



To All Concerned Parties

Name of REIT Issuer:
Nippon Building Fund, Inc.
Sadafumi Abe, Executive Director
(TSE Code : 8951)
Contact:
Asset Management Company
Nippon Building Fund Management, Ltd.
Koichi Nishiyama, President and CEO
Person to Contact:
Yasushi Akimoto, General Manager
(TEL. +81-3-6259-8555)

Notice Concerning Borrowing of Capital

Nippon Building Fund, Inc. (“NBF”) hereby provides notice that the following was decided with respect to the resolutions adopted at its Board of Directors’ meetings held on April 24 and May 20, 2008, respectively, concerning borrowings of capital.

Description

1. Purpose of Borrowing
Refinancing of long-term borrowing etc.
2. Details of Borrowings

(i) Long-term borrowing

Lender	Amount Borrowed	Interest Rate	Anticipated Date of Refinancing	Methods of Borrowing and Repayment	Repayment Due Date
Sumitomo Life Insurance Company	7 billion Yen	2.13375%	May 23, 2008	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	May 23, 2018
Sumitomo Life Insurance Company	5 billion Yen	1.92375%			May 23, 2016

(ii) Short-term borrowing

Lender	Amount Borrowed	Interest Rate	Anticipated Date of Refinancing	Methods of Borrowing and Repayment	Repayment Due Date
The Jyo Bank, Ltd.	1 billion Yen	1.11667%	May 23, 2008	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	August 29, 2008



3. Use of Capital

(i) Specific use of capital

Refinancing of long-term borrowing etc.

(ii) Date of Implementation (anticipated)

May, 2008

4. Status of Borrowings etc. following the Current Borrowings

(i) Balance of interest-bearing liabilities following this borrowing

(Unit: billion Yen)

	Prior to Borrowing	After Borrowing	Increase / Decrease
Short-term borrowings	53.5	54.5	1.0
Long-term borrowings	156.0	155.0	▲ 1.0
(portion of the above with repayment due within one year)	22.0	9.0	▲ 13.0
Total borrowings	209.5	209.5	0
Bonds	80.0	80.0	0
(portion of the above with redemption due within one year)	0	0	0
Total interest-bearing liabilities	289.5	289.5	0
Total long-term interest-bearing liabilities	214.0	226.0	12.0

(* 1) Long-term interest-bearing liabilities do not include long-term borrowings with repayment (redemption) due within one year or the balance of bonds.

(ii) Ratios of interest-bearing liabilities etc. following this borrowing >

	Prior to Borrowing	After Borrowing	Increase / Decrease
Ratio of interest-bearing liabilities	42.9	42.9	0
Ratio of long-term interest-bearing liabilities	73.9	78.1	4.2

(* 1) The calculation of ratio of interest-bearing liabilities occurs through use of the following method, and interest-bearing liabilities include bonds in addition to borrowings.

Ratio of interest-bearing liabilities = interest-bearing liabilities ÷ (interest-bearing liabilities + common shares) x 100

(* 2) The ratio of long-term interest-bearing liabilities = long-term interest-bearing liabilities ÷ interest-bearing liabilities x 100.

(* 3) Each ratio is calculated to the second decimal point with fractions less than .05 rounded downward and fractions of .05 and above rounded upward.

End



This English language notice is a translation of the Japanese language notice dated May 21, 2008 and was prepared solely for the convenience of, and reference by, overseas investors. NBF makes no warranties as to its accuracy or completeness.