

January 7, 2026

To All Concerned Parties

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**Notice Concerning Revisions of Forecast of Operating Results and Distributions Per Unit
for the Period Ending June 30, 2026, and Forecast of Operating Results and Distributions
Per Unit for the Period Ending December 31, 2026**

Nippon Building Fund Inc. ("NBF") announced today its revised forecast of operating results and distributions per unit for the period ending June 30, 2026 (January 1, 2026 – June 30, 2026) (hereinafter referred to as "Revised Forecast"), which was originally announced on August 15, 2025, regarding its forecasts of operating results and distributions per unit for the period ended December 31, 2025 (July 1, 2025 – December 31, 2025) and the period ending June 30, 2026 (January 1, 2026 – June 30, 2026) (hereinafter referred to as "Previous Forecast"), the details of which are set forth below. NBF also announced its forecasts of operating results and distributions per unit for the period ending December 31, 2026 (July 1, 2026 – December 31, 2026) (hereinafter referred to as "New Forecast"), the details of which are also set forth below.

Please note that there are no revisions to the forecast of operating results and distributions per unit for the period ended December 31, 2025 (July 1, 2025 – December 31, 2025).

Note: This press release constitutes a general announcement concerning revisions of NBF's forecast of operating results and distributions per unit for the period ending June 30, 2026, and NBF's forecast of operating results and distributions per unit for the period ending December 31, 2026. This press release has not been prepared for the purpose of soliciting investments from investors. Investors bear full responsibility for their investment decisions and should review the prospectus, including any amendments thereto, prepared by NBF in relation to the issuance of any new investment units.



Description

1. Revised Forecast of Operating Results for the Period Ending June 30, 2026

(January 1, 2026 – June 30, 2026)

	Operating revenues (Yen in millions)	Operating income (Yen in millions)	Ordinary income (Yen in millions)	Net income (Yen in millions)	Distribution per unit (Yen) (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit (Yen)
Previous Forecast (A)	48,315	21,394	19,247	19,247	2,448	0
Revised Forecast (B)	53,924	26,476	24,064	24,064	2,460	0
Increase/decrease (B-A)	+5,608	+5,082	+4,816	+4,816	+12	—
Percentage of increase/decrease	+11.6%	+23.8%	+25.0%	+25.0%	+0.5%	—

(Note 1) Assumes 8,815,000 issued and outstanding investment units as of June 30, 2026 (Previous Forecast assumed 8,650,000 investment units as of such date).

(Note 2) Assumes net income per unit of 2,735 yen* (Previous Forecast assumed 2,225 yen).

*Net income per unit is calculated by dividing net income by weighted average number of investment units issued and outstanding during the period.

(Note 3) In Revised Forecast, distribution per unit assumes that total distribution will be equal to the amount obtained by deducting provision of reserve for reduction entry 2,379 million yen from the expected net income 24,064 million yen. (Previous Forecast assumed that total distribution will be equal to the sum of 19,247 million yen in net income and 1,927 million yen in reversal of reserve for reduction entry).

(Note 4) Yen amounts shown above are rounded down to the nearest million yen. Percentages are rounded off to one decimal place.

2. Forecast of Operating Results and Distributions Per Unit for the Period Ending December 31, 2026

(July 1, 2026 – December 31, 2026)

	Operating revenues (Yen in millions)	Operating income (Yen in millions)	Ordinary income (Yen in millions)	Net income (Yen in millions)	Distribution per unit (Yen) (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit (Yen)
New Forecast	50,639	22,718	19,963	19,963	2,465	0

(Note 1) Assumes 8,815,000 issued and outstanding investment units as of December 31, 2026.

(Note 2) Assumes net income per unit of 2,264 yen.

(Note 3) Distribution per unit assumes that total distribution will be equal to the sum of 19,963 million yen in net income and 1,765 million yen in reversal of reserve for reduction entry.

(Note 4) Yen amounts shown above are rounded down to the nearest million yen.

