

February 16, 2026

To All Concerned Parties

Name of REIT Issuer:

Nippon Building Fund Inc.

Kenji Iino, Executive Director
(TSE Code: 8951)

Contact:

Asset Management Company

Nippon Building Fund Management Ltd.

Daisuke Yamashita, President and CEO

Contact:

Yukio Handa, General Manager

(TEL. +81-3-3516-3370)

**NIPPON BUILDING FUND INC.
ANNOUNCES 49th FISCAL PERIOD (SECOND-HALF 2025) RESULTS**

1. Financial Results for the Fiscal Period Ended December 31, 2025

(from July 1, 2025 to December 31, 2025)

(Values are rounded down to the nearest million yen)

(1) Operating Results (Percentages indicate a rate of increase/decrease from the previous period)

Period ended	Total Operating Revenues	Operating Income	Ordinary Income	Net Income
	Yen in Millions %	Yen in Millions %	Yen in Millions %	Yen in Millions %
December 31, 2025	48,547 (5.2)	21,217 (15.4)	19,300 (18.0)	19,299 (18.0)
June 30, 2025	51,218 0.8	25,073 4.2	23,546 3.9	23,545 3.9

Period ended	Net Income per unit (Note)	Return on unitholders' equity	Ratio of Ordinary income to total assets	Ratio of Ordinary Income to Operating Revenues
December 31, 2025	yen 2,231	% 2.7	% 1.4	% 39.8
June 30, 2025	2,768	3.3	1.7	46.0

(Note 1) Net Income per unit = Net Income / Weighted average number of units issued and outstanding during the period.

(2) Distributions

Period ended	Distribution per unit (excluding distributions in excess of earnings)	Total amount of distributions (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total of distributions in excess of earnings	Payout ratio	Ratio of distributions to net assets
December 31, 2025	Yen 2,454	Yen in Millions 21,227	Yen -	Yen in Millions -	% 109.9	% 2.9
June 30, 2025	2,495	21,219	-	-	90.1	3.0

(Note 1) The payout ratio is rounded down to the first decimal place.

(Note 2) Distribution per unit for the fiscal period ended June 30, 2025, is calculated by dividing the amount (¥21,219 million), which is arrived at by deducting provision of reserve for tax purpose reduction entry (¥2,326 million) from the sum of retained earnings (¥23,545 million), by the total number of investment units issued and outstanding. The difference between distribution per unit and net income per unit is due to this calculation.

(Note 3) Distribution per unit for the fiscal period ended December 31, 2025, is calculated by dividing the amount (¥21,227 million), which is the sum of retained earnings (¥19,299 million) and reversal of reserve for tax purpose reduction entry (¥1,927 million), by the total number of investment units issued and outstanding. The difference between distribution per unit and net income per unit is due to this calculation.

(3) Financial Position

Period ended	Total Assets	Net Assets	Ratio of unitholders' equity to Total Assets	Net Assets per unit (Note)
December 31, 2025	Yen in Millions 1,448,831	Yen in Millions 729,181	% 50.3	Yen 84,298
June 30, 2025	1,392,761	713,051	51.2	83,839

(4) Cash Flow

Period ended	Cash flow from operating activities	Cash flow from investing activities	Cash flow from financing activities	Cash and cash equivalents at the end of period
December 31, 2025	Yen in Millions 31,485	Yen in Millions (46,698)	Yen in Millions 30,794	Yen in Millions 28,514
June 30, 2025	56,138	(55,596)	(13,236)	12,932

2. Forecasts for the 50th Fiscal Period (from January 1, 2026 to June 30, 2026) and 51st Fiscal Period (from July 1, 2026 to December 31, 2026)

(Percentages indicate rate of increase/decrease from the previous period)

Period ending	Total Operating Revenues		Operating Income		Ordinary Income		Net Income		Distributions per unit (excluding distribution in excess of earnings)	Distributions in excess of earnings
	Yen in Millions	%	Yen in Millions	%	Yen in Millions	%	Yen in Millions	%	Yen	Yen
June 30, 2026	53,924	11.1	26,476	24.8	24,064	24.7	24,064	24.7	2,460	-
December 31, 2026	50,639	(6.1)	22,718	(14.2)	19,963	(17.0)	19,963	(17.0)	2,465	-

(Reference) Net income per unit (expected net income / expected weighted average number of units issued and outstanding during the period)

- The 50th Fiscal Period: ¥2,735
- The 51st Fiscal Period: ¥2,264

(Note1) Distribution per unit for the 50th Fiscal Period is derived at by deducting provision of reserve for tax purpose reduction entry ¥2,379 million from expected Net Income.

(Note2) Distribution per unit for the 51st Fiscal Period is derived at by adding reversal of reserve for tax purpose reduction entry ¥1,765 million to expected Net Income.

