November 26, 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 and payment

Nippon Building Fund Inc. ("NBF") hereby provides notice that the following was decided as of November 26, 2026 concerning long-term borrowings and payment:

Description

1. Long-term Borrowings

Lender	Amount Borrowed	Interest Rate*1	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Mitsubishi UFJ Trust and Banking Corporation *2*3	¥3.0 billion	2.120%	November 30, 2026	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	November 29, 2041
MUFG Bank, Ltd.*4	¥1.5 billion	2.100%			November 28, 2036

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

*2 Debt financing based on the Jointly-Operated Specified Money Trust, formed by the lender.

*3 Base interest rate (three-month Japanese Yen TIBOR) + 0.27%

*4 Base interest rate (three-month Japanese Yen TIBOR) + 0.25%

・The base interest rate for the applicable rate is calculated based on the three-month Japanese Yen TIBOR released by the JBA TIBOR Administration (JBATA) two bank business days prior to the interest payment date. The JBATA three-month Japanese Yen TIBOR published at JBATA's website as of November 26, 2026 was 1.85073%.

・The interest rate applicable to each interest payment will be published from time to time at NBF's website.
https://www.nbf-m.com/nbf_e/financial/borrowings.html

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

(1) Amount to be borrowed
¥4.5 billion
(2) Specific use of proceeds
Funding of refinancing a long-term borrowing maturing in March, 2027
(3) Expected date of expenditure
November, 2026

3. Prepayment of Long-term Borrowing

Lender	Amount Borrowed	Repayment Due Date	Prepayment date	Disclosure date
MUFG Bank, Ltd.	¥4.5 billion	March 2, 2027	November 30, 2026	February 25, 2026

There will be no early repayment fee due to this borrowing prepayment.

4. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	-	-	-
Long-term borrowings (Floating interest rate)	153,100	153,100	-
Long-term borrowings (Fixed interest rate)	460,900	460,900	-
Bonds	15,000	15,000	-
Total	629,000	629,000	-

5. 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 September 29, 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 November 26, 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.