 of the merger agreement concluded between TOP and NMF on May 26, 2016, TOP is to pay a merger distribution to the unitholders recorded on the final unitholders register for TOP on August 31, 2016, the day before the merger takes effect on September 1, 2016. The per-unit amount of this distribution is specified as that reached by dividing TOP's entire distributable profit as of August 31, 2016 by the number of TOP's investment units issued and outstanding as of the same day (with any amount less than one yen truncated). In line with this policy, TOP decided to pay a distribution of ¥998,096,000, the highest whole-number multiple of the number of its investment units issued and outstanding, 176,000, that does not exceed the amount of profit for the period under review specified in Article 136 Paragraph 1 of the Act on Investment Trusts and Investment Corporations.