3. Others

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

- (i) Changes in accounting policies due to revisions to accounting standards and other regulations : None
- (ii) Changes in accounting policies due to reasons other than (i) above : None
- (iii) Changes in accounting estimates : None
- (iv) Restatements : None

(2) Number of Investment Units Issued and Outstanding

- (i) Number of investment units issued and outstanding at the end of the fiscal period including treasury units:

As of December 31, 2025	8,650,000 units
As of June 30, 2025	8,504,955 units

- (ii) Number of treasury units at end of period:

As of December 31, 2025	None
As of June 30, 2025	None

* This financial report has not undergone any audit performed by a certified public accountant or auditing firm.

* Special Consideration

The forward-looking statements concerning performance results in these materials are based on information currently available to NBF and certain assumptions which NBF believes are reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, these forecasts are not intended to guarantee the amount of cash distribution.

NBF Portfolio Profile:

As of December 31, 2025, NBF owned or had beneficiary interests in 70 office properties with an aggregated acquisition value ¥1.5190 trillion and 1,239,418 rentable square meters of office space respectively.

NBF executes leasing activities carefully factoring in market trends from a medium- to long-term perspective. As a result of the activities, within the period under review, NBF leased office space to 1,584 tenants (including sub leases), the occupancy rate as of the end of the period was 98.3% (including sub leases), and the average occupancy rate during the period was 98.5% (including sub leases).

(Note) NBF Toranomon Bldg. (Land with leasehold interest) is included in the above property count and total acquisition price, but is not included in the total rentable area or total number of tenants.

Performance Results:

During the period under review, the Japanese economy remained steady, despite the impact of rising prices and the United States' tariff policies, supported by firm increases in capital investment by companies, solid consumer spending due to higher wages, and expanding inbound demand.

On the other hand, due to the Bank of Japan's review of monetary policy including raising policy interest rates, the rise in domestic long-term interest rates, and changes in global interest rate trends, it is necessary to closely monitor the trends of Japanese companies.

In the office building rental market in Tokyo CBD, the demand for office space continues to be strong due to the reassessment of office space driven by the trend of companies returning to office settings and new employment, expansion within buildings due to business growth, and proactive relocations for improved locations. As a result, the market vacancy rate in central Tokyo, which was in the 3% range in the previous period, has decreased to the 2% range.

With regard to the office building trading market, despite the impact of domestic and foreign monetary policies, institutional investors are highly motivated to acquire properties.

Demand from overseas investors remained strong, supported by abundant standby funds and a robust office building rental market. The competitive property acquisition environment continues to be intense, as information on the sale of prime properties remains limited.

Even under this environment, NBF enhanced its quality of portfolio by acquisitions of "Frontier Musashikosugi N Bldg. and S Bldg." (trust beneficiary interests; acquisition price: ¥29,000 million) in July 2025 and "NBF CONNECT SAPPORO (Scheduled to be renamed from "CONNECT SAPPORO" effective April 1, 2026)" (trust beneficiary interests; acquisition price: ¥13,800 million) in November 2025. The occupancy rate of the existing portfolio NBF owns remains at a high level in the 98% range, and NBF is engaged in leasing activities from a medium- to long-term perspective that accurately takes market trends into account with the aim of achieving further internal growth. With existing tenants, NBF strives to retain and improve rent levels, prevent cancellations based on the fundamental policy of maintaining favorable relationships with tenants and enhancing tenant satisfaction. As a result of these activities, occupancy rates and rental revenues remain stable.

Additionally, NBF is enhancing the competitiveness of its properties through strategic and focused additional investments, implemented based on proper cost control.

Financing:

NBF has conducted its financial management in a conservative manner with the targeted interest-bearing debt to value ratio (ratio of interest-bearing debt to total value, hereinafter the LTV) being between 36% and 46%, with 56% set as the maximum.

During the current period, equity financing was conducted in July, raising a total of approximately ¥18 billion. Additionally, long-term interest-bearing debt was secured, resulting in an end-of-period LTV of 43.3% and an end-of-period long-term fixed interest-bearing debt ratio of 83.9%. (This ratio refers to the proportion of interest-bearing debt secured at a fixed interest rate with a borrowing term or redemption period exceeding one year, relative to the total balance of interest-bearing debt. Hereinafter the same applies)."

(Note) "Interest-bearing debt" refers to "Short-term loans" and "Long-term debt (including long-term debt due within one year)" recorded on the Balance Sheets.

The status of interest-bearing debt as of the end of the previous period and period under review is as follows.

(Million in yen)			
	Balance as of the end of the previous period	Balance as of the end of the period under review	Increase/decrease
Short-term borrowings	5,000	-	(5,000)
Long-term borrowings (Floating interest rate)	73,000	101,000	28,000
Long-term borrowings (Fixed interest rate)	481,000	507,000	26,000
Investment corporation bonds	35,000	20,000	(15,000)
Total interest-bearing debt	594,000	628,000	34,000

*The balance of green finance at the end of the period was ¥117,000 million.

