



March 27, 2024

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 March 27, 2024 concerning a long-term borrowing:

Description

1. Long-term Borrowing

| Lender | Amount Borrowed | Interest Rate*1*2 | Expected Date of Implementation | Methods of Borrowing, Repayment, Security and Guarantee etc. | Repayment Due Date |
|----------------------|-----------------|-------------------|---------------------------------|--|--------------------|
| Shinkin Central Bank | ¥4 billion | 0.340% | March 29, 2024 | Unsecured, unguaranteed, repayable in one lump sum on repayment due date | March 31, 2034 |

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

*2 Base interest rate (three-month Japanese Yen TIBOR) + 0.1%

- The base interest rate for the applicable rate is calculated based on the three-month Japanese Yen TIBOR released by the JBA TIBOR Administration (JBATA) two bank business days prior to the interest payment date. The JBATA three-month Japanese Yen TIBOR published at JBATA's website as of March 27, 2024 was 0.24091%.
- The interest rate applicable to each interest payment will be published from time to time at NBF's website (https://www.nbf-m.com/nbf_e/financial/borrowings.html).

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

- (1) Amount to be borrowed
¥4 billion
- (2) Specific use of proceeds
Funding of refinancing a long-term borrowing maturing in March 2024
- (3) Expected date of expenditure
March, 2024



3. Status of Borrowings etc. following the financing

(Unit: million yen)

| | Before Financing | After Financing | Increase / Decrease |
|--|---------------------|--------------------|------------------------|
| Short-term borrowings | 15,000 | 15,000 | 0 |
| Long-term borrowings (Floating interest rate) | 51,000 | 55,000 | 4,000 |
| Long-term borrowings (Fixed interest rate) | 491,500 | 487,500 | -4,000 |
| Bonds | 40,000 | 40,000 | 0 |
| Total | 597,500 | 597,500 | 0 |

* Plans to finance 2 billion yen in a long-term borrowing as described in the "Notice Concerning Debt Financing" dated March 22, 2024 and refinance 5 billion yen in a short-term borrowing as described in the "Notice Concerning Debt Refinancing" dated March 27, 2024. The status After Financing, including the impact of the refinancing, is described.

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 September 28, 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 March 27, 2024 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.