Note: This press release constitutes a general announcement concerning revisions of NBF's forecast of operating results and distributions per unit for the period ending June 30, 2026, and NBF's forecast of operating results and distributions per unit for the period ending December 31, 2026. This press release has not been prepared for the purpose of soliciting investments from investors. Investors bear full responsibility for their investment decisions and should review the prospectus, including any amendments thereto, prepared by NBF in relation to the issuance of any new investment units.



**[Reference] Forecast of Operating Results and Distributions Per Unit for the Period Ended December 31, 2025
(July 1, 2025 – December 31, 2025)**

	Operating revenues (Yen in millions)	Operating income (Yen in millions)	Ordinary income (Yen in millions)	Net income (Yen in millions)	Distribution per unit (Yen) (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit (Yen)
Previous Forecast	48,470	20,955	19,030	19,030	2,420	0

3. Background of the Revision

As of January 7, 2026, NBF has decided to acquire the properties "Nihonbashi Honcho M-SQUARE" (anticipated acquisition price: 32,108 million yen) and "Toyosu Bayside Cross Tower" (additional acquisition; anticipated acquisition price: 14,810 million yen; hereinafter, the two properties are collectively referred to as the "Specified Assets") on March 31, 2026, and to dispose of the "Sumitomo Densetsu Bldg." on June 30, 2026. Along with that, at the board of directors meeting held on the same date, NBF has decided to issue new investment units and conduct a secondary offering of investment units for the purpose of funding the acquisition of the Specified Assets.

As such, NBF has decided to revise its forecast of operating results and distributions per unit for the period ending June 30, 2026 (January 1, 2026 – June 30, 2026) which was originally announced on August 15, 2025. In addition, NBF has decided to announce its forecast of operating results and distributions per unit for the period ending December 31, 2026 (July 1, 2026 – December 31, 2026).

The acquisition of "NBF CONNECT SAPPORO" (currently "CONNECT SAPPORO") and the disposition of "NBF Sapporo Minami Nijo Bldg.", announced on September 30, 2025, were factored in as assumptions for the Revised Forecast and the New Forecast.

The Revised Forecast and the New Forecast were calculated based on the assumptions provided in the [Reference] titled "Assumptions Underlying the Forecast of Operating Results and Distributions Per Unit for the Periods Ending June 30, 2026 (January 1, 2026 – June 30, 2026) and December 31, 2026 (July 1, 2026 – December 31, 2026)" below. The forecasted figures represent current calculations based on assumptions and conditions as of the date hereof. NBF's actual operating revenues, operating income, ordinary income, net income or distribution per unit may vary due to changes in circumstances, including future acquisitions or dispositions of properties or changes in the investment environment. These forecasts do not guarantee any future amounts of distributions per unit.

4. Reference

As reference figures for operating performance reflecting rental revenue from "Nihonbashi Honcho M-SQUARE" for the period following the end of the free-rent period, for which NBF announced its acquisition decision on January 7, 2026, NBF has calculated a reasonable estimate based on its current operating status and future outlook. The reference figures for the period ending June 30, 2027 (January 1, 2027 – June 30, 2027) (collectively, the "Reference Figures") are as follows: net income per unit (excluding gains and losses from the sale of real estate, etc.) (EPU) of 2,275 yen; distribution per unit (excluding distributions in excess of earnings) of 2,503 yen; operating revenues of 50,668 million yen; operating income of 22,930 million yen; ordinary income of 20,056 million yen; net income of 20,056 million yen; and distributions in excess of earnings per unit of 0 yen.

In calculating the Reference Figures, NBF assumes the following for the period ending June 30, 2027:

Note: This press release constitutes a general announcement concerning revisions of NBF's forecast of operating results and distributions per unit for the period ending June 30, 2026, and NBF's forecast of operating results and distributions per unit for the period ending December 31, 2026. This press release has not been prepared for the purpose of soliciting investments from investors. Investors bear full responsibility for their investment decisions and should review the prospectus, including any amendments thereto, prepared by NBF in relation to the issuance of any new investment units.