Commitment lines:

NBF also established long-term commitment lines of 60 billion yen with financial institutions in order to stabilize its fund-raising capacity reducing refinancing risks.

Outline of the commitment lines

Maximum amount of borrowing	40 billion yen	20 billion yen
Expiration date	August 29, 2028	March 31, 2028
Collateral	Unsecured/non-guaranteed	Unsecured/non-guaranteed

Investment corporation bonds:

NBF submitted a shelf registration statement of investment corporation bonds (excluding short-term investment corporation bonds) in January 2025, and the outline is as follows. At the end of the period, the outstanding balance of the issuance limit was 200 billion yen.

Amount to be issued	Within 200 billion yen
Scheduled period of issuance	from February 8, 2025 through February 7, 2027
Use of funds	acquisition of specified assets (within the meaning of Paragraph 1, Article 2 of the Act on Investment Trusts and Investment Corporations), repayment of loans, redemption of investment corporation bonds, refund of lease deposits, payment for renovations, working capital etc.

Credit Ratings:

NBF was awarded the following issuer credit ratings as a J-REIT (opinions of the respective credit rating agencies on NBF's creditability).

Credit Rating Agency	Rating Summary
JCR	Issuer Rating: AA+, Outlook: stable
R&I	Issuer Rating: AA, Outlook: stable
Standard & Poor's	Long-term: A+, Short-term: A-1, Outlook: stable

Sustainability Initiatives:

NBF is implementing the following initiatives in accordance with the policy for addressing sustainability challenges established by the Mitsui Fudosan Group.

Regarding environmental initiatives, one of the main KPIs is to address climate-related issues (reduction of environmental impact), with the following numerical targets: 90% reduction of total GHG emissions (Scope 1+2+3) by 2050 (2021 baseline, certified by SBT as net zero target), 42% reduction of total GHG emissions (Scope 1+2) by 2030 (2021 baseline, SBT certification as near-term target), CO2 emissions intensity by 46% by 2030 (2013 baseline), water consumption intensity by 5% by 2030 (2019 baseline), and waste recycling rate of 65%. NBF is reducing our environmental impact by introducing renewable energy, promoting LED lighting, installing water-saving devices, and reducing waste, etc. In the 2024 results, the reduction rate of total GHG emissions (Scope 1+2) compared to the baseline year was 71.0%, reaching the SBT-certified near-term target for 2030.

With regard to social initiatives, in our relationship with local communities, NBF is conscious of contributing to community development and revitalizing local communities, etc. In addition, for tenants, NBF has set up a PDCA cycle to reflect various issues and improvements obtained from daily management and customer satisfaction surveys in our operations, and sincerely strives to resolve and improve these issues, providing a safe, secure, and comfortable environment for our tenants.

With regard to governance initiatives, the Asset Management Company considers thorough compliance to be one of our top management priorities, and regularly conducts training for all employees and directors on compliance with laws and regulations, and strives to improve individual and organizational capabilities.

NBF is actively working to obtain evaluations and certifications from external organizations, and in the GRESB Real Estate Evaluation, in which it continuously participates, NBF received a 5-star overall score (Highest rank) for two consecutive years in 2025, and the acquisition rate of green building certification was 99.3% as of the end of the fiscal period.

The Asset Management Company has endorsed the Task Force on Climate-related Financial Disclosures (TCFD) in 2021 to promote disclosure of information on climate-related issues. Based on the four areas recommended in the TCFD recommendations (governance, strategy, risk management, and indicators and targets), NBF has analyzed the risks and opportunities of climate change impacting our business and finances, and disclosed this information on our website.

(Note) The green building certifications that NBF has obtained as of the date of this document are DBJ Green Building Certification, CASBEE for Buildings, CASBEE for Real Estate, and BELS Certification.

Overview of Performance and Distribution:

As the result of above operations, NBF's performance results during the period under review consisted of total operating revenues of ¥48,547 million (a decrease of ¥2,671 million, or 5.2%, compared with the previous period), operating revenues excluding profits from disposition of ¥48,547 million (an increase

of ¥2,175 million, or 4.7%, compared with the previous period), operating income from leasing activities of ¥23,296 million (an increase of ¥793 million, or 3.5%, compared with the previous period), operating income of ¥21,217 million (a decrease of ¥3,855 million, or 15.4% compared with the previous period), ordinary income of ¥19,300 million (a decrease of ¥4,246 million, or 18.0%, compared with the previous period), and net income of ¥19,299 million (a decrease of ¥4,246 million, or 18.0%, compared with the previous period).

In accordance with the distribution policy prescribed in its Articles of Incorporation, NBF determined to distribute ¥21,227 million, equal to the sum of ¥19,299 million in net income and ¥1,927 million in reversal of reserve for tax purpose reduction entry, so that it will be able to deduct the maximum amount of cash distribution of profit from its taxable income through the application of preferential tax measures to investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). As a result, the distribution per unit was ¥2,454 (a decrease of ¥41, or 1.6%, compared with the previous period).

