



April 26, 2023

To All Concerned Parties

Name of REIT Issuer:
Nippon Building Fund Inc.
Koichi Nishiyama, Executive Director
(TSE Code : 8951)
Contact:
Asset Management Company
Nippon Building Fund Management Ltd.
Eiichiro Onozawa, President and CEO
Person to Contact:
Yukio Handa, General Manager
(TEL. +81-3-3516-3370)

Notice Concerning Debt Financing

Nippon Building Fund Inc. (“NBF”) hereby provides notice that the following was decided as of April 26, 2023 concerning long-term borrowings:

Description

1. Long-term Borrowings

| Lender | Amount Borrowed | Interest Rate*1 | Expected Date of Implementation | Methods of Borrowing, Repayment, Security and Guarantee etc. | Repayment Due Date |
|-------------------------------------|-----------------|-----------------|---------------------------------|--------------------------------------------------------------------------|--------------------|
| Mizuho Bank, Ltd | ¥3 billion | 0.246% | April 28, 2023 | Unsecured, unguaranteed, repayable in one lump sum on repayment due date | April 30, 2026 |
| Sumitomo Mitsui Banking Corporation | ¥3 billion | 0.318% | | | April 30, 2027 |
| | ¥2 billion | 0.597% | | | April 30, 2030 |

*1 Interest Rate is rounded down to the 3rd decimal point.

2. Amount, Use and Expected Date of Expenditure of Proceeds

(1) Amount to be borrowed

Total ¥8 billion

(2) Specific use of proceeds

Funding of refinancing a part of short-term borrowings and a long-term borrowing in April 2023.

(3) Expected date of expenditure

April, 2023



3. Status of Borrowings etc. following the financing

(Unit: million yen)

| | Before Financing | After Financing* | Increase / Decrease |
|--------------------------------------------------|---------------------|---------------------|------------------------|
| Short-term borrowings | 14,000 | 8,000 | ▲ 6,000 |
| Long-term borrowings (Floating interest rate) | 51,000 | 51,000 | 0 |
| Long-term borrowings (Fixed interest rate) | 483,500 | 489,500 | 6,000 |
| Bonds | 57,000 | 57,000 | 0 |
| Total | 605,500 | 605,500 | 0 |

* Plans to raise a long-term borrowing of 3 billion yen and refinance 8 billion yen of short-term borrowings as described in the "Notice Concerning Debt Financing" dated April 21, 2023 and "Notice Concerning Debt Refinancing" dated April 26, 2023

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There is no change to the content of "Investment Risks" of the Securities Report submitted on March 30, 2023 with respect to the risks involved in repayment etc. of the current debt financing.

End

This English language notice is a translation of the Japanese language notice dated April 26, 2023 and was prepared solely for the convenience of, and reference by, overseas investors. Neither NBF nor Nippon Building Fund Management Ltd. makes any warranties as to its accuracy or completeness.