



January 7, 2026

To All Concerned Parties

Name of REIT Issuer:
Nippon Building Fund Inc.
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(TSE Code: 8951)
Contact:
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Nippon Building Fund Management Ltd.
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Notice Concerning Issue of New Investment Units and Secondary Offering of Investment Units

Nippon Building Fund Inc. ("NBF") provides notice of its decision at the board of directors meeting held on January 7, 2026, to issue new investment units ("Units") and conduct a secondary offering of Units, as outlined below:

Description

1. Issue of New Units through a Public Offering (the "Primary Offering")

- (1) Total number of new Units to be offered: 157,200 units
- (2) Paid-in amount (issue amount): To be determined

(The paid-in amount (issue amount) for the new Units will be determined by a resolution of the board of directors meeting to be held on any day from January 14, 2026 (Wednesday) through January 19, 2026 (Monday) (inclusive) (the "Pricing Date") in accordance with the methods provided for in Article 25 of the Regulations Concerning Underwriting of Securities set forth by the Japan Securities Dealers Association.)

- (3) Total paid-in amount (aggregate issue amount): To be determined
- (4) Offering method: The offering will be a Primary Offering in which all Units will be underwritten and purchased by underwriters (the "Underwriters"). Certain of the Underwriters will serve as joint lead managers (the "Joint Lead Managers"). Note that some of Units to be offered above may be sold to overseas investors in overseas markets mainly consisting of Europe and Asia (excluding, however, the United States and Canada).

The issue price (offer price) for the Primary Offering will be determined on the Pricing Date, taking into consideration, among other factors, market demand of the Units and will be determined in accordance with the methods provided for in Article 25 of the Regulations Concerning Underwriting of Securities set forth by the Japan Securities Dealers Association, based on the closing price for ordinary transactions of Units of NBF (the "Units

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of NBF”) on the Tokyo Stock Exchange on the Pricing Date (or if no closing price is available on that date, then the closing price on the most recent date prior to the Pricing Date) multiplied by a factor of 0.90 to 1.00 (amounts less than ¥1 shall be rounded down) as provisional pricing.

- (5) Underwriters’ fees: An underwriting fee will not be paid. Instead, underwriting fees applicable to the issue will be the difference between the total issue price (aggregate offer price) for the Primary Offering and the total paid-in amount (aggregate issue amount) to be paid by the Underwriters to NBF.
- (6) Application unit: At least one Unit or in multiples of one Unit.
- (7) Application period: The business day immediately following the Pricing Date.
- (8) Payment period for deposit in Units: From the business day immediately following the Pricing Date to the second business day following the Pricing Date.
- (9) Payment date: Any day between January 20, 2026 (Tuesday) and January 23, 2026 (Friday) (inclusive), which shall be the fourth business day following the Pricing Date.
- (10) Delivery and settlement date: The business day immediately following the payment date described in (9) above.
- (11) The paid-in amount (issue amount) and other matters necessary for this issue of new Units will be determined at a board of directors meeting to be held hereafter.
- (12) The aforementioned items will be subject to the effectiveness of the securities registration statement in accordance with the Financial Instruments and Exchange Act.

2. Secondary Offering of Units (through Over-Allotment) (Please refer to <Reference> 1. below.)

- (1) Seller and number of Units to be offered: One of the Joint Lead Managers: 7,800 units
The number of Units to be offered represents an upper limit which may be reduced, or the secondary offering through over-allotment itself may be suspended, depending on demand conditions of the Primary Offering. The number of Units to be offered will be determined at the board of directors meeting held on the Pricing Date by taking into consideration the demand of the Units in the Primary Offering.
- (2) Offer price: To be determined on the Pricing Date. Such offer price will be the same price as the issue price (offer price) for the Primary Offering.
- (3) Total amount of offer price: To be determined
- (4) Offering method: In conducting the Primary Offering, and after considering, among other factors, demand conditions of the Units, one of the Joint Lead Managers of the Primary Offering will undertake the sale of the Units of NBF, borrowed from a certain NBF unitholder with 7,800 units as the upper limit.
- (5) Application unit: At least one Unit or in multiples of one Unit.
- (6) Application period: Identical to the application period for the Primary Offering.
- (7) Payment period for deposit in Units: Identical to the payment period for deposit in Units for the Primary Offering.
- (8) Delivery and settlement date: Identical to the delivery and settlement date for the Primary Offering.
- (9) The offer price and other matters necessary for this offering of Units will be determined at a board of directors meeting to be held hereafter.