NBF's Management Policy and Issues to Be Dealt with for the Future:

NBF expects the Japanese economy to continue its recovery, with personal consumption remaining solid due to rising wages and improvements in the employment environment, even amidst ongoing price rises driven by the yen's depreciation and so on. However, the impact of the Bank of Japan's policy rate hikes and fluctuations in domestic and overseas financial markets on the J-REIT market needs to be closely monitored.

In the office building rental market, although the impact of the leasing activities for newly supplied office buildings requires continued close monitoring moving forward, demand driven by companies' needs for office expansion remains solid, and office buildings, especially those in highly competitive locations, are expected to be valued more highly.

In the office building trading market, although rising interest rates and other market trends require close monitoring, given that the demand to acquire properties by domestic and foreign institutional investors remains high and information on sales of prime properties is limited, the environment for property acquisitions is expected to remain severe.

In this environment, NBF aims to achieve steady growth of assets under management and secure stable income from a medium- to long-term perspective and will conduct proper management based on the following management policy.

(a) Investment Policies for Acquisition

Fierce competition to acquire quality assets remains yet increasing domestic interest rates casts concern over the economy. With this in mind, NBF will focus its attention on acquiring properties that contribute to the entire portfolio in the mid-to-long term, which will further enhance its portfolio quality.

NBF will also make prudent investment decisions, taking into full consideration the status of its financial management as well as keeping an eye on changes in economic circumstances and trends in the real estate and financial markets.

In addition, NBF will implement asset replacement as needed by taking into consideration growth potential, stability, scale, location of each property and portfolio composition, while factoring in the progress of new property acquisitions and their impact on the overall portfolio's profit and loss.

(b) Management Policies for Existing Properties

NBF intends to continuously increase rental revenues by carefully monitoring trends in the office building rental market and responding appropriately and flexibly in consideration of the market

environment. NBF aims to improve leasing terms and maintain high occupancy rates by accurately understanding market trends. NBF will maintain close relationships with its existing tenants and enhance satisfaction with the buildings, in order to increase rent levels while preventing lease cancellations. As for capital investments in existing buildings, NBF will strive to curb increases in building management costs and energy costs while appropriately and effectively implementing renovation work, environmental response work, and other work that contributes to maintaining and improving the competitiveness of the building as a rental building.

(c) Financial Strategies, Etc.

Regarding financing through debt financing, NBF will pay close attention to financial market trends and aim to balance the terms of financing, as well as fixed and variable borrowings, to manage risks effectively while striving to control interest payments. Additionally, to maintain a diverse funding base, NBF will consider issuing investment corporation bonds, taking into account financial market trends. The targeted LTV, being between 36% and 46%, will be maintained, with 56% as the maximum. In addition, NBF will actively and globally conduct IR activities to provide accurate, fair and timely disclosure from the viewpoint of appropriately disclosing information and securing transparency.

Significant Subsequent Events:

(a) At the board meetings held on January 7, 2026, and January 14, 2026, NBF resolved to issue new investment units, and the payments were completed on January 20, 2026, and January 26, 2026, respectively. As a result, as of the date of this document, the total amount of capital contributions is 713,889,399,600 yen, and the total number of investment units issued and outstanding is 8,815,000 units.

Issue of new units through a Public Offering

Total number of units issued	157,200 units: 66,000 units of the units above were sold to overseas investors in overseas markets mainly considering of Europe and Asia (excluding, however, the United States and Canada).
Issue price (offer price)	¥142,492 per unit
Total issue price (aggregate offer price)	¥22,399,742,400
Paid-in amount (issue amount)	¥138,130 per unit
Total paid-in amount (aggregate issue amount)	¥21,714,036,000
Payment date	January 20, 2026

Issue of new units by Third Party Allocation

Number of units issued	7,800 units
Paid-in amount (issue amount)	¥138,130 per unit
Total paid-in amount (aggregate issue amount)	¥1,077,414,000
Payment date	January 26, 2026
Allottee	Nomura Securities Co.,Ltd.

(b) On January 7, 2026, NBF entered into sales contracts for the acquisition of the following asset, and the acquisition is scheduled to be completed on March 31, 2026. Each contract falls under the category of forward commitments by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." set forth by the Financial Services Agency. In the case each sales contract is terminated due to a violation of contractual commitments by NBF, NBF shall be required to pay the seller 20% of the acquisition price. The overview as of the contract date is as follows.