- NBF's portfolio comprises 69 properties, and its interim average occupancy rate is assumed to be 98.8%, which is the same as that for the period ending December 31, 2026 (July 1, 2026 – December 31, 2026).
- Regarding interest-bearing liabilities, a repayment of long-term borrowings of 37,000 million yen falls due during the period and 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 end of the period.
- For operating revenues, NBF assumes that there will be no gains from the sale of properties during the period. Based on contract renewals expected to occur through the period (including those for existing properties), anticipated rental increases or decreases at such renewals are reasonably estimated from past office rent changes, tenant turnover results, and the current expected office market conditions for the period; rental revenue from existing properties is assumed to grow at a pace comparable to the current level.
- For operating expenses, real estate taxes are assumed to be 5,428 million yen, depreciation and amortization 7,979 million yen, and repairs and maintenance 1,093 million yen.
- Non-operating expenses (interest expenses, interest payments on investment corporation bonds, etc.) are assumed to be 2,914 million yen.
- For distribution per unit, NBF assumes that 2,007 million yen will be added as reversal of internal reserves (reserve for reduction entry) for the period.
- Other assumptions are the same as those set forth in “[Reference] Assumptions Underlying the Forecasts of Operating Results and Distributions Per Unit for the Periods Ending June 30, 2026 (January 1, 2026 – June 30, 2026) and December 31, 2026 (July 1, 2026 – December 31, 2026)”.

The Reference Figures are calculated based on certain assumptions as of the date of such calculation, and the actual amount of operating revenues, operating income, ordinary income, net income or distribution per unit may change subject to changes of circumstances (such as acquisitions or dispositions of properties or changes in the operating environment, etc.). Furthermore, the Reference Figures are not intended to guarantee the amount of distribution per unit.

End

Note: This press release constitutes a general announcement concerning revisions of NBF's forecast of operating results and distributions per unit for the period ending June 30, 2026, and NBF's forecast of operating results and distributions per unit for the period ending December 31, 2026. This press release has not been prepared for the purpose of soliciting investments from investors. Investors bear full responsibility for their investment decisions and should review the prospectus, including any amendments thereto, prepared by NBF in relation to the issuance of any new investment units.



[Reference]

Assumptions Underlying the Forecasts of Operating Results and Distributions Per Unit for the Periods Ending June 30, 2026 (January 1, 2026 – June 30, 2026) and December 31, 2026 (July 1, 2026 – December 31, 2026)