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- (10) The aforementioned items shall be subject to the effectiveness of the securities registration in accordance with the Financial Instruments and Exchange Act.
- (11) In the event the Primary Offering is suspended, the secondary offering through over-allotment shall also be suspended.

3. Issue of New Units by Third Party Allocation (Please refer to <Reference> 1. below.)

- (1) Total number of new Units to be offered: 7,800 units
- (2) Paid-in amount (issue amount): To be determined at a board of directors meeting to be held on the Pricing Date. Such paid-in amount (issue amount) will be equivalent to the paid-in amount (issue amount) for the Primary Offering.
- (3) Total paid-in amount (aggregate issue amount): To be determined
- (4) Allottee and number of Units: One of the Joint Lead Managers: 7,800 units
- (5) Application unit: At least one Unit or in multiples of one Unit
- (6) Application period
(Application date): Any day during the period from January 23, 2026 (Friday) through January 28, 2026 (Wednesday) (inclusive).
Such date shall be the third business day immediately following the payment date of the Primary Offering.
- (7) Payment date: Any day during the period from January 26, 2026 (Monday) through January 29, 2026 (Thursday) (inclusive).
Such date shall be the fourth business day immediately following the payment date of the Primary Offering.
- (8) Issue of any Units not applied for on or before the last date of the application period (the application date) set forth in (6) above will be cancelled.
- (9) The paid-in amount (issue amount) and other matters necessary for this issue of new Units will be determined at a board of directors meeting to be held hereafter.
- (10) The aforementioned items shall be subject to the effectiveness of the securities registration in accordance with the Financial Instruments and Exchange Act.
- (11) In the event the Primary Offering is suspended, the issue of new Units by Third Party Allocation shall also be suspended.

<Reference>

1. Secondary Offering through Over-Allotment etc.

The secondary offering through over-allotment as described in Paragraph 2. "Secondary Offering of Units (through Over-Allotment)" above will be effected by one of the Joint Lead Managers of the Primary Offering, separate from the Primary Offering as described in Paragraph 1. "Issue of New Units through a Public Offering (the "Primary Offering")" above, after considering demand conditions of the Units and other factors in such Primary Offering, up to a limit of 7,800 units of the Units of NBF borrowed from a certain NBF unitholder. The number of Units to be offered through over-allotment is expected to be 7,800 units; however, such number is the upper limit to be offered and may be reduced, or the whole secondary offering through over-allotment itself may be suspended,

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depending on demand conditions of the Units and other factors.

In order to cause such Joint Lead Manager to acquire the Units of NBF necessary to be returned to the above-mentioned NBF unitholder, from which the Units of NBF were borrowed (the "Borrowed Units") in connection with the secondary offering through over-allotment, NBF resolved at the board of directors meeting held on January 7, 2026 (Wednesday) to newly issue 7,800 units to be allocated to such Joint Lead Manager (the "Third Party Allocation") with a certain payment date, any day during the period from January 26, 2026 (Monday) through January 29, 2026 (Thursday) (inclusive) which is the fourth business day immediately following the payment date of the Primary Offering.

In addition, such Joint Lead Manager may, within the period commencing on the day immediately following the application period for the Primary Offering and the secondary offering through over-allotment and ending on the third business day immediately prior to the payment date for the Third Party Allocation (the "Syndicate Cover Transaction Period"), purchase the Units of NBF up to the maximum number of Units sold in the secondary offering through over-allotment on the Tokyo Stock Exchange (the "Syndicate Cover Transaction") with the aim of procuring and returning the Borrowed Units. The Units of NBF purchased by such Joint Lead Manager by way of the Syndicate Cover Transaction will be allocated in full as return of the Borrowed Units. During the Syndicate Cover Transaction Period, such Joint Lead Manager may, at its discretion, choose not to enter into any Syndicate Cover Transaction, or to terminate such transaction prior to reaching the maximum number of Units to be sold in the secondary offering through over-allotment.

Further, such Joint Lead Manager may effect stabilization transactions in connection with the Primary Offering and the secondary offering through over-allotment and allocate all or part of the Units of NBF purchased through such stabilization transactions to return the Borrowed Units.

The number of the Borrowed Units remaining after allocation of Units purchased by way of the Syndicate Cover Transaction and stabilization transactions will be acquired by such Joint Lead Manager by subscribing for the Third Party Allocation. In the event that the Units to be issued through the Third Party Allocation are not subscribed in whole or in part, the subscription right will be forfeited and the final number of Units with respect to the Third Party Allocation may be reduced to the same extent, or the whole issue may be suspended.

In order to conduct the above-mentioned transactions, such Joint Lead Manager will consult with the other Joint Lead Manager.

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2. Total Number of Units Issued and Outstanding after New Issue

Number of Units outstanding	8,650,000 units
Number of new Units issued by the Primary Offering	157,200 units
Number of Units issued and outstanding after the Primary Offering	8,807,200 units
Number of new Units issued by Third Party Allocation	7,800 units (Note)
Number of Units issued and outstanding after Third Party Allocation	8,815,000 units (Note)

(Note) Assumes one of the Joint Lead Managers applies for all of the offered number of new Units to be offered through the Third Party Allocation as described above.

3. Purposes and Rationale of Issue

The issue of new Units was decided with the aim of growing of NBF's assets and enhancing the quality of its portfolio by acquiring the new specified assets while maintaining financial stability through financing by means of the issue of new Units, and contributing to NBF's asset management policy of increasing unitholder value by taking into comprehensive consideration of market trends, loan to value ratio (LTV), distribution per unit, and other factors.

4. Amount of Capital, Use and Schedule of Expenditure of Funds to be Procured

(1) Amount of capital to be procured (estimated amount net of costs and expenses)

¥22,634,535,000 (maximum)

(Note) The above amount represents the aggregate of ¥21,564,538,800, the net amount procured through the Primary Offering, and ¥1,069,996,200, the maximum net amount procured through the Third Party Allocation of new Units. Furthermore, the above-mentioned amount is an estimate calculated based on the closing price on the Tokyo Stock Exchange as of December 19, 2025 (Friday).

(2) Specific use and expected schedule of expenditure of funds to be procured

Procured funds are scheduled to be used to fund a part of the acquisition of specified assets which NBF contemplates acquiring as published today in the "Notice of Acquisition of Domestic Real Estate Trust Beneficiary Interests and Asset and Disposition of Domestic Real Estate Trust Beneficiary Interests (Acquisition of Nihonbashi Honcho M-SQUARE and One Other Property, and Disposition of Sumitomo Densetsu Bldg.)".

5. Designated Purchaser

Of the Units in the Primary Offering, the Underwriters are expected to sell 5,000 Units to Mitsui Fudosan Co., Ltd. (the "Designated Purchaser"), one of the shareholders of Nippon Building Fund Management Ltd. to which NBF entrusts asset management services.

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6. Future Prospects

Please refer to “Notice Concerning Revisions of Forecast of Operating Results and Distributions Per Unit for the Period Ending June 30, 2026, and the Forecast of Operating Results and Distributions Per Unit for the Period Ending December 31, 2026” released today.

7. Other Matters (Restrictions on Sale and Additional Issue)

- (1) In relation to the Primary Offering, NBF will ask the Designated Purchaser to agree with the Joint Lead Managers not to sell or otherwise dispose of NBF’s investment units owned by it without prior written consent of the Joint Lead Managers for a period commencing on the Pricing Date for the Primary Offering and ending on the date six months after the delivery and settlement date for the Primary Offering (except for such investment units lent to one of the Joint Lead Managers for the purposes of the secondary offering through over-allotment as well as other similar transactions which may occur during the above mentioned period). The Joint Lead Managers are to have the right to terminate said agreement in whole or in part at their discretion during the above-mentioned period.
- (2) In connection with the Primary Offering, NBF has agreed with the Joint Lead Managers not to issue any additional investment units without prior written consent of the Joint Lead Managers for a period commencing on the Pricing Date for the Primary Offering and ending on the date three months after the delivery and settlement date for the Primary Offering (with the exception of new Units issued in the Primary Offering, the Third Party Allocation, and new Units issued in connection with a unit split). The Joint Lead Managers have the right to terminate said agreement in whole or in part at their discretion during the above-mentioned period.

End

This English language notice is a translation of the Japanese language notice dated January 7, 2026, and was prepared solely for reference purposes. The Japanese language release should be referred to as the original. Neither NBF nor Nippon Building Fund Management Ltd. makes any warranties as to the accuracy or completeness of this English language notice.

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