Name of Asset		Nihonbashi Honcho M-SQUARE(*1)
Type of Specified Asset		Real estate trust beneficiary interests
Location (Street Address)		9-3, Nihonbashi Honcho 1-chome, Chuo-ku, Tokyo
Land	Area	1,432.67m ²
	Land Use Zones	Commercial Zone
	Type of Ownership	100% Ownership
Building	Structure	Steel-framed and reinforced concrete structure with flat roof; 12 floors above ground and 1 floor below ground
	Total Floor Area	14,117.81m ²
	Type of Ownership	100% Ownership
	Completion of Construction	October 10, 2025
	Use	Office, parking lot, retail stores
Date of Acquisition (anticipated)		March 31, 2026
Acquisition Price (anticipated)		¥ 32,108 million
Trustee		Beneficiary interest A: Mitsubishi UFJ Trust and Banking Corporation Beneficiary interest B: Mitsubishi UFJ Trust and Banking Corporation (anticipated)
Building management company		Mitsui Fudosan Co., Ltd.
Other Special Matters		1. The property is composed of two trusts, and NBF plans to effectively own 100% of the property by acquiring both trust beneficiary interests. 2. NBF will have the trustee lease the entire property to Mitsui Fudosan Co., Ltd., which plans to sublease it.

*1 The two sales contracts each pertaining to the acquisition of Beneficiary Interest A and Beneficiary Interest B are inseparable from each other. In any case where one contract becomes invalid due to cancellation, termination, or any other causes, the other contract will also be terminated automatically.

(c) On January 7, 2026, NBF entered into sales contract for the acquisition of the following asset, and the acquisition is scheduled to be completed on March 31, 2026. The contract falls under the category of forward commitments by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." set forth by the Financial Services Agency. In the case the sales contract is terminated due to a violation of contractual commitments by NBF, NBF shall be required to pay the seller 10% of the acquisition price, and if damages in excess of that liquidated amount arise, NBF must pay those additional damages. The overview as of the contract date is as follows.

Name of Asset		Toyosu Bayside Cross Tower (Additional Acquisition)
Type of Specified Asset		Real estate
Location (Street Address)		2-1, Toyosu 2-chome, Koto-ku, Tokyo
Land	Area	19,733.22m ² (entire site)
	Land Use Zones	Category 1 Residential Zone, Industrial Zone
	Type of Ownership	Ownership
Building	Structure	Steel-framed and reinforced concrete structure with flat roof; 36 floors above ground and 2 floors below ground
	Total Floor Area	178,504.10m ² (entire building)
	Type of Ownership	Sectional ownership (exclusive area ratio: approx. 9.19%) (Together with the existing sectional ownership, approximately 56.88%) Office space on the 29th, 30th and 32nd floors: 9,790.09m ²
	Completion of Construction	March 31, 2020
	Use	Office, retail stores, hotel, day nursery, etc. (entire floor area)
Date of Acquisition (anticipated)		March 31, 2026
Acquisition Price (anticipated)		¥14,810 million
Trustee		-
Building management company		Mitsui Fudosan Co., Ltd.
Other Special Matters		<p>1. NBF leases the property to Mitsui Fudosan Co., Ltd., which then subleases it to subtenants. The 4th to 32nd floors of the building (including the outdoor terrace on the 32nd floor) are designated as "Unitary Management Portion" under the "Memorandum for Unitary Management" signed between each sectional owner and Mitsui Fudosan Co., Ltd. Rental income and expenses arising from the unitary management portion are received and borne by each sectional owner according to the proportion of operating rights in such unitary management. For the retail spaces on basement level 1 to the 4th floor of the building, a fixed-rent master lease agreement is in place.</p> <p>2. The property is developed together with several sites and buildings, including existing buildings such as the Toyosu Police Box and the subway entrance of the Tokyo Metro Yurakucho Line, etc., as well as the adjacent SMBC Toyosu Building, etc. The building has been certified under the Building Standards Act for the Interconnected Building Design System (*). The entire certified area is divided into multiple sites for each building, and the building coverage ratio restrictions and floor-area ratio relaxation, etc. are applied to each site according to their respective characteristics. *:This is a system in which building regulations are applied to buildings</p>

	<p>constructed within a land area consisting of multiple sites, based on a rational design that assumes the existence of existing buildings, by deeming the multiple buildings to be located on the same site, as long as they are approved by the specified administrative agency.</p>
	<p>3. The land at 15-13, Toyosu 2-chome, Koto-ku, Tokyo is co-owned. The co-owners are subject to the co-ownership agreement on acquisition of the property. The agreement stipulates preferential negotiation rights of other co-owners in the event of transfer of co-ownership, restrictions on transfer and establishment of secured interests, prohibition of request for partition of the land in co-ownership, and other matters.</p>
	<p>4. The property is a building under sectional ownership and is subject to the basic agreement among the owners of sectional ownership and the management agreement concerning such sectional ownership. The basic agreement among the owners of sectional ownership stipulates priority negotiating rights for other owners of sectional ownership in the event of transfer of exclusive areas, and the management agreement provides for prohibition of separate disposal of exclusive areas, rights to use the site, and co-ownership interests in common areas, etc.</p>
	<p>5. The Toyosu Park Bridge (pedestrian bridge), which is a related asset of the property, is a so-called common area of the complex, etc. and is subject to the complex management agreement concerning the common ownership of the complex. The complex management agreement stipulates the prohibition of separate disposal of the co-ownership interest in the Toyosu Park Bridge and the site of the property, etc.</p>
	<p>6. NBF has confirmed with Engineering and Risk Services Corporation that the site includes a former factory site, part of which contains soil contaminated by arsenic, and that there is an area requiring notification at the time of change of shape based on the Soil Contamination Countermeasures Act, and that the site has been properly managed in accordance with the relative laws and regulations.</p>

