



June 26, 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.
Daisuke Yamashita, President and CEO
Person to Contact:
Yukio Handa, General Manager
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Notice Concerning Debt Financing

Nippon Building Fund Inc. ("NBF") hereby provides notice that the following was decided as of June 26, 2024 concerning a long-term borrowing:

Description

1. Long-term Borrowing

Lender	Amount Borrowed	Interest Rate	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Daishi Hokuetsu Bank, Ltd.	¥2 billion	0.775%	June 28, 2024	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	June 28, 2029

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

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



3. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	5,000	5,000	0
Long-term borrowings (Floating interest rate)	63,000	63,000	0
Long-term borrowings (Fixed interest rate)	478,900	478,900	0
Bonds	40,000	40,000	0
Total	586,900	586,900	0

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 28, 2024 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 June 26, 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.