Item	Assumptions																			
<ul style="list-style-type: none"> NBF's portfolio of 68 properties as of June 30, 2025, adjusted for the following acquisitions and dispositions, resulting in 70 properties for the period ending June 30, 2026 and 69 properties for the period ending December 31, 2026. 																				
<table border="1"> <thead> <tr> <th>Acquisitions (partially anticipated)</th> <th>Acquisition Price (partially anticipated)</th> <th>Delivery Date (partially anticipated)</th> </tr> </thead> <tbody> <tr> <td>Frontier Musashikosugi N Bldg. and S Bldg.</td><td>29,000 million yen</td><td>July 2, 2025</td></tr> <tr> <td>NBF CONNECT SAPPORO</td><td>13,800 million yen</td><td>November 28, 2025</td></tr> <tr> <td>Nihonbashi Honcho M-SQUARE</td><td>32,108 million yen</td><td rowspan="2">March 31, 2026</td></tr> <tr> <td>Toyosu Bayside Cross Tower (Additional Acquisition)</td><td>14,810 million yen</td></tr> <tr> <td>Total</td><td>89,718 million yen</td><td>–</td><td></td></tr> </tbody> </table>			Acquisitions (partially anticipated)	Acquisition Price (partially anticipated)	Delivery Date (partially anticipated)	Frontier Musashikosugi N Bldg. and S Bldg.	29,000 million yen	July 2, 2025	NBF CONNECT SAPPORO	13,800 million yen	November 28, 2025	Nihonbashi Honcho M-SQUARE	32,108 million yen	March 31, 2026	Toyosu Bayside Cross Tower (Additional Acquisition)	14,810 million yen	Total	89,718 million yen	–	
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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 period ending June 30, 2026, and 98.8% for the period ending December 31, 2026. 																				
<p>*The weighted average (by floor area) of occupancy rates at the end of each month</p>																				
<ul style="list-style-type: none"> The figures in this table may vary due to changes in portfolio assets or other factors. 																				
Total number of investment units issued and outstanding	<ul style="list-style-type: none"> NBF has assumed a total of 8,815,000 units, which includes the 8,650,000 investment units issued and outstanding as of today, 157,200 new investment units to be issued through a public offering, and 7,800 investment units to be issued through the third party allocation in connection with a secondary offering through over-allotment, the latter two of which will be executed pursuant to the board resolution of January 7, 2026. NBF has assumed that the upper limit on the third party allocation of 7,800 units will be issued. 																			
Interest-bearing liabilities	<ul style="list-style-type: none"> The acquisition of "Nihonbashi Honcho M-SQUARE" (anticipated acquisition price: 32,108 million yen) and "Toyosu Bayside Cross Tower" (additional acquisition; anticipated acquisition price: 14,810 million yen) 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 J-REIT bonds will become due in the periods ending June 30, 2026 and December 31, 2026. All of such funds 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 end of the periods ending June 30, 2026 and December 31, 2026. 																			
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 period ending June 30, 2026 for the disposition of "Sumitomo Densetsu Bldg.", and 217 million yen in the period ending December 31, 2026 for the disposition of "NBF Sapporo Minami Nijo Bldg.". 																			
Operating expenses	<ul style="list-style-type: none"> In the event that property and city planning taxes with respect to the properties acquired are prorated and settled between NBF and the previous property owner based on the number of days owned until the closing date, such settlement amounts will not be included in expenses, as they 																			

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	<p>are included in the relevant acquisition price. Accordingly, the settlement amounts consisting of property and city planning taxes with respect to the Specified Assets scheduled to be acquired on March 31, 2026, namely "Nihonbashi Honcho M-SQUARE" and "Toyosu Bayside Cross Tower" (additional acquisition), will not be included in expenses for the periods ending June 30, 2026 and December 31, 2026, but will be included in expenses for the period ending June 30, 2027 and thereafter. The amount of fixed assets taxes and city planning taxes with respect to the above properties for the period ending June 30, 2027, is expected to be 85 million yen (for the six-month period).</p> <ul style="list-style-type: none"> • Real estate taxes are expected to be 5,185 million yen for the period ending June 30, 2026 and 5,095 million yen for the period ending December 31, 2026. • Depreciation and amortization are expected to be 7,961 million yen for the period ending June 30, 2026 and 7,930 million yen for the period ending December 31, 2026. • Repairs and maintenance are expected to be 1,032 million yen for the period ending June 30, 2026 and 1,063 million yen for the period ending December 31, 2026. • 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 period ending June 30, 2026 and 2,795 million yen for the period ending December 31, 2026. • Within the non-operating expenses during the period ending June 30, 2026, 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 period ending June 30, 2026 and 1,765 million yen will be added as reversal of internal reserves (reserve for reduction entry) for the period ending December 31, 2026. • The actual amount of distribution per unit may vary due to changes in rental revenue as a result of tenant changes, changes in properties, fluctuations of interest rates, or issuance of new investment units. • The actual amounts of provision to and 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 sales of investment properties, etc.) through planned property replacements or the utilization of internal reserves, in addition to the potential reversal of reserve for reduction entry.
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 to laws and regulations, taxation systems, accounting standards, rules of the 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.

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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