(d) On January 7, 2026, NBF entered into sales contract for the disposition of the following asset, and the disposition is scheduled to be completed on June 30, 2026. The contract falls under the category of forward commitments by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." set forth by the Financial Services Agency. In the case the contract is terminated due to a violation of contractual commitments by NBF, NBF shall be required to pay the seller 20% of the disposition price. The overview as of the contract date is as follows.

Name of Asset		Sumitomo Densetsu Bldg.
Type of Specified Asset		Real estate trust beneficiary interests
Location (Street Address)		12-15, Mita 3-chome, Minato-ku, Tokyo
Land	Area	1,458.95m ²
	Land Use Zones	Commercial Zone
	Type of Ownership	100% Ownership
Building	Structure	Steel-framed and reinforced concrete structure with flat roof; 12 floors above ground and 1 floor below ground
	Total Floor Area	9,185.13m ² (entire building)
	Type of Ownership	100% Ownership
	Completion of Construction	June 27, 1991
	Use	Office, retail stores, parking lot
Date of Disposition (anticipated)		June 30, 2026
Disposition Price (anticipated)		¥10,000 million
Trustee		Sumitomo Mitsui Trust Bank, Limited
Building management company		Mitsui Fudosan Facilities Co., Ltd.

(Reference information)

(a) On September 30, 2025, NBF entered into sales contract for the disposition of the following asset, and the disposition is scheduled to be completed on July 1, 2026. The contract falls under the category of forward commitments by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." set forth by the Financial Services Agency. In case the sales contract is terminated due to a breach of contractual obligations by NBF, NBF shall be required to pay the counterparty 10% of the disposition price. However, if the sales contract is terminated due to a breach of contractual obligations in a material respect attributable to NBF (excluding cases representations and warranties are inaccurate), NBF shall be required to pay the counterparty a penalty equivalent to 10% of the combined total of the acquisition price of NBF CONNECT SAPPORO and the disposition price of NBF Sapporo Minami Nijo Bldg. The overview as of the contract date is as follows.

Name of Asset		NBF Sapporo Minami Nijo Bldg.
Type of Specified Asset		Real estate trust beneficiary interests
Location (Street Address)		18-1, Minami ni-jo Nishi 2-chome, Chuo-ku, Sapporo-shi, Hokkaido
Land	Area	970.43m ²
	Land Use Zones	Commercial Zone
	Type of Ownership	100% Ownership
Building	Structure	Steel-framed reinforced concrete construction with flat roof; 9 floors above ground and 2 floors below ground
	Total Floor Area	8,149.78m ²
	Type of Ownership	100% Ownership
	Completion of Construction	November 26, 1990
	Use	Offices, retail stores, parking lots, clinics.
Date of Disposition (anticipated)		July 1, 2026
Disposition Price (anticipated)		¥1,900 million
Trustee		Sumitomo Mitsui Trust Bank, Limited
Building management company		TOKYO BISO HOKKAIDO CORPORATION

Outline of Forecasts for the 50th and the 51st Periods

In view of rent trends of the office building rental market, NBF announced its forecasts for the 50th fiscal period (from January 1, 2026 to June 30, 2026) and for the 51st fiscal period (from July 1, 2026 to December 31, 2026).

Performance Forecasts:

The forecast for the 50th fiscal period is as follows:

Total operating revenues:	¥53,924 million
Operating income:	¥26,476 million
Ordinary income:	¥24,064 million
Net income:	¥24,064 million
Cash distribution per unit:	¥2,460*
Distributions in excess of earnings per unit:	–

The forecast for the 51st fiscal period is as follows:

Total operating revenues:	¥50,639 million
Operating income:	¥22,718 million
Ordinary income:	¥19,963 million
Net income:	¥19,963 million
Cash distribution per unit:	¥2,465*
Distributions in excess of earnings per unit:	–

* Refer to 'Distribution per Unit' in the later section 'Assumptions Underlying the Forecasts of Operating Results and Distributions Per Unit for the 50th fiscal period (from January 1, 2026 to June 30, 2026) and the 51st fiscal period (from July 1, 2026 to December 31, 2026)'

(Note) The above-forecasted figures are calculated based on certain conditions as of the date of such calculation, and the actual amount of net income or cash distribution may change subject to changes of circumstances. Furthermore, these forecasts are not intended to guarantee the amount of cash distribution.

