September 7, 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
Person to Contact:
Yukio Handa, General Manager
(TEL. +81-3-3516-3370)

Notice Concerning Debt Financing

Nippon Building Fund Inc. ("NBF") hereby provides notice of its decision on September 7, 2026 to implement financing of short-term borrowings:

Description

1. Short-term Borrowings

Lender	Amount Borrowed	Interest Rate*	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Sumitomo Mitsui Trust Bank, Limited	¥4 billion	1.316%	September 9, 2026	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	October 9, 2026
Resona Bank, Limited	¥2 billion				

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

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

(1) Amount to be borrowed
Total ¥6 billion
(2) Specific use of proceeds
Partially funding the payment of a cash distribution for the 50th period
(3) Expected date of expenditure
September, 2026

3. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	-	6,000	6,000
Long-term borrowings (Floating interest rate)	145,100	145,100	-
Long-term borrowings (Fixed interest rate)	468,900	468,900	-
Bonds	15,000	15,000	-
Total	629,000	635,000	6,000

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 30, 2026 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 September 7, 2026 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.