Assumptions Underlying the Forecasts of Operating Results and Distributions Per Unit for the 50th fiscal period (from January 1, 2026 to June 30, 2026) and the 51st fiscal period (from July 1, 2026 to December 31, 2026)

Item	Assumptions		
	<ul style="list-style-type: none"> NBF's portfolio of 70 properties as of December 31, 2025, adjusted for the following acquisition, resulting in 70 properties for the 50th period, and 69 properties for the 51st period. 		
	Anticipated Acquisitions	Anticipated Acquisition Price	Anticipated Delivery Date
	Nihonbashi Honcho M-SQUARE	32,108 million yen	March 31, 2026
	Toyosu Bayside Cross Tower (Additional Acquisition)	14,810 million yen	
	Total	46,918 million yen	-
Assets owned	Anticipated Dispositions	Anticipated Disposition Price	Anticipated Delivery Date
	Sumitomo Densetsu Bldg.	10,000 million yen	June 30, 2026
	NBF Sapporo Minami Nijo Bldg.	1,900 million yen	July 1, 2026
	Total	11,900 million yen	-
	<ul style="list-style-type: none"> The forecasted total interim average occupancy rate* of the total portfolio is 98.2% for the 50th fiscal period, and 98.8% for the 51st fiscal period. 		
	<ul style="list-style-type: none"> *The weighted average (by floor area) of occupancy rates at the end of each month. The figures in this table may change due to changes in portfolio assets or other factors. 		
Total number of investment units issued and outstanding	<ul style="list-style-type: none"> Based on the current number of 8,815,000 units as of the date of this document. 		
Interest-bearing liabilities	<ul style="list-style-type: none"> The acquisition of "Nihonbashi Honcho M-SQUARE" and "Toyosu Bayside Cross Tower" (additional acquisition) will be funded by borrowings, cash on hand, and the proceeds of the issue of the new investment units. 64,100 million yen in long-term borrowings and 5,000 million yen in investment corporation bonds will become due in the 50th and 51st fiscal periods. All of such fund for redemption of interest-bearing liabilities are assumed to be refinanced through borrowings, etc. NBF is expected to have 643,000 million yen in interest-bearing liabilities at the ends of the 50th and 51st periods. 		
Operating Revenues	<ul style="list-style-type: none"> NBF assumes to record gains on sales of investment properties of 5,112 million yen in the 50th fiscal period for the disposition of "Sumitomo Densetsu Bldg.", and 217 million yen in the 51st fiscal period for the disposition of "NBF Sapporo Minami Nijo Bldg." 		

Item	Assumptions
Operating Expenses	<ul style="list-style-type: none"> In the event that fixed assets taxes and city planning taxes with respect to the properties acquired are prorated and settled between NBF and the former property owner based on the number of days owned until the closing date, such settlement amounts will not be included in expenses as they are included in the relevant acquisition price. Accordingly, the settlement amounts consisting of property and city planning taxes with respect to "Nihonbashi Honcho M-SQUARE" and "Toyosu Bayside Cross Tower" (additional acquisition), will not be included in expenses for the 50th and 51st fiscal periods, but will be included in expenses for the 52nd fiscal period (from January 1, 2027 to June 30, 2027) and thereafter. The amount of fixed assets taxes and city planning taxes with respect to the above properties for the 52nd fiscal period is expected to be 85 million yen (for the six-month period). Real estate taxes are expected to be 5,185 million yen for the 50th fiscal period and 5,095 million yen for the 51st fiscal period. Depreciation and amortization are expected to be 7,961 million yen for the 50th fiscal period and 7,930 million yen for the 51st fiscal period. Repairs and maintenance are expected to be 1,032 million yen for the 50th fiscal period and 1,063 million yen for the 51st fiscal period. Assumptions regarding outsourcing costs are made by taking past results into consideration.
Non-operating Expenses	<ul style="list-style-type: none"> Non-operating expenses (interest expenses, interest payments on investment corporation bonds, etc.) are assumed to be 2,432 million yen for the 50th fiscal period and 2,795 million yen for the 51st fiscal period . Within the non-operating expenses during the 50th fiscal period , expenses for issuance of new investment units are assumed to be 51 million yen.
Distribution per Unit	<ul style="list-style-type: none"> 2,379 million yen will be recorded as provision to internal reserves (reserve for reduction entry) for the 50th fiscal period and 1,765 million yen will be added as reversal of internal reserves (reserve for reduction entry) for the 51st period. The actual amount of distribution per unit may vary due to changes in rental revenue as a result of tenant changes, changes in properties, interest rates, or issuance of new investment units. The actual amounts transferred from as reversal of internal reserves (reserve for reduction entry) may change. In accordance with the distribution policy, it is assumed that NBF will continue to distribute 110% of the current period's net income per unit (excluding gains and losses from the sale of real estate, etc.) through planned property replacements or the utilization of internal reserves.
Distributions in Excess of Earnings per Unit	<ul style="list-style-type: none"> NBF currently has no plans to make distributions in excess of earnings (distributions in excess of earnings per unit).
Others	<ul style="list-style-type: none"> The above estimates are based on the premise that there will be no amendments of laws or regulations, taxation systems, accounting standards, rules of Tokyo Stock Exchange, rules of The Investment Trusts Association, Japan or otherwise which would impact such estimates. The above estimates are also premised on the absence of unexpected substantial changes in general economic trends or real estate market conditions.

NIPPON BUILDING FUND INC.
Balance Sheets

As of December 31, 2025 and As of June 30, 2025

	As of December 31, 2025	As of June 30, 2025		
	(Yen in millions)			
Assets				
Current Assets:				
Cash and cash equivalents	¥28,514	¥12,932		
Tenant receivables	292	331		
Prepaid expenses	306	299		
Other current assets	576	1,168		
Total current assets	29,690	14,732		
Investment Properties:				
Land including trust accounts	1,086,955	1,055,308		
Buildings and improvements including trust accounts	492,123	475,804		
Other tangible assets	19,035	18,416		
Less: accumulated depreciation	(205,877)	(198,034)		
Leasehold rights in trust accounts and other intangible assets	18,865	18,871		
Total investment properties, net	1,411,101	1,370,366		
Long-term Prepaid Expenses	9	7		
Other Assets	8,029	7,655		
Total Assets	¥1,448,831	¥1,392,761		
Liabilities				
Current Liabilities:				
Short-term loans	¥—	¥5,000		
Long-term debt due within one year	69,100	89,100		
Accounts payable	9,229	6,967		
Rents received in advance	4,318	3,959		
Accrued expenses and other liabilities	1,669	821		
Total current liabilities	84,317	105,848		
Long-term debt	558,900	499,900		
Tenant Security Deposits Including Trust Accounts	76,414	73,915		
Other Liabilities	17	47		
Total Liabilities	719,649	679,710		
Net Assets				
Unitholders' Equity				
Unitholders' capital	691,097	673,047		
Units authorized: 20,000,000 units				
Units issued and outstanding: 8,650,000 units				
Retained earnings	38,084	40,004		
Total Net Assets	729,181	713,051		
Total Liabilities and Net Assets	¥1,448,831	¥1,392,761		

NIPPON BUILDING FUND INC.
Statements of Income

For the six months ended December 31, 2025 and June 30, 2025

For the six months ended December 31, 2025	For the six months ended June 30, 2025
---	---

(Yen in millions)

Operating Revenues and Expenses

Operating Revenues:

Rental	¥44,809	¥43,186
Other revenues related to property leasing	3,737	3,184
Gains on sales of investment properties	—	4,847
Total Operating Revenues	48,547	51,218

Operating Expenses:

Property management fees	7,600	6,843
Real estate taxes	4,854	4,906
Repairs and maintenance	976	1,046
Insurance	43	41
Other rental expenses	3,922	3,361
Depreciation and amortization	7,852	7,669
Asset management fees	1,810	1,887
Other operating expenses	268	390
Total Operating Expenses	27,329	26,145
Operating Income	21,217	25,073

Non-Operating Revenues and Expenses

Non-Operating Revenues:

Interest income	25	9
Property tax refund and interest on tax refund	1	—
Other non-operating revenues	2	11

Non-Operating Expenses:

Interest expense	(1,855)	(1,504)
Amortization of bond issuance costs	(7)	(13)
New investment shares issuance costs	(37)	—
Other non-operating expenses	(46)	(29)
Ordinary Income	19,300	23,546
Income before Income Taxes	19,300	23,546
Current and deferred income taxes	0	0
Net Income	¥19,299	¥23,545

NIPPON BUILDING FUND INC.
Distribution for the Period Under Review

	For the six months ended December 31, 2025	For the six months ended June 30, 2025
(Yen)		
Retained earnings	¥19,299,856,290	¥23,545,902,154
Undistributed earnings	—	—
Reserve for tax purpose reduction entry	—	2,326,039,429
Reversal of reserve for tax purpose reduction entry	1,927,243,710	—
Total cash distribution	21,227,100,000	21,219,862,725
(Cash distribution per unit)	2,454	2,495
Distribution of accumulated earnings	21,227,100,000	21,219,862,725
(Distribution of accumulated earnings per unit)	2,454	2,495
Cash distribution in excess of accumulated earnings	—	—
(Per unit)	—	—

Disclaimer

This news release contains translations of selected information described in the Japanese original document ("Kessan-Tanshin (earnings summary)"). "Kessan-Tanshin (earnings summary)" has been prepared in accordance with Japanese accounting standards and Japanese laws.

Figures have been rounded down to eliminate amounts of less than one million yen.

Please note that this English translation of the Japanese original document is provided solely for informational purposes. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail.