

1H 2024 (46th Period) Investor Presentation

August 16, 2024



Nippon Building Fund, Inc.

TSE Code : 8951



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Disclaimer

1.

Financial Highlights

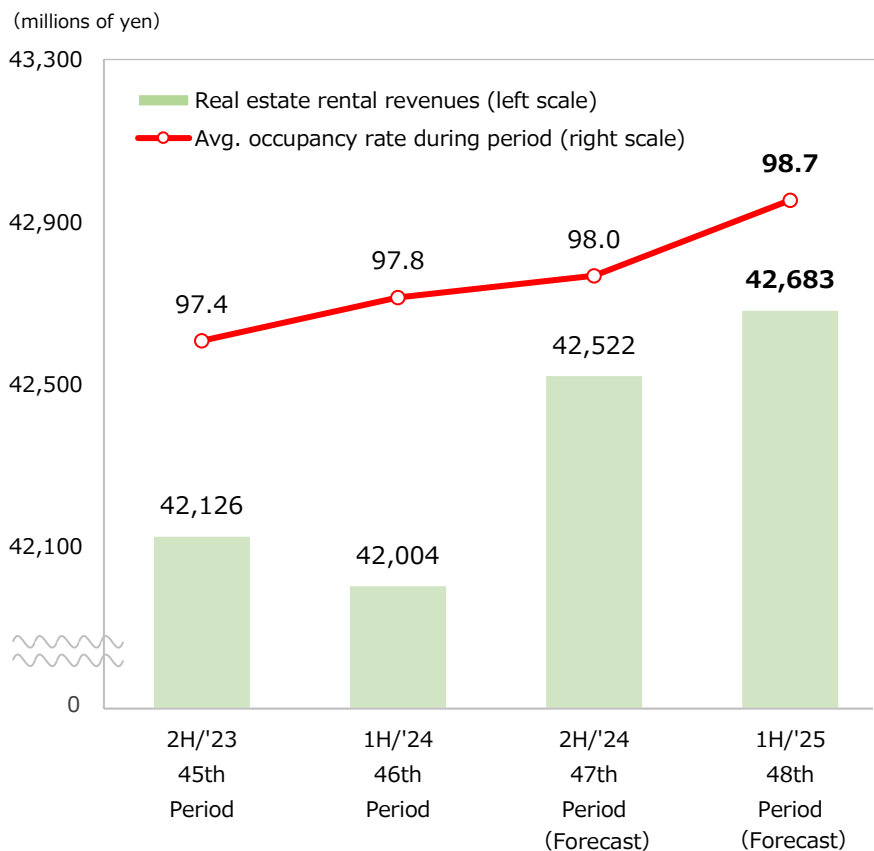


*A five-for-one unit split ("the Split") is scheduled to take effect on October 1, 2024.

Key Points of Financial Forecasts

Occupancy rate

**High level in the
98% range**



Real estate rental revenues

**Increase after
bottoming out in 1H/'24**

(%)
(yen)

100.0
10,800

99.0

98.0

97.0

96.0

95.0

0

0

0

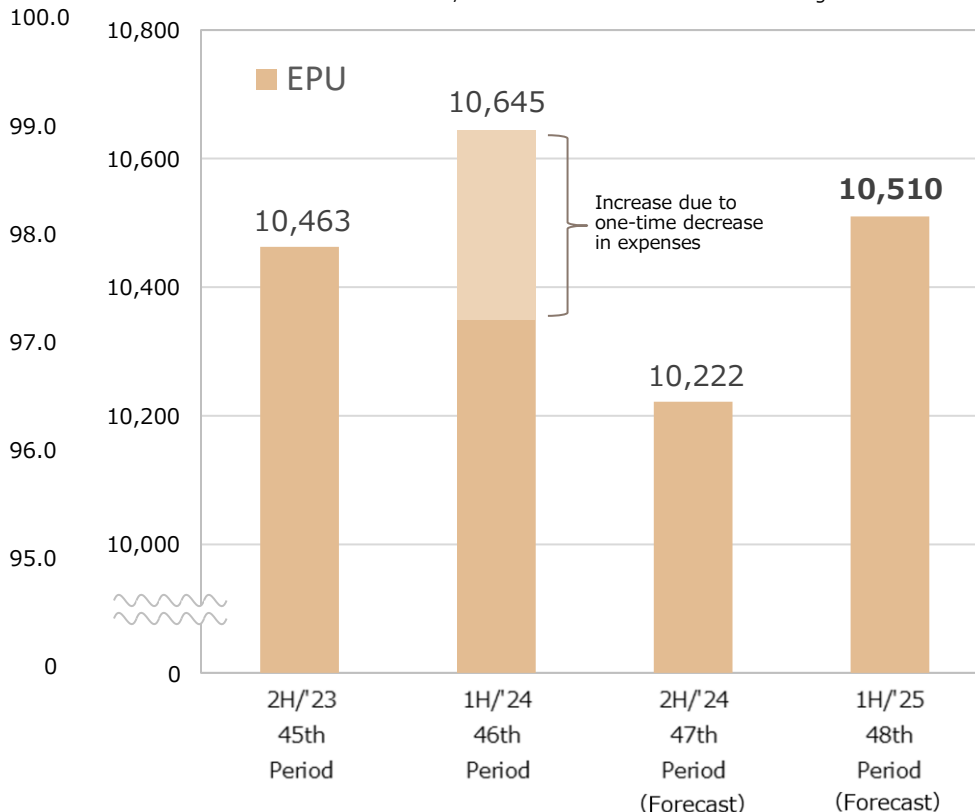
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EPU

**Increase after
bottoming out in 2H/'24**

* EPU :
Net income (excl. profits and losses from dispositions)
/Number of units issued and outstanding



	Actual			Forecast	
	1H/2024 (46th Period)			2H/2024 (47th Period)	1H/2025 (48th Period)
	PoP change				
Total operating revenue	50,254 million yen	+2,904 million yen	+6.1%	50,568 million yen	45,640 million yen
Operating income	24,643 million yen	+3,876 million yen	+18.7%	23,599 million yen	19,485 million yen
Operating income (excl. profits (losses) from disposition)	19,406 million yen	+354 million yen	+1.9%	18,903 million yen	19,483 million yen
Net income	23,344 million yen	+3,831 million yen	+19.6%	22,084 million yen	17,880 million yen
Net income (excl. profits (losses) from disposition)	18,107 million yen	+308 million yen	+1.7%	17,388 million yen	17,878 million yen
DPU	13,082 yen	+1,582 yen	+13.8%	2,400 yen	2,400 yen
DPU : Forecast (Announced February 2024) ¥12,500 +¥582					
Number of investment units issued and outstanding	1,700,991 units		-	8,504,955 units	8,504,955 units
Occupancy rate (Average for the period)	97.8%		+0.4pt	98.0%	98.7%

*Distribution per unit and number of units issued and outstanding for the 47th and 48th fiscal periods are after the Split.

(as of June 30, 2024)

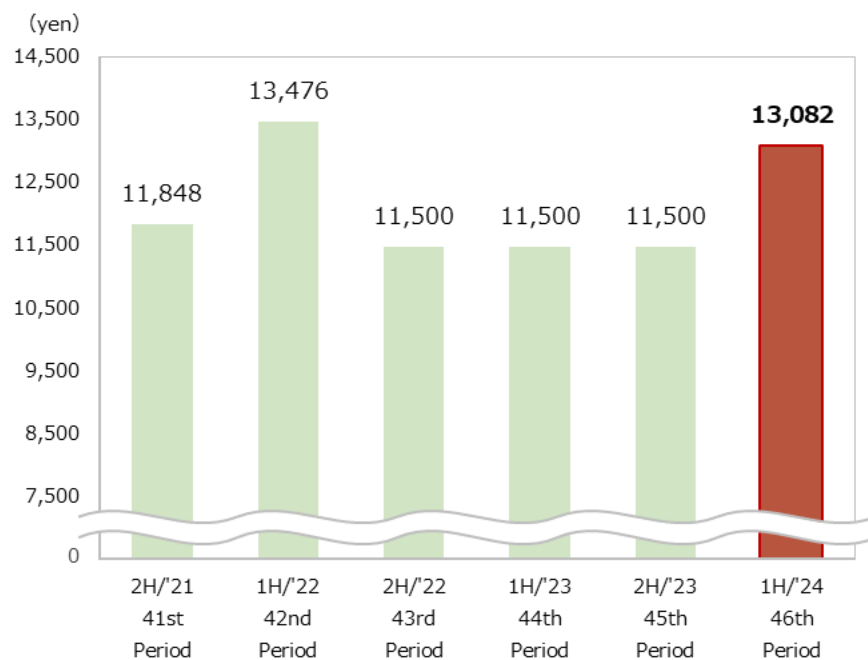
Asset	Total assets	Unrealized gains on appraisal value	Location	Occupancy rate (Average for the period)*1
	1,466.7 billion yen	345.6 billion yen	23 Wards of Tokyo: 83.2% Central 5 Wards of Tokyo: 56.8%	97.8%
Debt	LTV	Long-term fixed interest rate ratio	Average interest rate	Average maturity
	42.4%	88.4%	0.45%	5.30 years
Equity	Market cap	NAV per unit *2		
	957.6 billion yen	607,556 yen		

*1 Occupancy rate is the weighted average of the occupancy rate at the end of each month on an area basis.

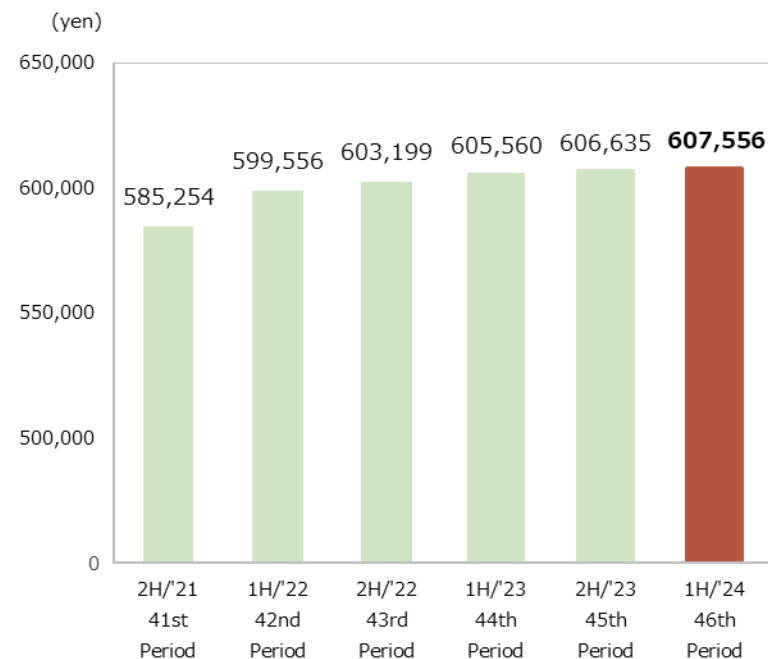
*2 (Unitholders' capital at the end of period + reserve for reduction entry at the end of period + reserve for reduction entry for next period (reserve amount – reversal amount) + unrealized gains on appraisal at the end of period) / number of investment units issued and outstanding at the end of period

Through stable growth of DPU over the medium to long term and an increase in NAV per unit, we aim to increase unitholder value.

Distributions per Unit (DPU)



NAV per Unit



《MEMO》

2.

Financial Results



(millions of yen)

Course	2H/2023 (45th Period)	1H/2024 (46th Period)	PoP Change	
			Amount	Percentage
Total operating revenues	47,349	50,254	2,904	6.1%
Operating revenues	45,635	45,016	-618	-1.4%
Real estate lease revenues	42,126	42,004	-122	-0.3%
Other lease revenues	3,508	3,012	-496	-14.1%
Profits from dispositions	1,714	5,237	3,522	-
Total operating expenses	26,582	25,610	-972	-3.7%
Operating expenses	24,501	23,373	-1,128	-4.6%
Lease expenses (excl. depreciation and amortization)	16,528	15,436	-1,092	-6.6%
Depreciation and amortization	7,973	7,937	-35	-0.5%
Asset management fees	1,744	1,847	103	5.9%
Selling, general and administrative expenses	336	389	52	15.7%
Operating income	20,767	24,643	3,876	18.7%
Net non-operating income and expenses	-1,253	-1,298	-45	3.6%
Non-operating income	4	1	-2	-
Non-operating expenses	1,258	1,300	42	3.4%
Ordinary income	19,513	23,345	3,831	19.6%
Extraordinary income (loss)	-	-	-	-
Income before income taxes	19,513	23,345	3,831	19.6%
Income taxes	0	0	0	-
Net income	19,513	23,344	3,831	19.6%
Reserve(+) or reversal(-) for tax purpose reduction entry	-48	1,092	1,140	-
Payment of distribution	19,561	22,252	2,690	13.8%
Distribution per unit (JPY)	11,500	13,082	1,582	13.8%
Occupancy rate(Average for the Period)(%)	97.4	97.8	0.4	-
Units issued and outstanding at the period end	1,700,991	1,700,991	-	-

【Reference】

NOI from property leasing activities	29,106	29,580	473	1.6%
Operating income (excl. profits and losses from dispositions)	19,052	19,406	354	1.9%
Net income (excl. profits and losses from dispositions)	17,798	18,107	308	1.7%

Summary of PoP change

(millions of yen)

Total operating revenues	+2,904
Real estate rental revenues	-122
Replacement (properties acquired/disposed of)	-24
Existing properties	-98
Other rental revenues	-496
Cancellation charge	-99
Incidental income	-422
Profits from dispositions	+3,522
Total operating expenses	-972
Operating expenses	-1,128
Taxes and public dues	+229
Repair expense	-329
Utilities	-384
Building management expenses	-470
Operating income	+3,876
Replacement (properties acquired/disposed of)	+23
Existing properties	+486
Profits from dispositions	+3,522
Asset management fees and SG&A expenses	-155
Net non-operating income and expenses	-45
Non-operating expenses	+42
Interest expense	+28

Assets

(millions of yen)

Course	2H/2023 (45th Period end)	1H/2024 (46th Period end)	PoP Change	
			Amount	Percentage
Current assets	19,785	19,201	-584	-3.0%
Cash and cash equivalents	18,884	17,903	-981	-5.2%
Other current assets	901	1,298	397	44.1%
Fixed assets	1,365,713	1,364,575	-1,137	-0.1%
Tangible fixed assets	1,322,929	1,321,677	-1,251	-0.1%
Intangible fixed assets	35,677	35,663	-13	-0.0%
Investments and other assets	7,106	7,234	128	1.8%
Deferred assets	120	105	-14	-12.1%
Total assets	1,385,619	1,383,883	-1,736	-0.1%

Liabilities and Net Assets

Course	2H/2023 (45th Period end)	1H/2024 (46th Period end)	PoP Change	
			Amount	Percentage
Current liabilities	70,805	43,701	-27,103	-38.3%
Short-term borrowings	5,000	5,000	-	-
Current portion of long-term borrowings	44,000	20,000	-24,000	-54.5%
Current portion of investment corporation bonds	7,000	5,000	-2,000	-28.6%
Other	14,805	13,701	-1,103	-7.5%
Fixed liabilities	608,566	630,150	21,584	3.5%
Investment corporation bonds	40,000	35,000	-5,000	-12.5%
Long-term borrowings	496,500	521,900	25,400	5.1%
Security deposits received	72,066	73,250	1,184	1.6%
(Interest-bearing debt)	(592,500)	(586,900)	(-5,600)	(-0.9%)
Total liabilities	679,372	673,852	-5,519	-0.8%
Net assets	706,247	710,030	3,783	0.5%
Unitholders' capital	673,047	673,047	-	-
Retained earnings	33,200	36,983	3,783	11.4%
Reserve for tax purpose reduction entry	13,687	13,638	-48	-0.4%
Undistributed earnings	19,513	23,344	3,831	19.6%
Total net assets	706,247	710,030	3,783	0.5%
Total liabilities and net assets	1,385,619	1,383,883	-1,736	-0.1%

Summary of PoP change

(millions of yen)

Assets	-1,736
Current assets	-584
Cash and cash equivalents	-981
Fixed assets	-1,137
1 property acquired	+44,168
2 properties disposed	-42,662
CAPEX	+4,962
Depreciation and amortization, etc.	-7,937
Others	+331
Liabilities	-5,519
Interest-bearing debt	-5,600
Long-term borrowings	+1,400
Investment corporation bonds	-7,000
Total net assets	+3,783
Retained earnings	+3,783
Undistributed earnings	+3,831

3.

Investment Results and Outlook



Investment policy: Stable growth of distribution per unit (DPU)

Internal Growth / Office Leasing Market

[Market Recognition]

- By returning to office, improving locations, and increasing floor space due to new employment, etc., tenant demand for high-specification office space continues to increase
- Vacancy rate in central Tokyo area declines to 5%
Rents have bottomed out and are on a recovery trend
- Continue to watch impact of large supply in 2025

[NBF policy]

- Aim to increase unit rent for both tenant replacement and renewal

External Growth / Office Trading Market

[Market Recognition]

- Acquisition demand remains strong due to participation of diverse players
- No increase in cap rates due to higher interest rates

[NBF policy]

- Continue to acquire highly competitive properties with an awareness of interest rate trends and investment unit price
- Continue to improve portfolio quality through property replacement

Finance / Financial Markets

[Market Recognition]

- Watch for changes in long-term and short-term interest rates by the Bank of Japan's monetary policy revisions

[NBF policy]

- Curb interest payments (use of long-term floating interest rates borrowings, adjustment of funding period)
- Appropriate equity financing and control of LTV level

Use of retained earnings and gains on transfers

[NBF policy]

- Realize unrealized gains by replacing properties and use them to return profits on to unitholders
- Utilizing retained earnings, provide unitholders with further distribution

*DPU forecast

2H 2024 (47th period forecast) : 2,400 yen

1H 2025 (48th period forecast) : 2,400 yen

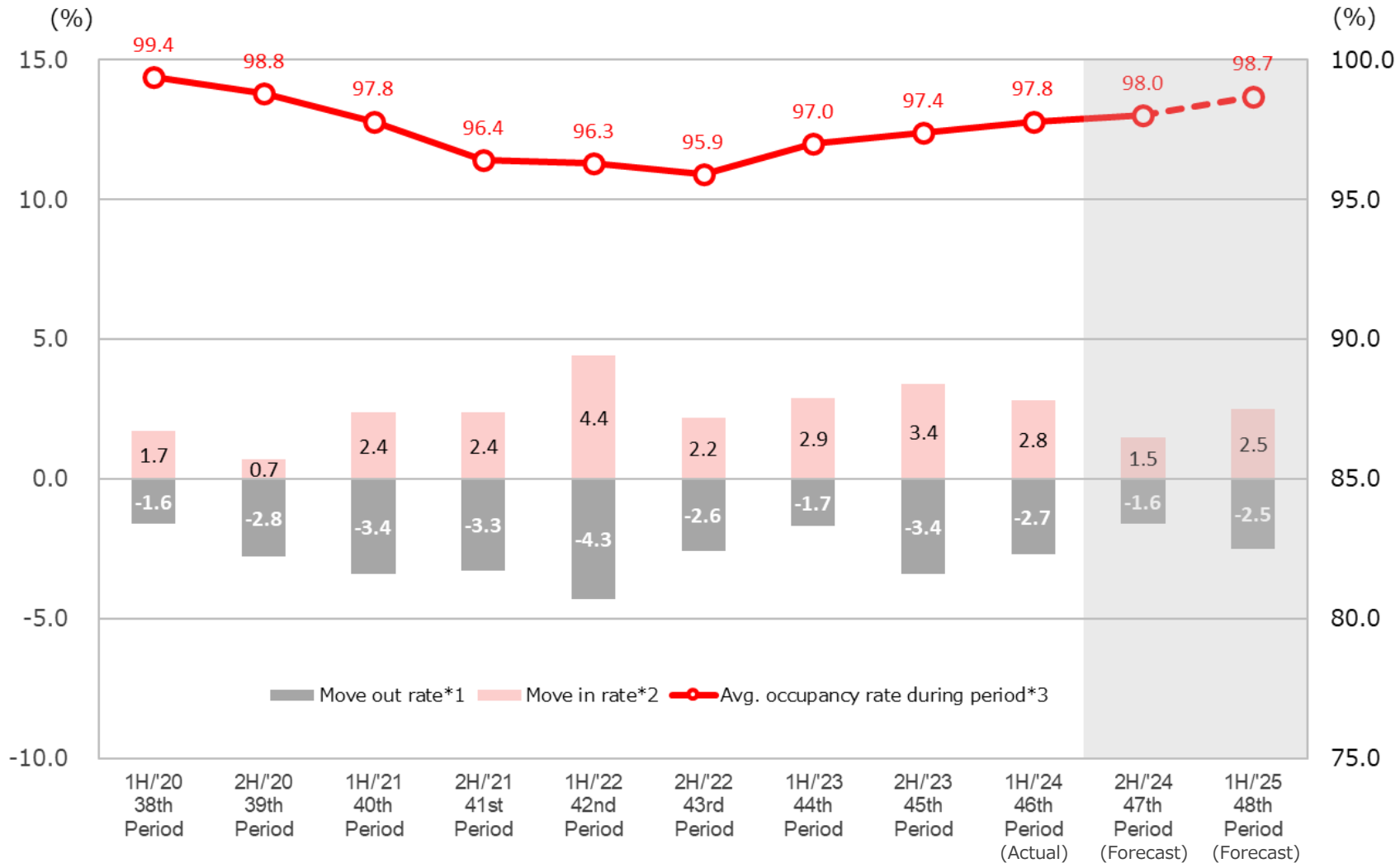
*Actual figures may vary due to changes in circumstances.

The amount of distributions is not guaranteed.

The distributions per unit for the 2H 2024 and 1H 2025 fiscal periods are the figures after the Split.

Occupancy rate is expected to be in the 98% range due to improvement

Trends of average occupancy and move-in/out rates

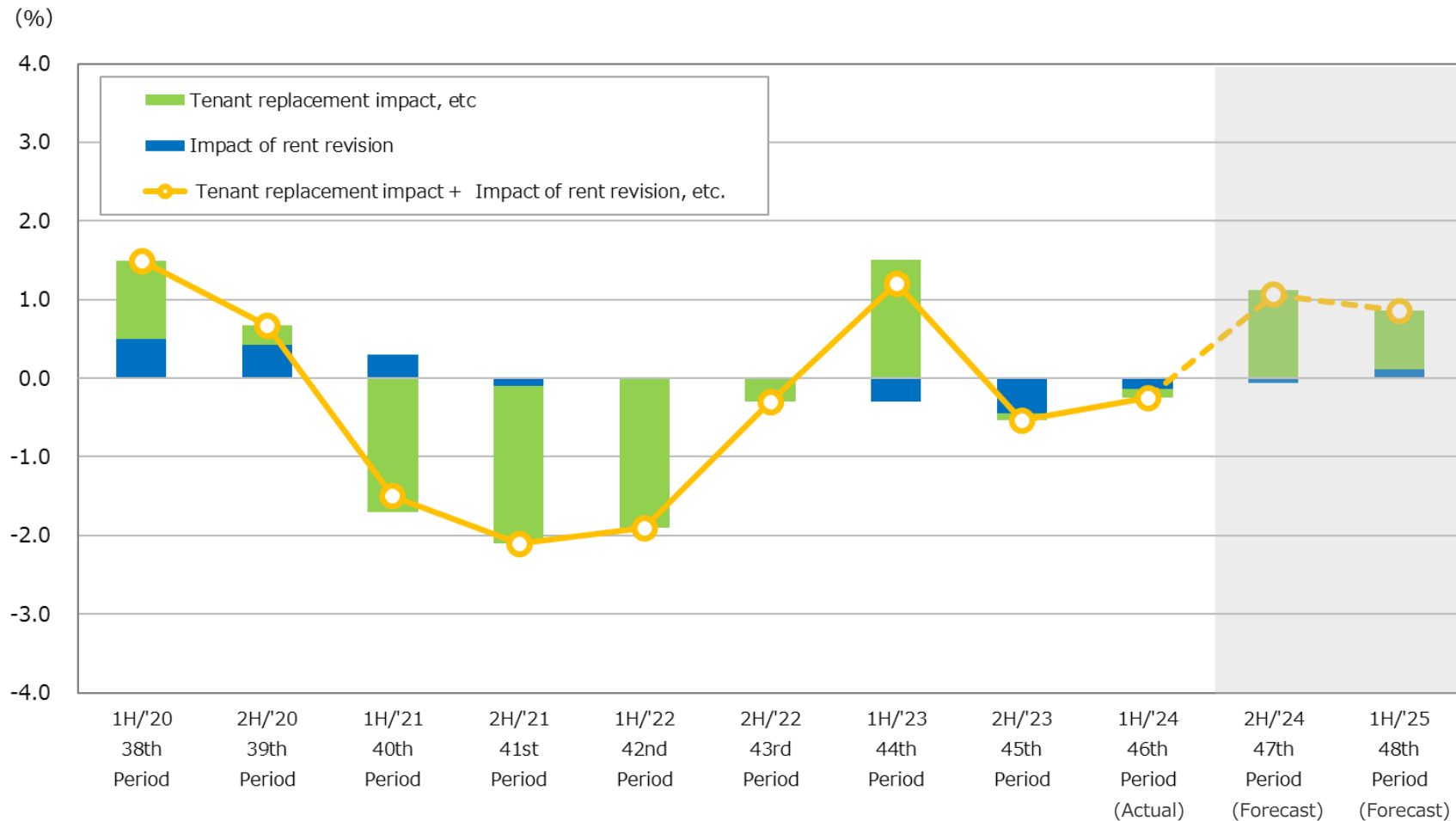


*1 Ratio of vacated area to average of total rentable area at the end of each month (excluding serviced apartments and residential portions)
*2 Ratio of occupied area to average of total rentable area at the end of each month (excluding serviced apartments and residential portions)
*3 Occupancy rate at the end of each month as a weighted average of the occupancy rate at the end of each month on an area basis

*The average occupancy rate, move-in and move-out rate for the period ending December 31, 2024 (47th period) and June 30, 2025 (48th period) are current forecasts. Actual figures may vary due to changes in circumstances and other factors.

Rental income has turned positive, and rents are expected to increase

**Breakdown of PoP change in real estate rental revenues from existing properties
(impact of rent revision, replacement, etc.)**



NBF Toranomom Bldg.

NBF Toranomom Bldg. (Building)

Disposition price	860 million yen
Appraisal value*1	827 million yen
Profit on disposition (Planned)	1 million yen
Disposition date (Planned)	January 6, 2025
Year Built*2	61.2 years
Buyer	Mitsui Fudosan Co., Ltd.

*1 As of May 31, 2024

*2 As of June 30, 2024

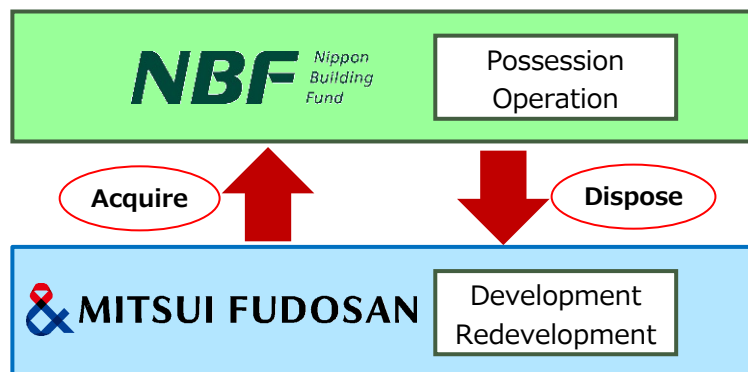
Future Operations

Dispose the Building and continue to hold the Land

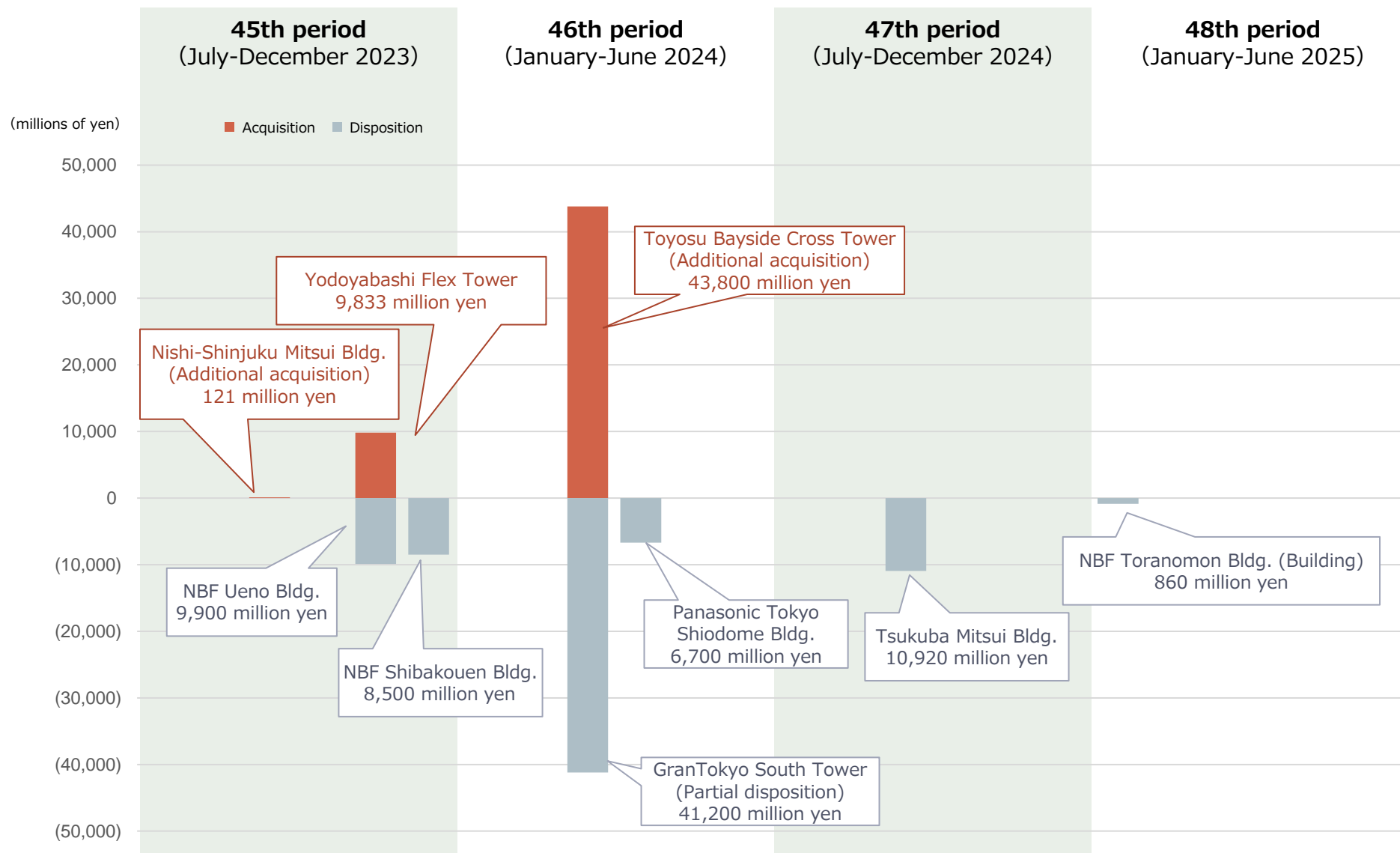
→ Future plans to acquire redeveloped building and enjoy stable yields

Point

- Retention of future acquisition opportunities through the preferential negotiation right
- Maintain unrealized profit of 5.1 billion yen of land
- Elimination of development risk

Model of Value Creation with Mitsui Fudosan Group

Other Options

- Continue current operation of the Property
→ Decrease in long-term rent and increase in repair costs due to aging of the building
- Sell the Property and acquire a replacement property
→ High hurdles to acquire properties in good locations
- Redevelop by NBF
→ Deterioration in PL due to loss on disposal, etc. and large burden of development risk



Maintain solid financial strategy

Finance Data

Item	December 31, 2023 (45th Period end)	June 30, 2024 (46th Period end)	PoP Change
LTV	42.8%	42.4%	-0.4pt
Long-term fixed interest rate ratio	90.5%	88.4%	-2.1pt
Average interest rate	0.40%	0.45%	+0.05pt
Average remaining life (Long-term interest-bearing debt)	5.23years	5.30years	+0.07years

*Debt capacity up to LTV46.0% Approx. 92 billion yen

Interest-bearing debt

(millions of yen)

Item	December 31, 2023 (45th Period end)	June 30, 2024 (46th Period end)	PoP Change
Short-term debt	5,000	5,000	-
Long-term debt (floating rate)	51,000	63,000	+12,000
Long-term debt (fixed interest rate)	489,500	478,900	-10,600
Investment corporation bonds	47,000	40,000	-7,000
Total amount	592,500	586,900	-5,600
Green Finance	63,000	65,000	+2,000

46th period Long-term loans payable

(millions of yen)

Date of borrowing	Lender	Amount of money	Period	Fixed/ Floating	Interest rates
2024/1/25	Sumitomo Mitsui Trust Bank, Limited	2,000	5.0 years	Fixed	0.583%
		3,000	6.0 years		0.688%
2024/3/1	Daishi Hokuetsu Bank, Ltd.	2,000	7.0 years		0.837%
2024/3/28	TAIJU LIFE INSURANCE COMPANY LIMITED Green Loan	2,000	12.0 years		1.277%
2024/3/29	Shinkin Central Bank	4,000	10.0 years	Floating*1	0.340%
2024/4/26	Sumitomo Mitsui Banking Corporation	3,000	5.0 years	Fixed	0.741%
		3,000	7.0 years		0.934%
2024/5/30	Development Bank of Japan Inc.	5,400	7.0 years		1.009%
2024/5/31	Sumitomo Mitsui Trust Bank, Limited	3,000	8.0 years	Floating*2	0.326%
		7,000	9.0 years		0.344%
	THE BANK OF FUKUOKA., LTD.	2,000	10.0 years		0.362%
2024/6/28	Daishi Hokuetsu Bank, Ltd.	2,000	5.0 years	Fixed	0.775%
Total amount	-	38,400	7.7 years	-	0.650%

*1 Base interest rate: JBA 3-month Japanese Yen TIBOR (The interest rate at the beginning of the loan is shown)

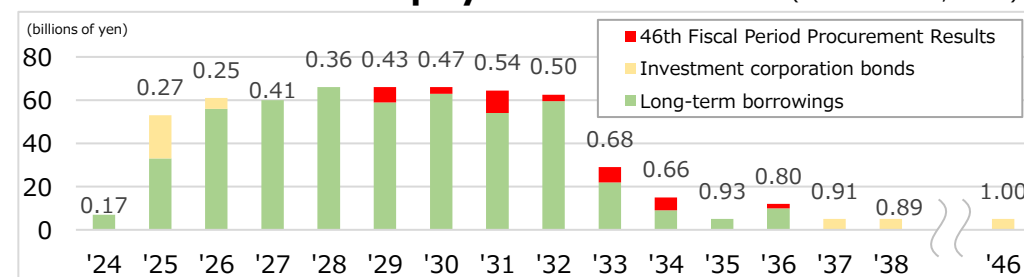
*2 Base interest rate: JBA 1-month Japanese Yen TIBOR (The interest rate at the beginning of the loan is shown)

Rating Status

JCR	R&I	S&P
AA+	AA	A+

Diversification of repayment dates

(As of June 30, 2024)



*The figures at the top of the graph are average interest rates (unit: %)

Continuing appraisal value was flat

Continuing appraisal value

Item	December 31, 2023 (45th Period end)	June 30, 2024 (46th Period end)	PoP Change
Number of properties	69 properties	68 properties	-1 property
Continuing appraisal value	1,703.6 billion yen	1,702.8 billion yen	-0.8 billion yen
Book value	1,358.4 billion yen	1,357.2 billion yen	-1.2 billion yen
Unrealized gain	345.1 billion yen	345.6 billion yen	+0.5 billion yen

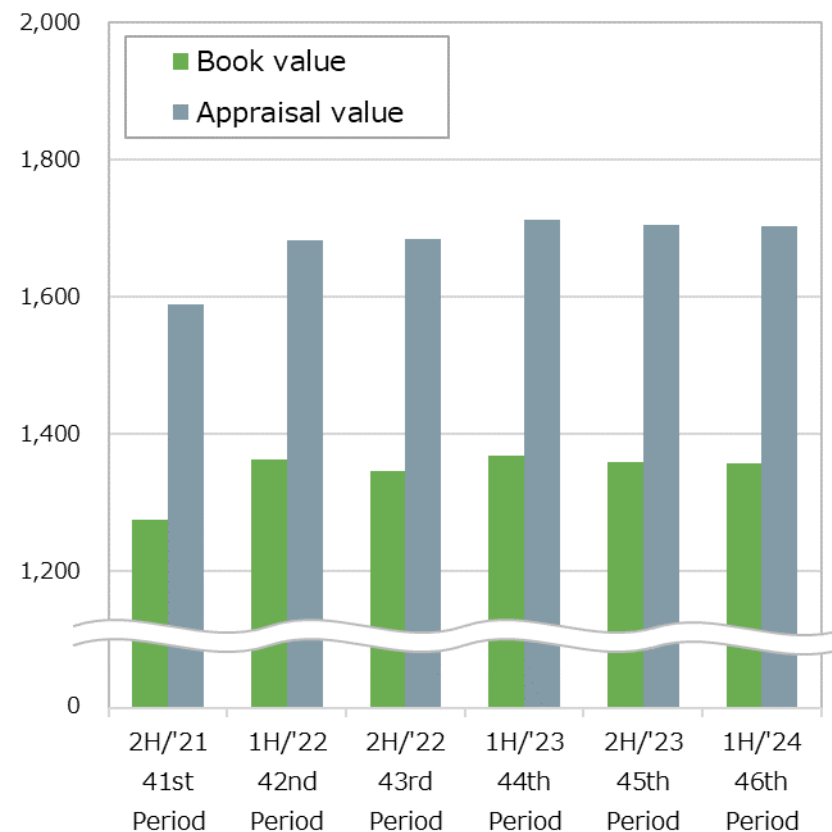
Changes by property (compared to the previous period)

Capitalization rate (number of property)			Appraisal value (number of property)		
Item	December 31, 2023 (45th Period end)	June 30, 2024 (46th Period end)	Item	December 31, 2023 (45th Period end)	June 30, 2024 (46th Period end)
Decrease	41	16	Increase	10	24
Same	28	50	Same	46	32
Increase	0	1	Decrease	13	12

* NBF Toranomon Bldg. is excluded because the direct capitalization method is not applied.

Changes in appraisal value and book value

(billions of yen)



《MEMO》

4.

Forecast



Course	1H/2024 (Actual) (46th Period)	2H/2024 (Forecast) (47th Period)	PoP Change		1H/2025 (Forecast) (48th Period)	PoP Change	
			Amount	Percentage		Amount	Percentage
(millions of yen)							
Total operating revenues	50,254	50,568	314	0.6%	45,640	-4,928	-9.7%
Operating revenues	45,016	45,872	855	1.9%	45,638	-233	-0.5%
Real estate lease revenues	42,004	42,522	517	1.2%	42,683	161	0.4%
Other lease revenues	3,012	3,350	337	11.2%	2,955	-394	-11.8%
Profits from dispositions	5,237	4,695	-541	-10.3%	1	-4,694	-
Total operating expenses	25,610	26,969	1,358	5.3%	26,155	-814	-3.0%
Operating expenses	23,373	24,833	1,459	6.2%	24,161	-671	-2.7%
Rental expenses (excl. depreciation and amortization)	15,436	16,970	1,534	9.9%	16,304	-666	-3.9%
Depreciation and amortization	7,937	7,862	-74	-0.9%	7,857	-5	-0.1%
Asset management fees	1,847	1,829	-17	-1.0%	1,693	-135	-7.4%
Selling, general and administrative expenses	389	306	-83	-21.4%	299	-6	-2.1%
Operating income	24,643	23,599	-1,044	-4.2%	19,485	-4,113	-17.4%
Net non-operating income and expenses	-1,298	-1,515	-216	16.7%	-1,605	-89	5.9%
Non-operating income	1	2	0	-	2	-	-
Non-operating expenses	1,300	1,517	216	16.7%	1,607	89	5.9%
Ordinary income	23,345	22,084	-1,261	-5.4%	17,880	-4,203	-19.0%
Extraordinary income (loss)	-	-	-	-	-	-	-
Income before income taxes	23,345	22,084	-1,261	-5.4%	17,880	-4,203	-19.0%
Income taxes	0	0	0	-	0	-	-
Net income	23,344	22,084	-1,260	-5.4%	17,880	-4,203	-19.0%
Provision of reserve(+) and reversal for Advanced depreciation(-)	1,092	1,664	572	-	-2,531	-4,196	-
Payment of dividends	22,252	20,411	-1,840	-8.3%	20,411	-	-
Distribution per unit (yen)	13,082	2,400	-	-	2,400	-	-
Average occupancy rate during the Period(%)	97.8	98.0	0.2	-	98.7	0.7	-
Units issued and outstanding at period end	1,700,991	8,504,955	-	-	8,504,955	-	-

【 Reference 】

NOI from property leasing activities	29,580	28,902	-678	-2.3%	29,334	432	1.5%
Operating income (excluding profits and losses from dispositions)	19,406	18,903	-503	-2.6%	19,483	580	3.1%
Net income (excluding profits and losses from dispositions)	18,107	17,388	-719	-4.0%	17,878	490	2.8%

Summary of PoP change

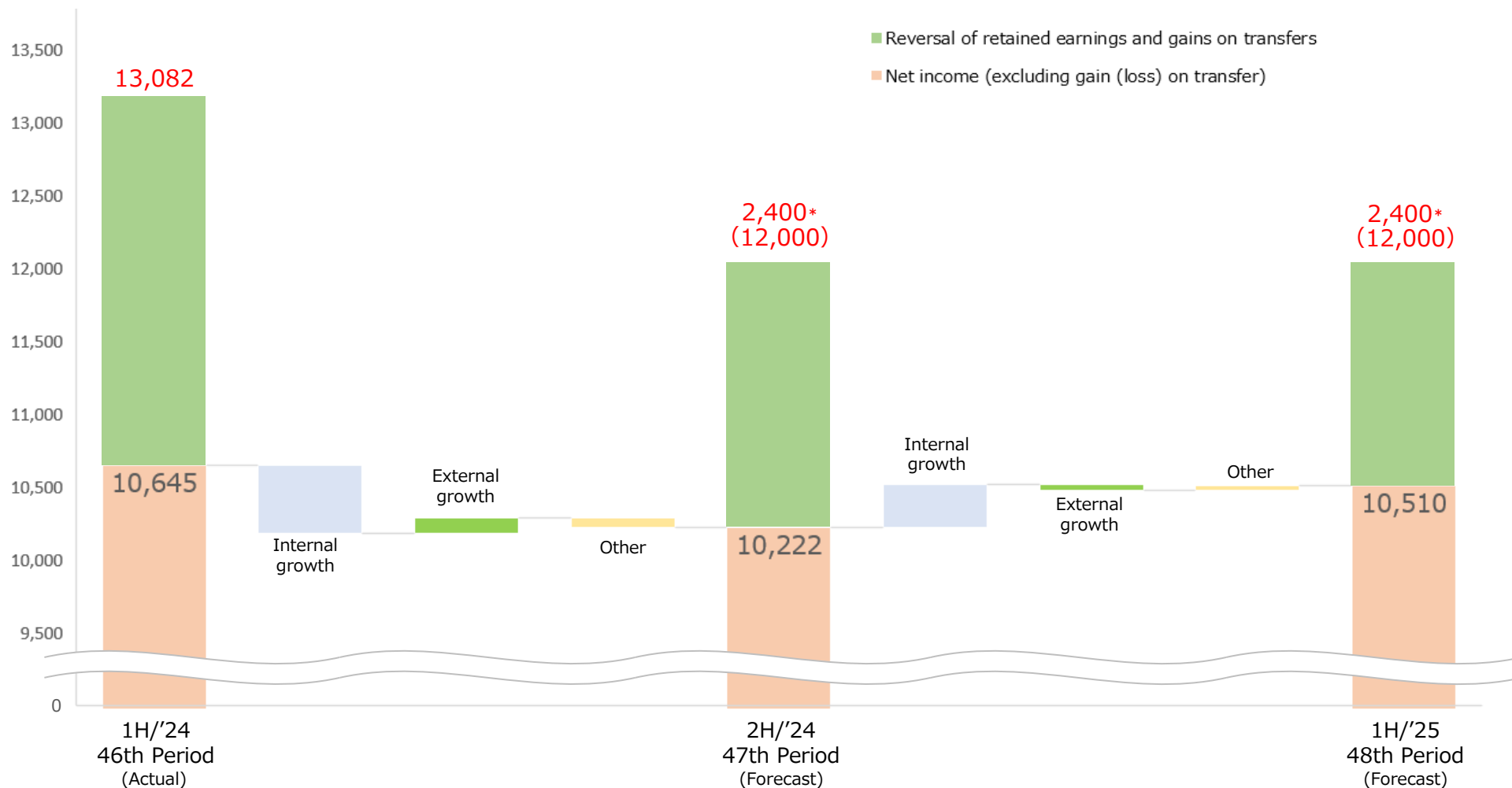
	(millions of yen)	
	47th period	48th period
Total operating revenues	+314	-4,928
Real estate rental revenues	+517	+161
Replacement (properties acquired/disposed of)	+73	-202
Existing Properties	+444	+363
Other rental revenues	+337	-394
Cancellation charge	+5	+0
Ancillary revenues	+380	-393
Profits from dispositions	-541	-4,694
Total operating expenses	+1,358	-814
Operating expenses	+1,459	-671
Utilities	+551	-535
Taxes and public dues	-100	+257
Repair expenses	+132	+53
Building management expenses	+764	-372
Operating income	-1,044	-4,113
Replacement (properties acquired/disposed of)	+137	-64
Existing Properties	-741	+502
Profits from dispositions	-541	-4,694
Asset management fees and SG&A expenses	+100	+142
Net non-operating income and expenses	-216	-89
Non-operating expenses	+216	+89
Interest expense	+210	+100

The forecast figures for the period ending December 31, 2024 (47th period) and June 30, 2025 (48th period) are the current figures calculated based on certain assumptions, and the actual figures may vary from these figures due to changes in circumstances. The amount of distributions is not guaranteed. Distribution per unit and number of units issued and outstanding for the 47th and 48th fiscal periods are after the Split.

DPU

Aiming for stable growth in DPU by utilizing retained earnings and gains from dispositions

(Yen per unit)

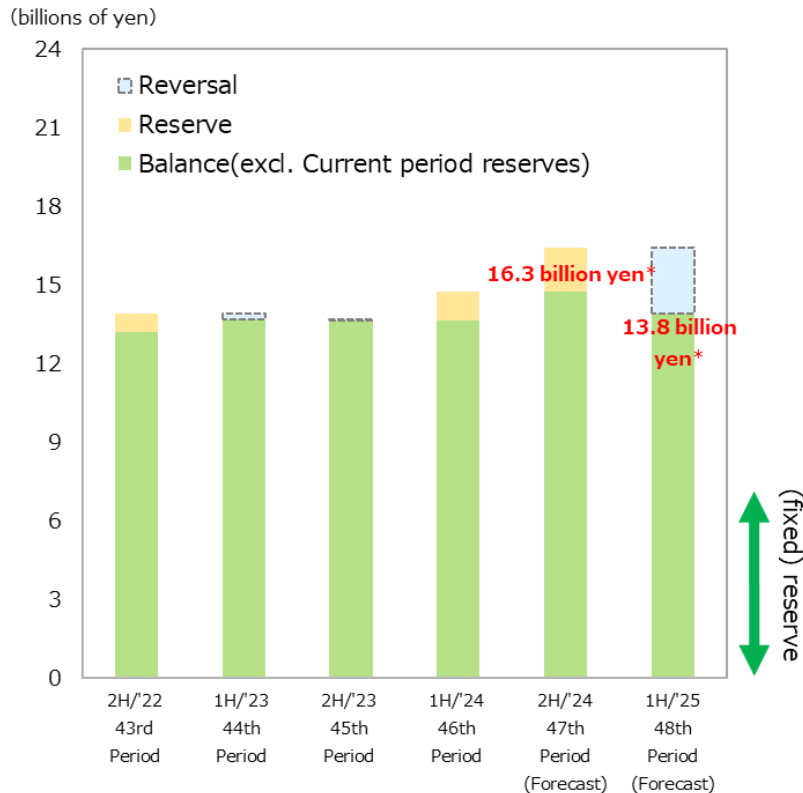


*The bar graphs of DPU for 2H 2024 and 1H 2025 show approximate figures assuming that the Split is not made, for comparison with 1H 2024.

Distribution Policy

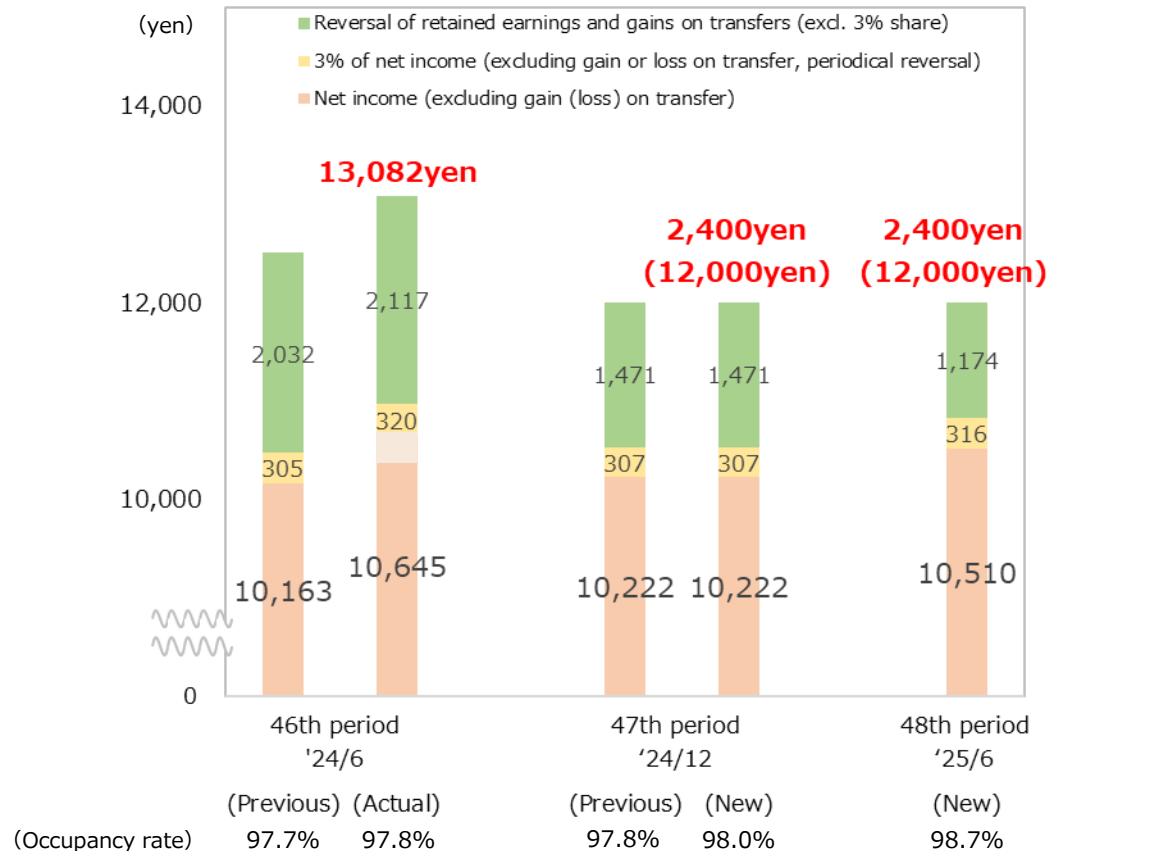
- DPU forecast of 2,400 yen, based on the situation where EPU will be bottomed out, while utilizing gain on transfer and retained earnings (before the Split: 12,000 yen)

Retained earnings



*Provision of retained earnings of 1,664 million yen is assumed to occur in the fiscal period 2H 2024, resulting in a balance of 16.3 billion yen. The reversal of retained earnings is assumed to be 2,531 million yen in the fiscal period 1H 2025, leaving a balance of 13.8 billion yen.

Distribution per unit (DPU)



*The bar graphs of DPU for 2H 2024 and 1H 2025 show approximate figures assuming that the Split is not made, for comparison with 1H 2024.

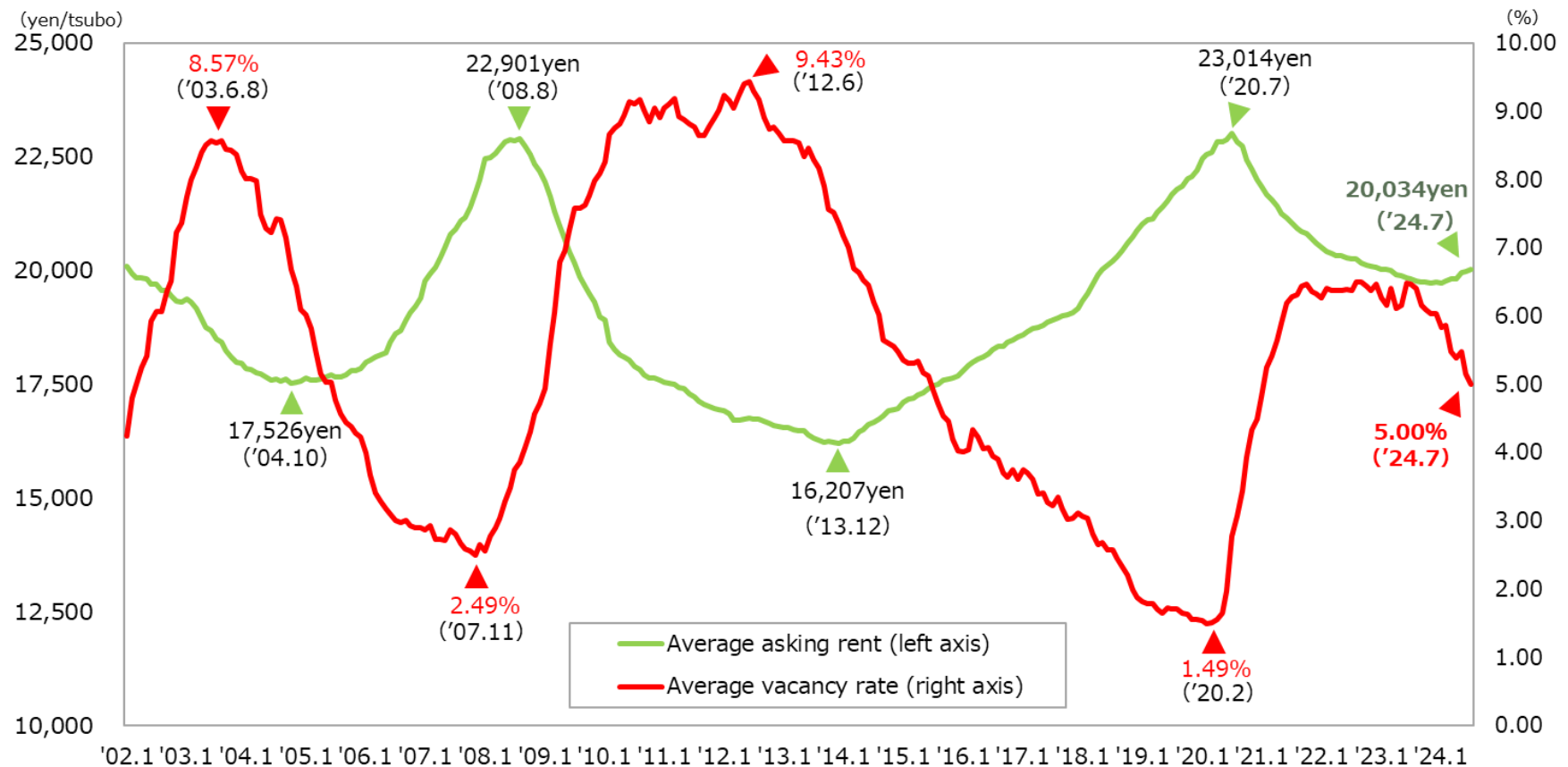
5.

About the Market



Vacancy rate in the Tokyo business district drops to 5.0%, and asking rent has bottomed out and are on a recovery trend

Tokyo Business District* Office Market (Average Asking Rent and Average Vacancy Rate)



* Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku and Shibuya-ku

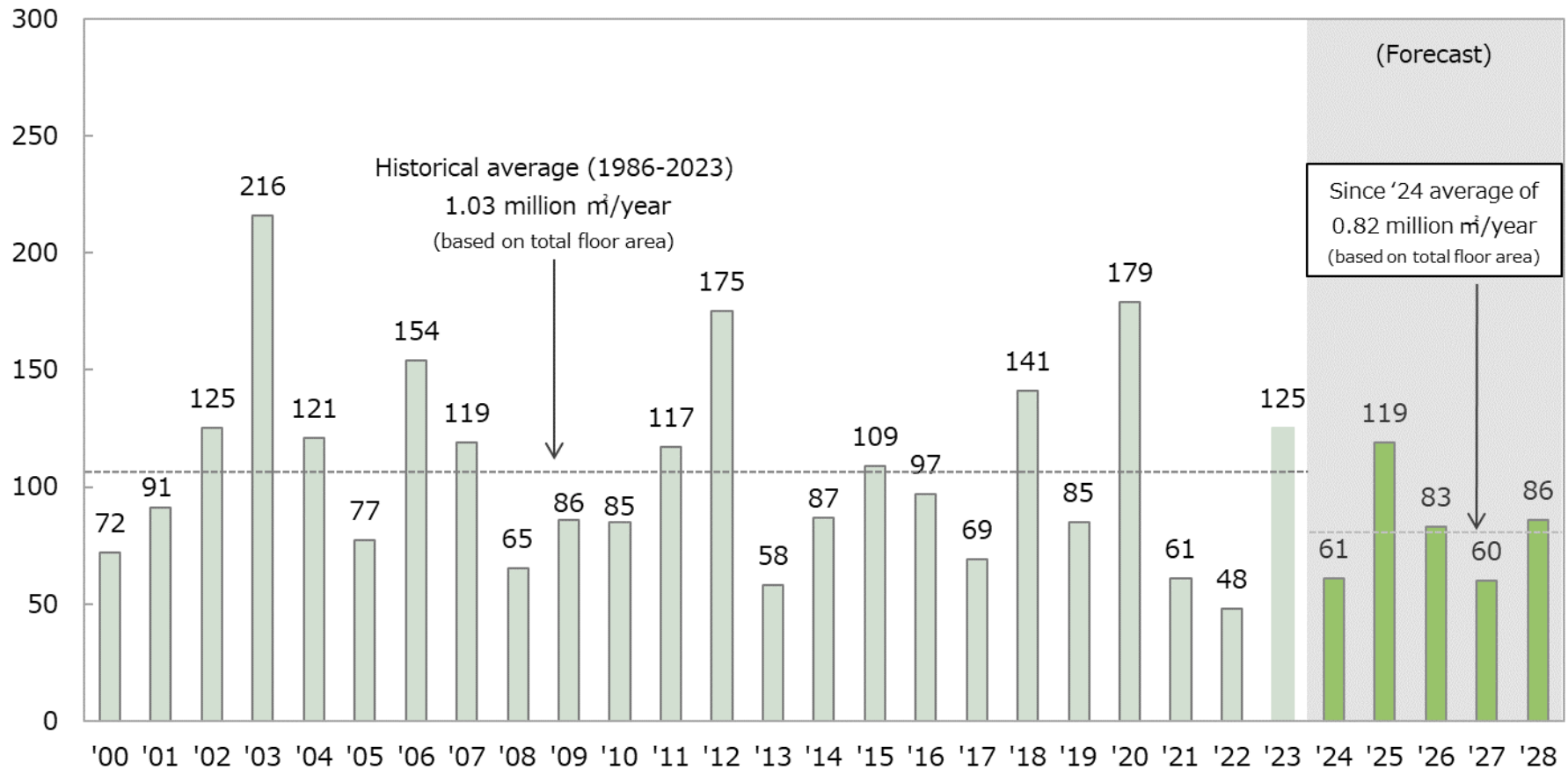
(Source) Prepared by Asset Manager based on data from Miki Shoji Co.

New supply will increase in 2025, but average after 2024 will be lower than historical average

Supply of Large Office Buildings* in 23 Wards of Tokyo

(10 thousand m²)

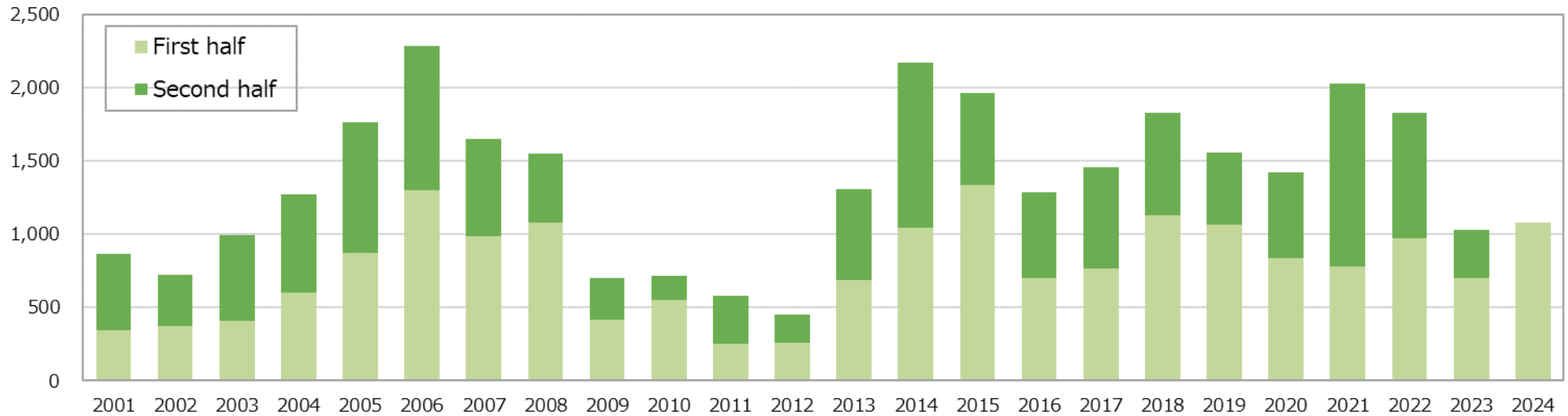
(Source) Prepared by Asset Manager based on data from Mori Building Co., Ltd. as of May 23, 2024



* Large-scale office buildings represent office buildings with a total office floor area of 10,000m² or more.

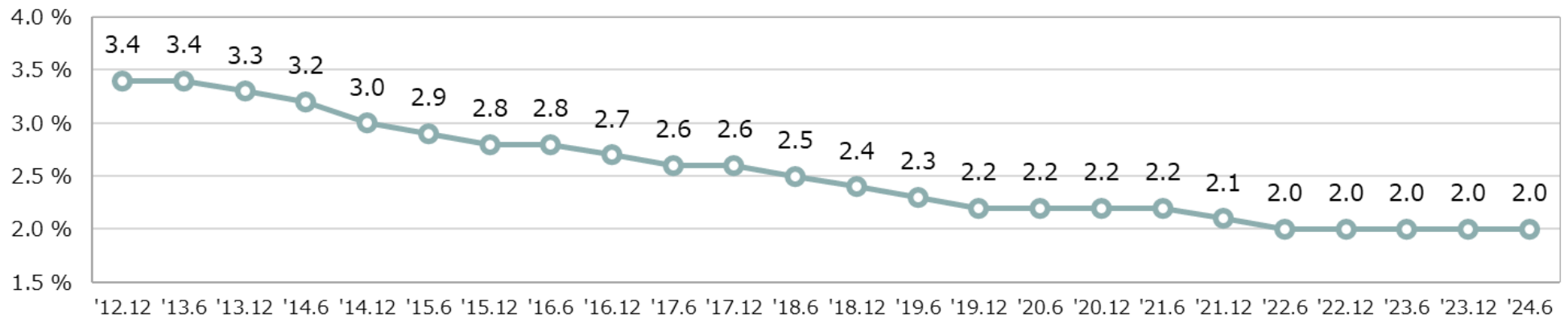
Transaction value of office building

(billions of yen)



(Source) Prepared by Asset Manager based on data from Japan Real Estate Institute

Prime Area Office*¹ Yield Benchmark*²



*1 Prime Area Office: Approximately 5 years old, total floor area of 20,000 tsubo or more, standard area of 500 tsubo or more in the Marunouchi and Otemachi areas of Chiyoda-ku, Tokyo.

*2 Yield benchmark (NCF basis): Yields for each use and region that Japan Real Estate Institute uses as a base in assessing cap rates.

(Source) Prepared by Asset Manager based on data from Japan Real Estate Institute

《MEMO》

6.

ESG Initiatives



(Initiatives of NBF and NBFM)

NBF has obtained the following external evaluations and certifications, and endorses and participates in international initiatives

● Endorsement and participation in international initiatives

Signatory of:



Principles for
Responsible Investment



CDP Climate
Change Program



Task Force on Climate-related
Financial Disclosures



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

SBT certification (science-based greenhouse
gas emission reduction targets)

● GRESB rating



G R E S B
★★★★☆ 2023

GRESB Real Estate
Assessment 4 Stars



G R E S B
Public Disclosure 2023

GRESB disclosure rating "A"

● Green Finance Framework

【Investment Criteria】

- DBJ Green Building Certification 3 stars or more
- 5,4 or 3 stars in BELS certification
- S,A or B+ rank in CASBEE certification

● Acquisition of Green Building Certification

DBJ Green Building Certification		15
	★★★★ 4	
	★★★ 11	
CASBEE for Buildings・Real Estate		51
	Buildings	S rating 1
	Real Estate	S rating 34
		A rating 16

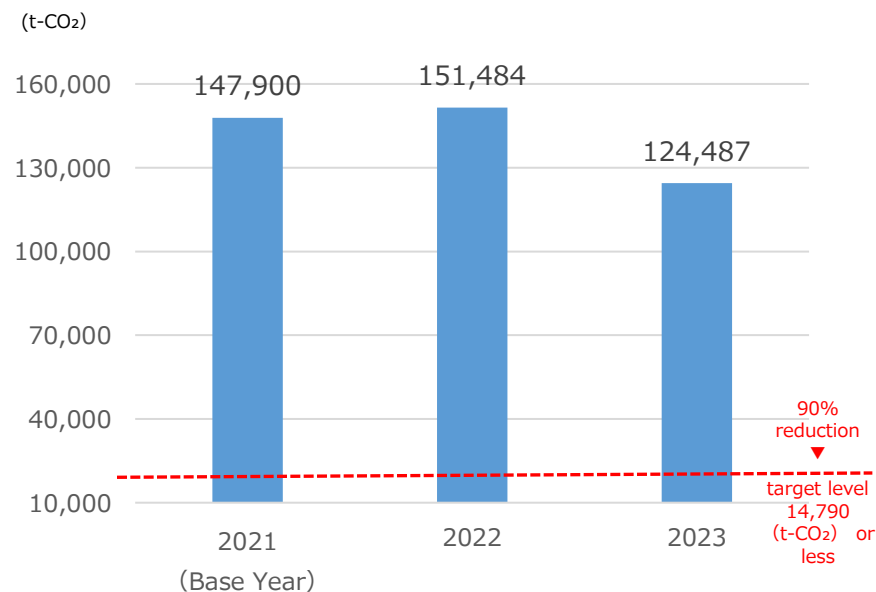
(as of June 30, 2024)

● GHG emissions

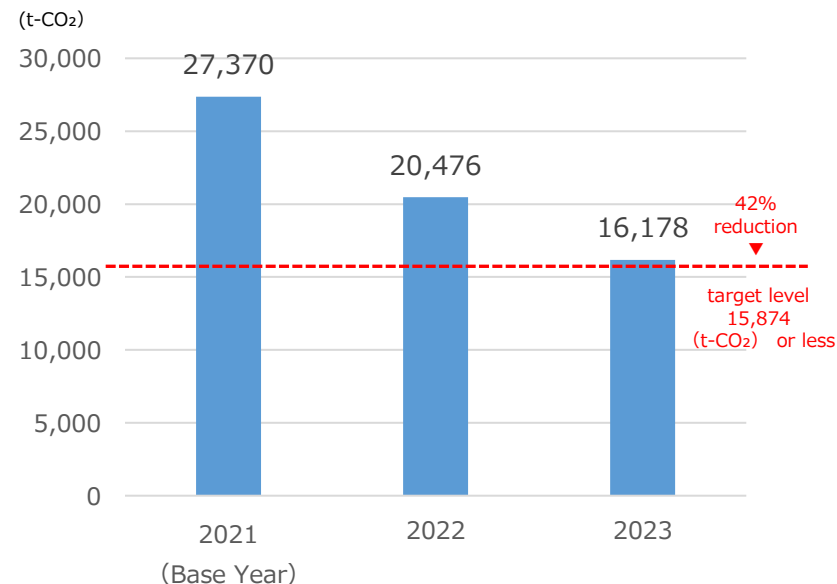
Steady Progress in Reducing Total GHG emissions and Intensity to Achieve Numerical Targets

KPI			
Item		Target	
NEW	GHG emissions (Scope 1 + 2 + 3)	90% reduction by 2050 compared to 2021	SBT Certification Net zero target
	GHG emissions (Scope 1 + 2)	42% reduction by 2030 compared to 2021	SBT Certification Near-term target

Actual results			
Item	2021	2022	2023
GHG emissions (Scope 1+2+3) (t-CO ₂)	147,900	151,484	124,487
Reduction rate of total amount (Comparison with base year)	-	▲2.4%	15.8%

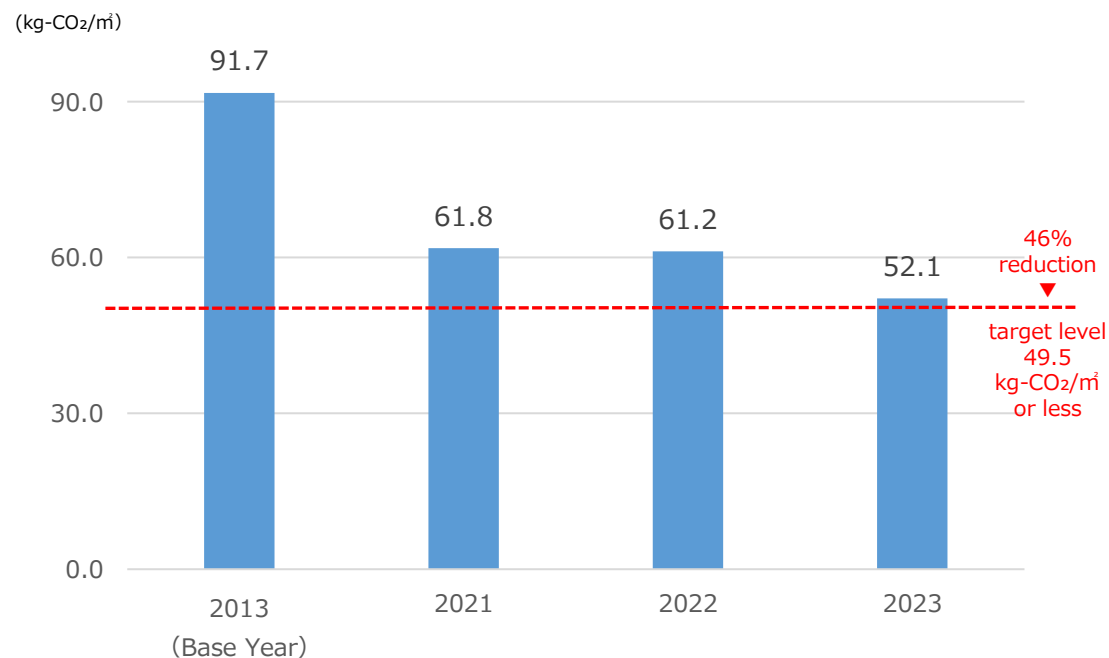


Actual results			
Item	2021	2022	2023
GHG emissions (Scope 1+2) (t-CO ₂)	27,370	20,476	16,178
Reduction rate of total amount (Comparison with base year)	-	25.2%	40.9%



KPI	
Item	Target
CO ₂ emission intensity	46% reduction by 2030 compared to 2013

Actual results				
Item	2013	2021	2022	2023
Total CO ₂ emissions (t-CO ₂): before deduction of Non-fossil fuel certificate	191,606	150,079	157,713	134,270
CO ₂ emission intensity (kg-CO ₂ /m ²)	91.7	61.8	61.2	52.1
Reduction rate of intensity (Comparison with base year)	-	32.6%	33.3%	43.2%



● Water consumption

KPI	
Item	Target by 2030
Water consumption intensity	5% reduction (Base year 2019)

Actual results				
Item	2019	2021	2022	2023
Total water consumption (thousand m ³)	1,752	1,360	1,478	1,549
Water consumption intensity (m ³ / m ²)	0.69	0.51	0.53	0.57
Reduction rate of intensity (Comparison with base year)	-	26.5%	23.5%	17.3%

● Waste emissions

KPI	
Item	Target by 2030
Waste recycling rate	65%

Actual results			
Item	2021	2022	2023
Total waste emissions (t)	9,462	9,888	9,282
Recycling	62.6%	63.7%	62.1%

● Green building certification coverage

KPI	
Item	Target
Green building certification coverage	100%

	Rating	Number of Certified properties	Proportion of certified properties to whole portfolio (based on floor area)
DBJ Green Building Certification	★★★★★	4	9.8%
	★★★	11	12.7%
	Subtotal	15	22.6%
CASBEE for Buildings	S	1	4.0%
CASBEE for Real Estate	S	34	63.7%
	A	16	8.6%
	Subtotal	50	72.3%
Total		66	98.8%

● Procurement of green finance

KPI		Actual result
Item	Target	
Procurement of green finance	10 billion yen / year or more	23 billion yen (2023)

Environment

Initiatives to Improve Environmental Performance

- NBF set a net zero target to achieve a 90% reduction in GHG emissions by 2050 and Science Based Targets initiative (SBTi) has approved it as NBF's science-based emissions reduction target.
- We have been introducing green power, installing solar panels, promoting LED lighting, switching to environmentally friendly properties, and adopting energy-saving equipment.

● Obtained SBT Certification (Net zero Target)*1

NBF has set a new net-zero target to reduce GHG emissions (Scope 1+2+3) by more than 90% by 2050, based on 2021 levels, in addition to its already established near-term target for 2030. This new target has obtained SBT certification.

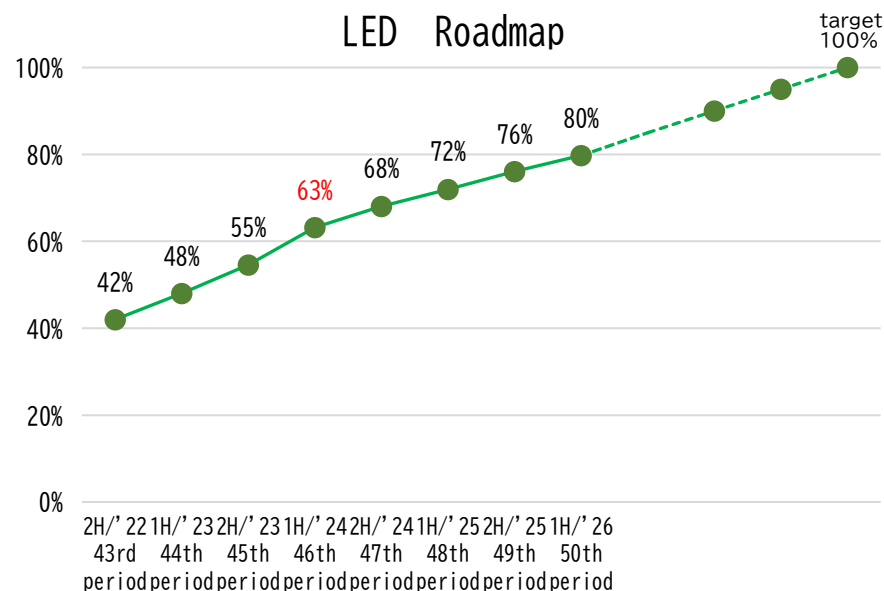
Targets	Base Year	Target Year	Target GHG	GHG reduction targets
Near-term target	2021	2030	Scope 1 + 2	42% reduction
Net zero target		2050	Scope 1 + 2 + 3	Net zero (More than 90% reduction)



● Status of introduction of green power

As of June 30, 2024, 19 of our properties have received green power such as "FIT Non-Fossil Certificate Electricity".

● Status of promotion of LEDs



*1 The science-based targets (SBT) are a scientifically based GHG emissions reduction targets approved by SBTi, an international joint initiative established in 2015 by CDP, the United Nations Global Compact, the World Resources Institute (WRI) and World Wide Fund for Nature (WWF).

Social

Contribution to local community development (investment in urban redevelopment projects)



IIDABASHI GRAND BLOOM
Urban Development Project



Gate City Ohsaki
Complex Redevelopment Project

Initiatives for Tenants



Shinjuku Mitsui Bldg. - Lower Floors (Restaurant Area) Renovation Project



Social Contribution Activities

- Participated in the "Bridge Washing" at the famous Nihonbashi Bridge for the purpose of beautification and preservation of the bridge.



Governance

Establishment of a System with Highly Specialized Directors

When selecting Director candidates, the Board of Directors makes decisions based on their expertise, qualifications, and eligibility, assuming that they do not meet any of the reasons for disqualification stipulated in various laws such as the Investment Trusts Act, and chosen candidates are appointed via a resolution of the General Meeting of Unitholders held once every two years, per NBF's Articles of Incorporation.

Title	Name	Reasons for Election	Attendance at Board of Directors Meetings (2023)
Executive Director	Koichi Nishiyama (Male)	Mr. Nishiyama was elected after being deemed suitable for the position of Executive Director and with the expectation that he would be able to execute business from a broad perspective based on his knowledge in the real estate financing business and experience, etc. as NBFM's President & CEO.	100% (13/13 meetings)
Supervisory Director	Masaki Okada (Male)	Mr. Okada was elected after being deemed suitable for the position of Supervisory Director and with the expectation that he would be able to oversee the Executive Director's execution of duties objectively from a broad perspective based on his knowledge and experience, etc. as an expert of law.	100% (13/13 meetings)
Supervisory Director	Keiko Hayashi (Female)	Ms. Hayashi was elected after being deemed suitable for the position of Supervisory Director and with the expectation that she would be able to oversee the Executive Director's execution of duties objectively from a broad perspective based on her knowledge and experience, etc. as an expert of accounting and tax.	100% (13/13 meetings)
Supervisory Director	Kazuhisa Kobayashi (Male)	Mr. Kobayashi was elected after being deemed suitable for the position of Supervisory Director and with the expectation that he would be able to oversee the Executive Director's execution of duties objectively from a broad perspective based on his knowledge and experience, etc. as an expert of real estate.	100% (10 /10 meetings) *Inauguration: March 2023

Status of Directors

Title	Name	Chairperson	Independent Director	Corporate Management	Expertise and Experience					Qualification
					Treasury, Accounting and Finance	Compliance and Risk Management	Real Estate	ESG and Sustainability		
Executive Director	Koichi Nishiyama	○		○	○	○	○	○		
Supervisory Director	Masaki Okada		○	○		○		○		Lawyer
Supervisory Director	Keiko Hayashi		○		○	○		○		Certified Public Accountant
Supervisory Director	Kazuhisa Kobayashi		○			○	○	○		Real Estate Appraiser

《MEMO》

7.

Appendix



Top 10 Tenants (Leased Floor Space Basis)

(As of June 30, 2024)

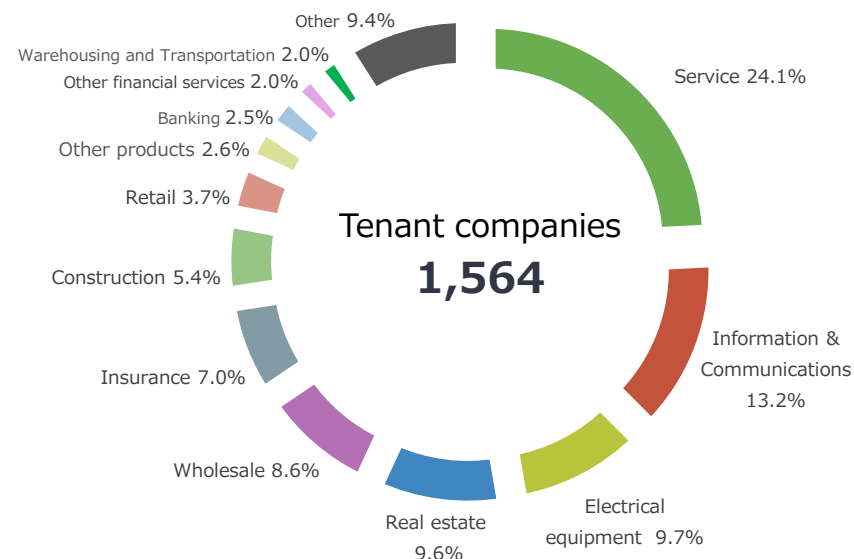
Tenant Name	Leased Property	Leased Areas (m)	Ratio of Total Rentable Area
1. Mitsui Fudosan Co.,Ltd.*1	Shinjuku Mitsui Bldg. & 23 other properties	531,077	44.8%
2. Sony Group Corporation	NBF Osaki Bldg.	74,306	6.3%
3. Hitachi Real Estate Partners,Ltd.	Ueno East Tower & 5 other properties	27,574	2.3%
4. Hakuholdo DY Holdings Inc.	NBF Toyosu Garden Front & 1 other property	21,121	1.8%
5. Aflac Life Insurance Japan Ltd.	Chofu South Gate Bldg. & 2 other properties	16,423	1.4%
6. AXA Life Insurance Co.,Ltd.	NBF Platinum Tower & 1 other property	14,676	1.2%
7. Rakuten Group, Inc.	NBF Shinagawa Tower & 1 other property	13,871	1.2%
8. SoftBank Corp.	NBF Toyosu Canal Front	12,588	1.1%
9. Infineon Technologies Japan K.K.	NBF Shibuya Garden Front	12,468	1.1%
10. Sumitomo Mitsui Construction Co., Ltd.	River City M-SQUARE	11,952	1.0%

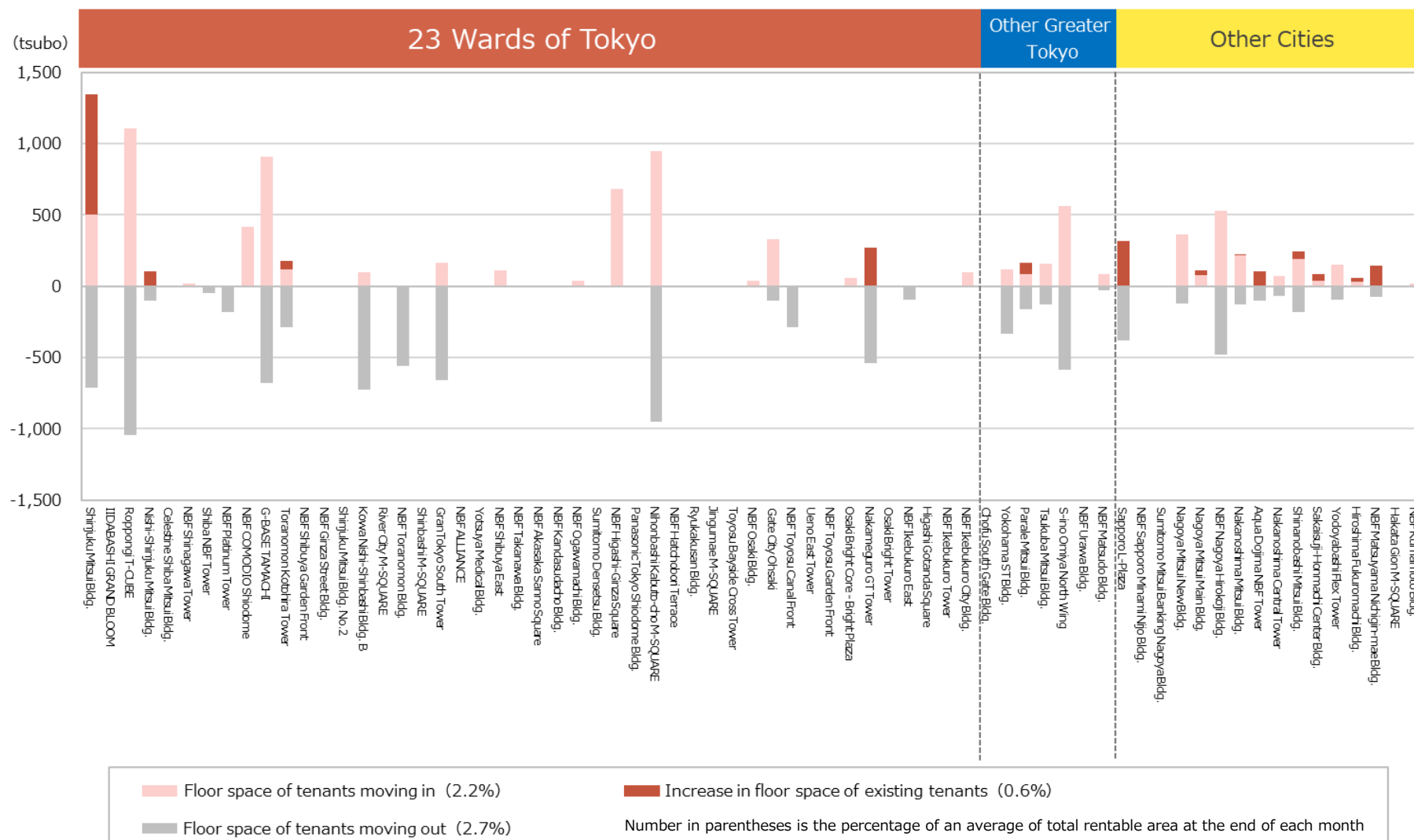
*1 Mitsui Fudosan Co., Ltd. generally subleases the properties noted in the table that it leases from NBF, although it uses some of the floor space itself. Mitsui Fudosan pays rent to NBF after deducting a fixed percentage of the rent it receives from sublease tenants.

*2 The asset management company has classified the type of industry based on the industry classification codes of the Securities Identification Code Committee. Industry classification includes sublease tenants.

Tenants by Industry²

(As of June 30, 2024)

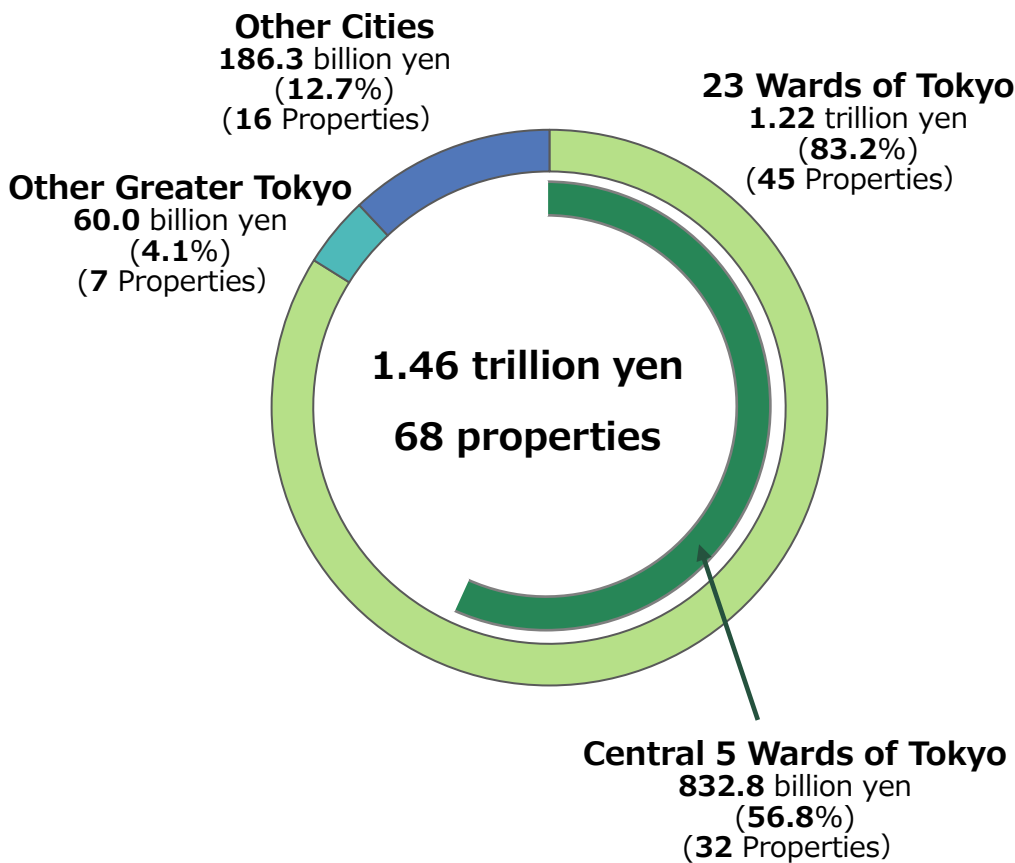




*Serviced apartments and housing are excluded from the area of tenants moving in and out.

Investment ratio by region (based on acquisition price)

(as of June 30, 2024)



23 Wards of Tokyo

Central 5 Wards of Tokyo



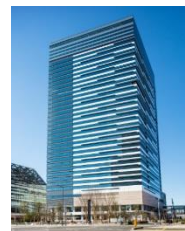
Shinjuku Mitsui Bldg.
(Shinjuku-ku, Tokyo)



IIDABASHI GRAND
BLOOM
(Chiyoda-ku, Tokyo)



Roppongi T-CUBE
(Minato-ku, Tokyo)



Toyosu Bayside Cross Tower
(Koto-ku, Tokyo)



NBF Osaki Bldg.
(Shinagawa-ku, Tokyo)



Gate City Ohsaki
(Shinagawa-ku, Tokyo)

Other Greater Tokyo



Yokohama ST Bldg.
(Yokohama City,
Kanagawa)



S-ino Omiya North Wing
(Saitama City, Saitama)

Other Cities

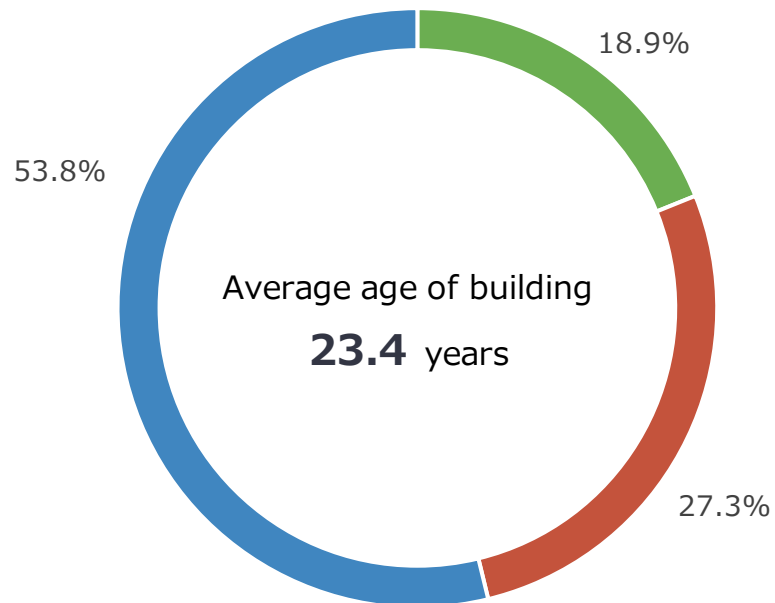


Nakanoshima Mitsui Bldg.
(Osaka City, Osaka)

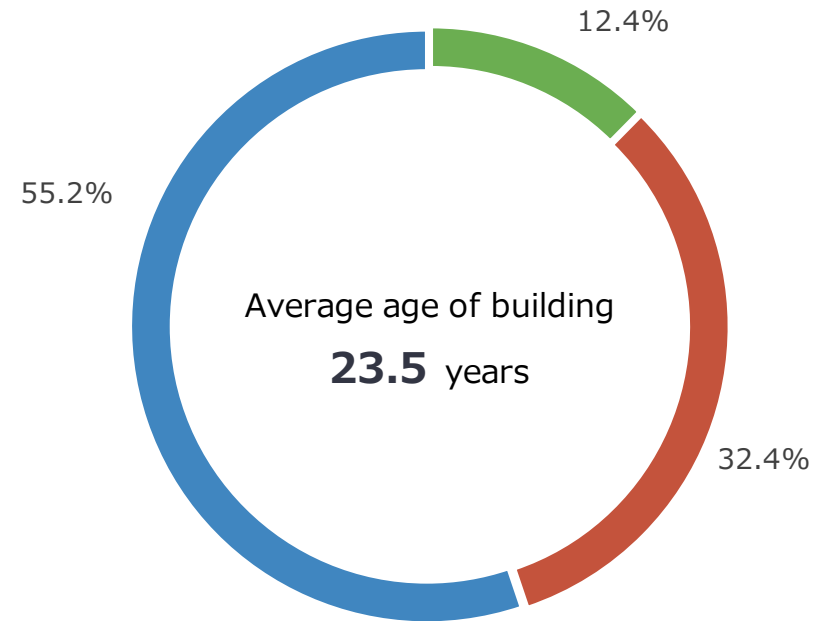


Sumitomo Mitsui Banking
Nagoya Bldg.
(Nagoya City, Aichi)

2H/2023
45th Period end



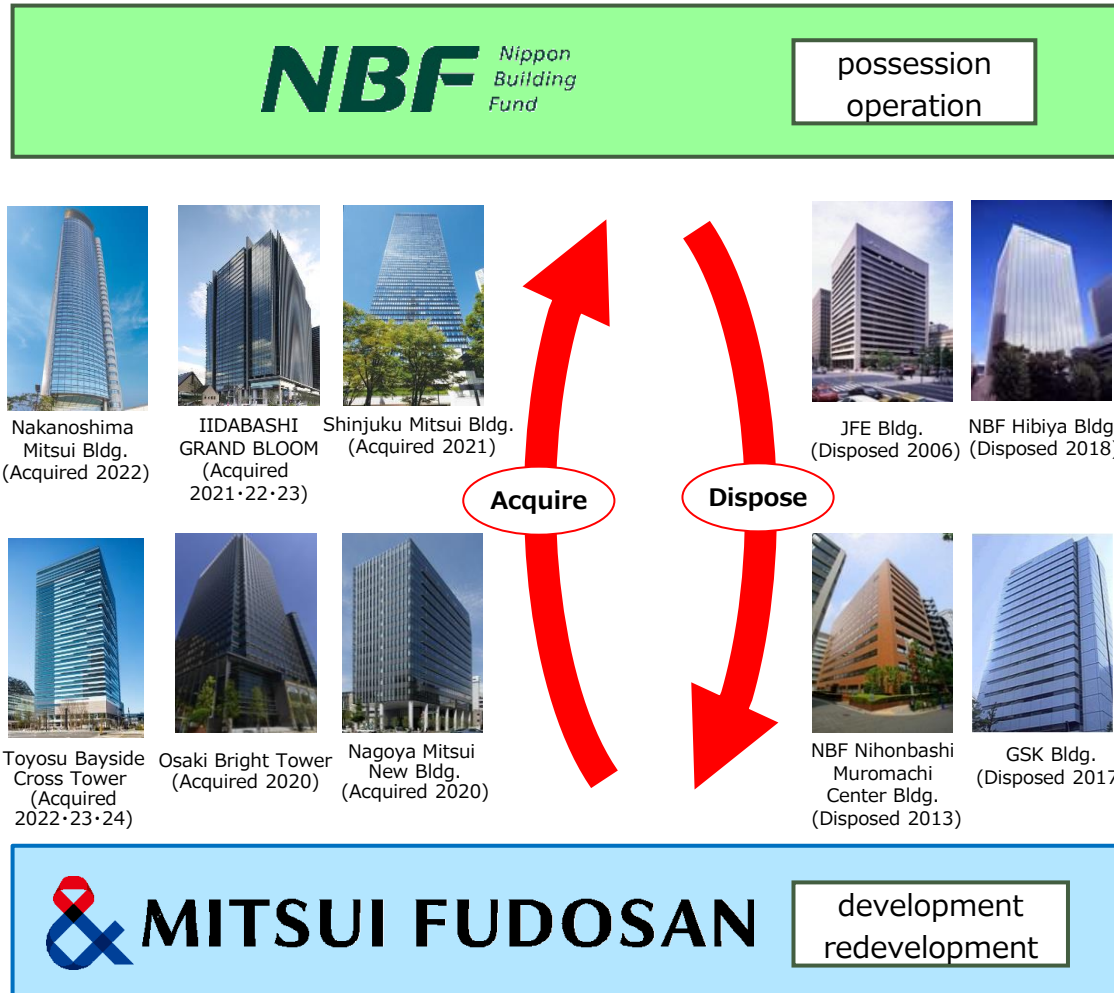
1H/2024
46th Period end



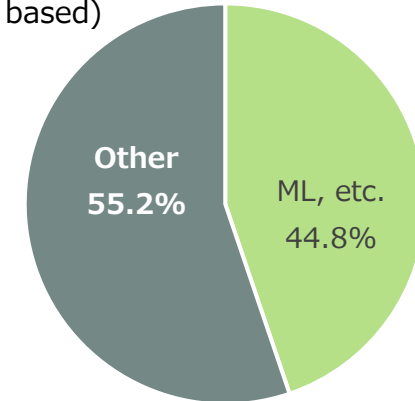
- 10 years or less
- Over 10 years and 20 years or less
- Over 20 years

(As of June 30, 2024)

Model of Value Creation with Mitsui Fudosan Group

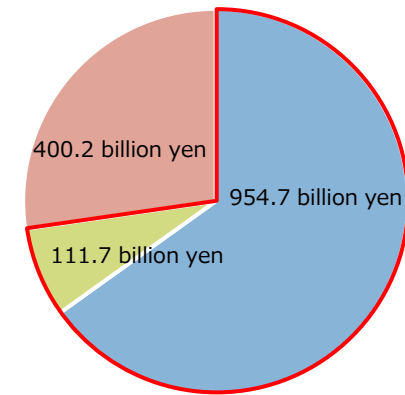


Percentage of Mitsui Fudosan as tenants (Master Lease, etc.) (area based)



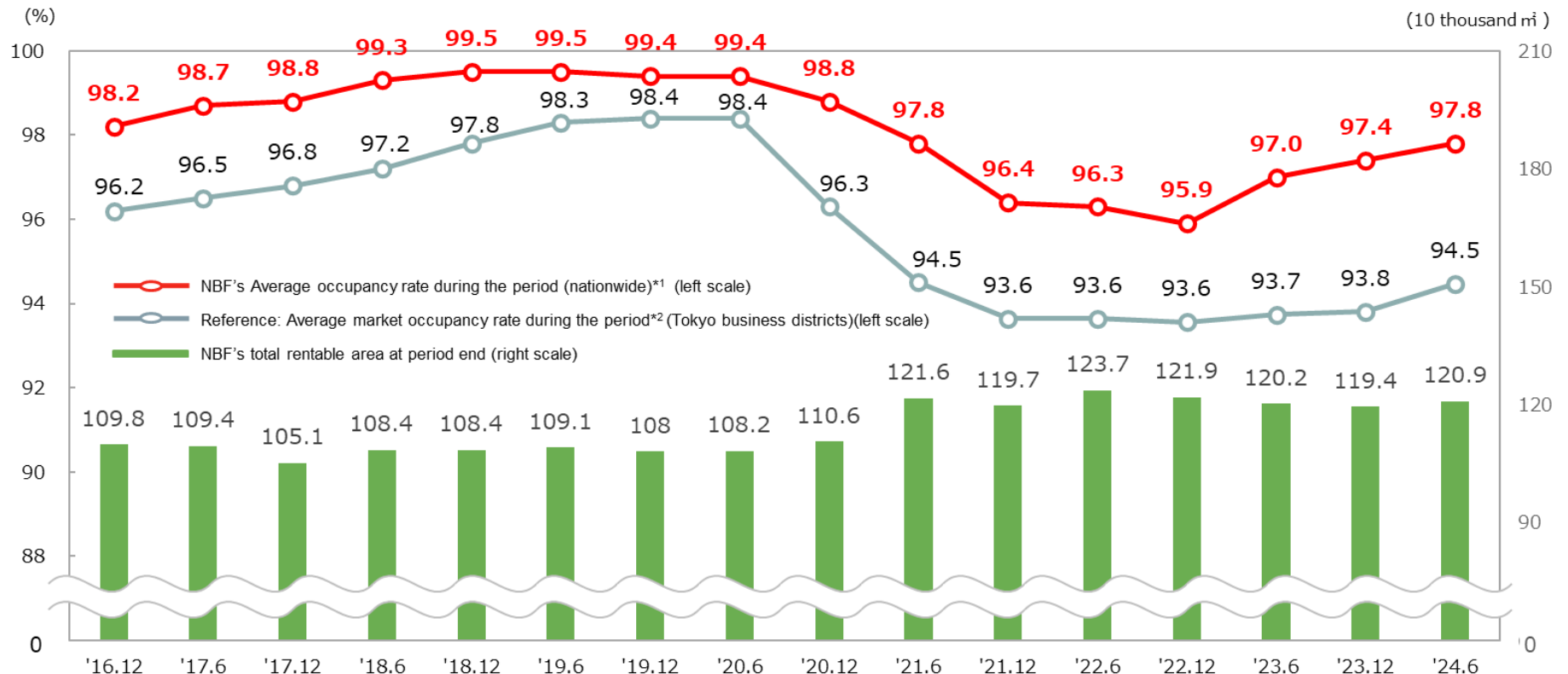
Total acquisition value by seller

Approximately 70% of the properties acquired are related to Mitsui Fudosan Group (acquisition and brokerage)



- Acquisition from Mitsui Fudosan and funds managed by Mitsui Fudosan
- Acquisition through Mitsui Fudosan's brokerage
- External acquisition

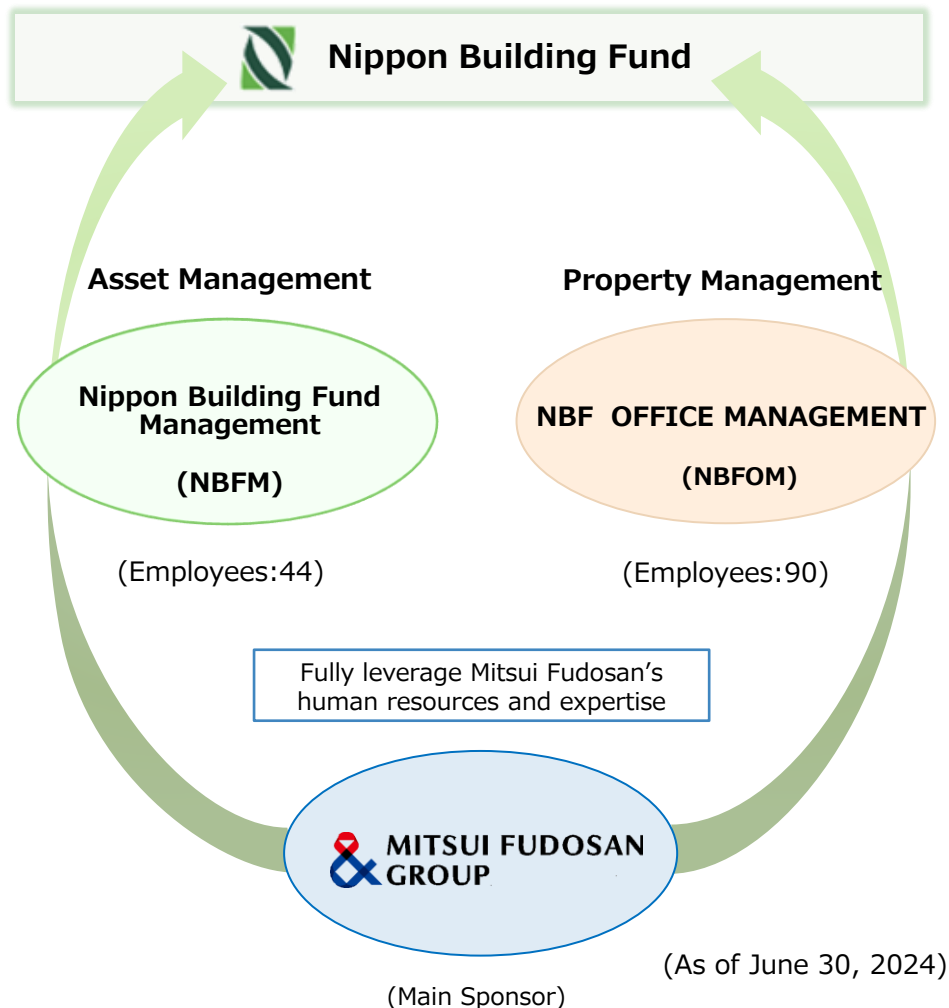
Trends of average occupancy rate and total rentable area



*1 Occupancy rates are weighted averages of the occupancy rate at the end of each month on an area basis

*2 Occupancy rates are calculated by averaging the occupancy rate at the end of each month (prepared by the asset manager based on data from Miki Shoji Co.)

Nippon Building Fund Management and NBF Office Management support NBF as the two wheels of NBF



Strengths and Features of NBFOM

- Strong relationships with existing tenants**

Build relationships with existing tenants as NBF's exclusive PM company
Achieve high occupancy rates by managing and operating properties and communicating with tenants

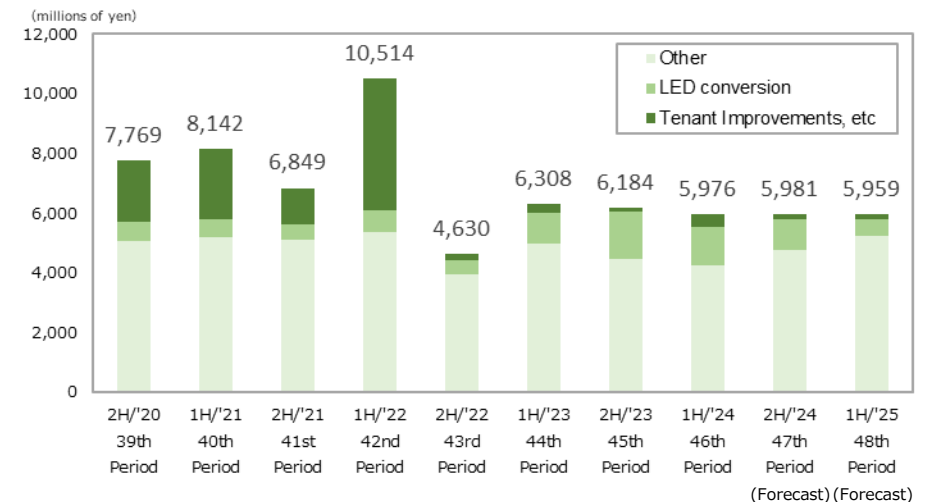
- Making the most of the know-how of the Mitsui Fudosan Group**

Leverage the Mitsui Fudosan Group's management and operational know-how
Establish the NBF brand by the management and operations common to all properties

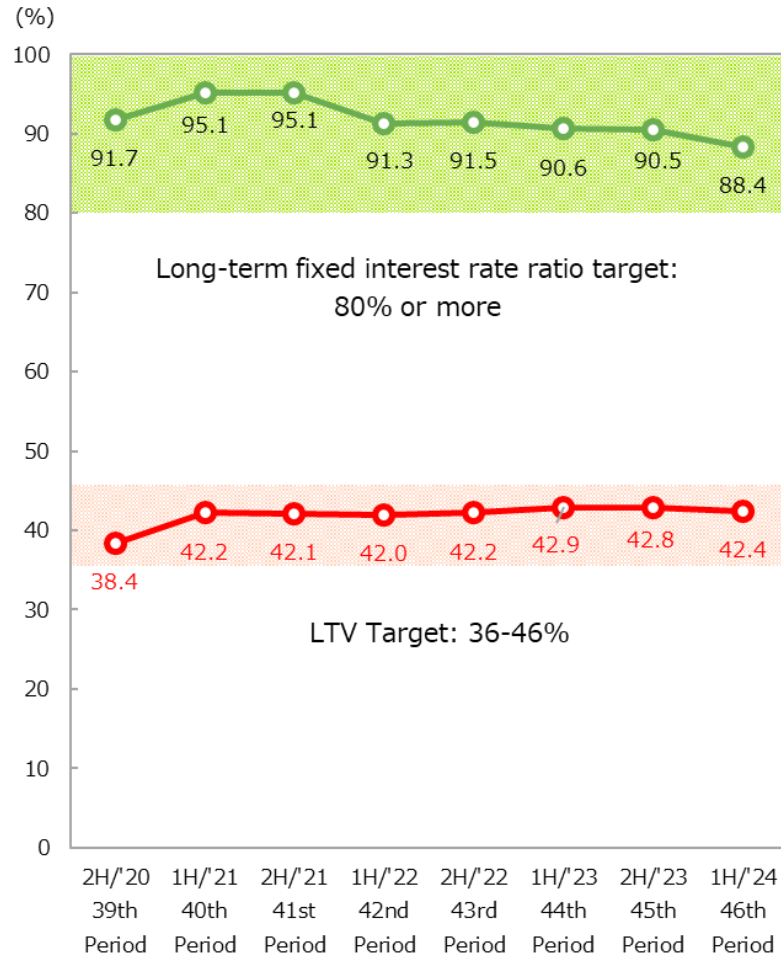
- Execution of strategic property maintenance plan**

Improve competitiveness by additional investments, LCC construction, etc.
in cooperation with NBFM based on the strategy planned by NBFM

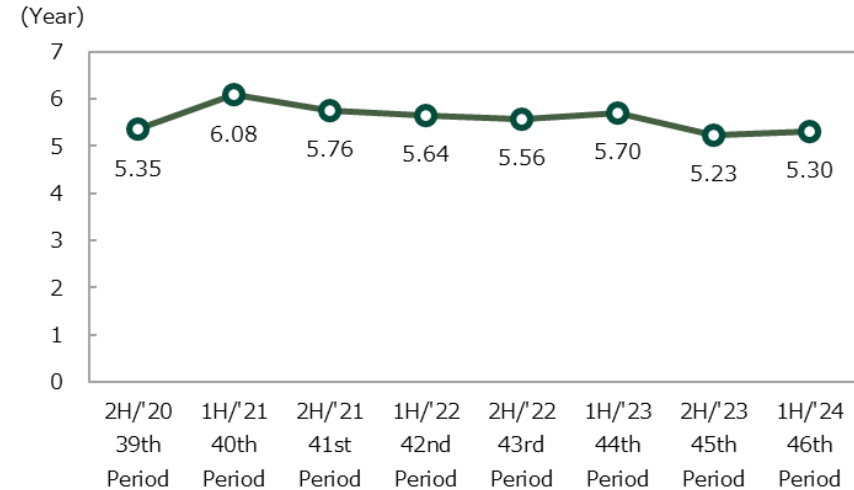
Construction cost (CAPEX + repair cost)



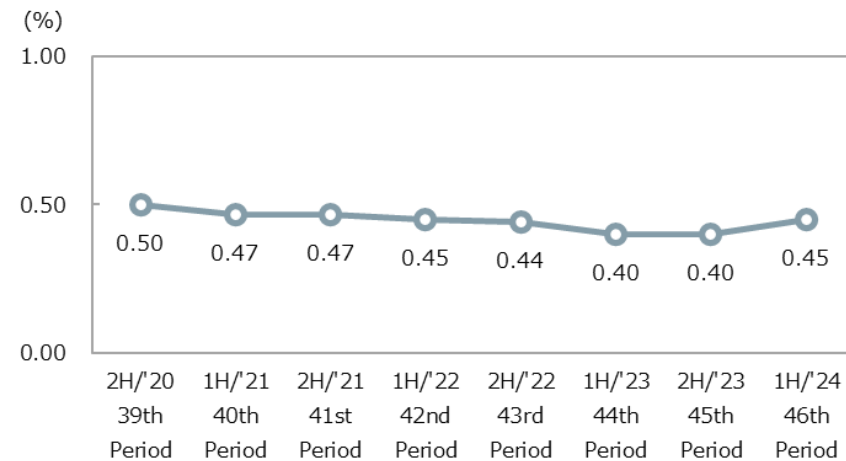
LTV and long-term fixed interest rate ratio



Average remaining maturity of long-term interest-bearing debt



Average interest rate



7-7 List of Borrowing Sources

(millions of yen)

	Lender	2H/2023	1H/2024	Payment Method	Other
		45th Period End	46th Period End		
Short-Term Borrowings (contract basis)	Mizuho Bank, Ltd.	5,000	5,000	Lump sum repayment on due date	Unsecured, unguaranteed
	Subtotal	5,000	5,000		
Long-Term Borrowings (contract basis)	MUFG Bank, LTD.	83,000	83,000		
	Development Bank of Japan Inc.	78,500	77,900		
	Sumitomo Mitsui Banking Corporation	67,000	67,000		
	Sumitomo Mitsui Trust Bank, Limited	49,000	49,000		
	SUMITOMO LIFE INSURANCE COMPANY	45,000	45,000		
	Shinkin Central Bank	35,000	35,000		
	Mizuho Bank, Ltd.	35,000	35,000		
	The Norinchukin Bank	24,000	24,000		
	Nippon Life Insurance Company, Ltd.	19,000	19,000		
	Mizuho Trust & Banking Co., Ltd.	14,000	14,000		
	TAIJU LIFE INSURANCE COMPANY LIMITED	11,000	13,000		
	THE BANK OF FUKUOKA., LTD.	11,000	11,000		
	Daishi Hokuetsu Bank, Ltd.	8,000	8,000		
	The Yamaguchi Bank, Ltd.	8,000	8,000		
	THE HACHIJUNI BANK,LTD.	5,000	5,000		
	THE IYO BANK, LTD.	4,000	4,000		
	The 77 Bank, Ltd.	4,000	4,000		
	DAIDO LIFE INSURANCE COMPANY	4,000	4,000		
	Taiyo Life Insurance Company	4,000	4,000		
	The Yamanashi Chuo Bank, Ltd.	4,000	4,000		
	THE ASAHI SHINKIN BANK	3,000	3,000		
	SBI Shinsei Bank, Limited	3,000	3,000		
	The Gunma Bank, Ltd.	3,000	3,000		
	The Keiyo Bank, Ltd.	3,000	3,000		
	The Joyo Bank, Ltd.	3,000	3,000		
	THE CHUGOKU BANK LTD.,	3,000	3,000		
	THE SHIGA BANK, LTD.	2,000	2,000		
	The Chiba Bank, Ltd.	2,000	2,000		
	Momiji Bank, Ltd.	2,000	2,000		
	Kansai Mirai Bank, Limited	1,000	1,000		
	Kiraboshi Bank, Ltd.	1,000	1,000		
	Mitsui Sumitomo Insurance Company, Limited	1,000	1,000		
	Resona Bank, Limited.	1,000	1,000		
	Subtotal	540,500	541,900		
Total amount		545,500	546,900		
		(33 companies)	(33 companies)		

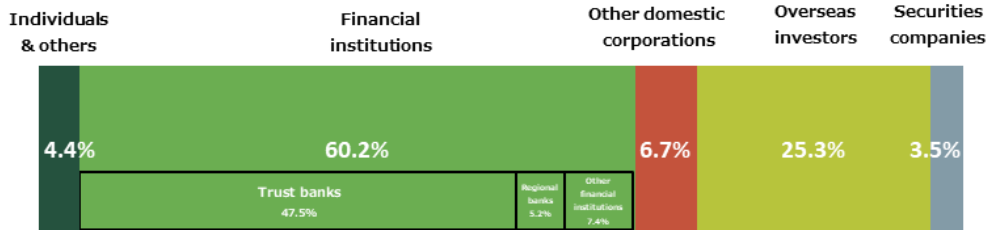
Ownership by Unitholder

Unitholder Category	Dec 31, 2023 (45th Period end)		Jun 30, 2024 (46th Period end)		PoP Change Units
	Units	%	Units	%	
Individuals & others	74,281	4.4	79,638	4.7	5,357
Financial institutions	1,023,393	60.2	1,020,891	60.0	-2,502
City banks	-	-	-	-	-
Regional banks	88,856	5.2	90,639	5.3	1,783
Trust banks	808,619	47.5	798,840	47.0	-9,779
Life insurance companies	51,716	3.0	54,885	3.2	3,169
Non-life insurance companies	3,250	0.2	3,315	0.2	65
Credit unions	20,742	1.2	21,682	1.3	940
Other financial institutions	50,210	3.0	51,530	3.0	1,320
Other domestic corporations	113,823	6.7	117,627	6.9	3,804
Overseas investors	430,075	25.3	438,611	25.8	8,536
Securities companies	59,419	3.5	44,224	2.6	-15,195
Total	1,700,991	100.0	1,700,991	100.0	-

Number of Unitholders by Type

Unitholder Category	Dec 31, 2023 (45th Period end)		Jun 30, 2024 (46th Period end)		PoP Change Units
	Units	%	Units	%	
Individuals & others	16,008	92.1	16,928	92.4	920
Financial institutions	243	1.4	244	1.3	1
City banks	-	-	-	-	-
Regional banks	58	0.3	59	0.3	1
Trust banks	14	0.1	14	0.1	-
Life insurance companies	8	0.0	8	0.0	-
Non-life insurance companies	3	0.0	3	0.0	-
Credit unions	79	0.5	82	0.4	3
Other financial institutions	81	0.5	78	0.4	-3
Other domestic corporations	465	2.7	495	2.7	30
Overseas investors	634	3.6	619	3.4	-15
Securities companies	28	0.2	29	0.2	1
Total	17,378	100.0	18,315	100.0	937

Dec. 2023 (45th Period end)



Jun. 2024 (46th Period end)



Top 10 Unitholders

Unitholders	Dec 31, 2023 (45th Period end)		Jun 30, 2024 (46th Period end)	
	Units	%	Units	%
Custody Bank of Japan, Ltd. (Trust Account)	445,112	26.2	435,833	25.6
The Master Trust Bank of Japan, Ltd. (Trust Account)	260,470	15.3	258,263	15.2
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	80,133	4.7	78,783	4.6
Mitsui Fudosan Co., Ltd.	57,630	3.4	57,630	3.4
STATE STREET BANK WEST CLIENT – TREATY 505234	36,410	2.1	37,100	2.2
SUMITOMO LIFE INSURANCE COMPANY	24,512	1.4	24,512	1.4
SSBTC CLIENT OMNIBUS ACCOUNT	24,461	1.4	23,216	1.4
JP MORGAN CHASE BANK 385771	19,699	1.2	19,823	1.2
JAPAN SECURITIES FINANCE CO., LTD.	16,471	1.0	17,477	1.0
JPMorgan Securities Japan Co., Ltd.	18,067	1.1	16,745	1.0

Item	Unit	42nd Period	43rd Period	44th Period	45th Period	46th Period
		1H/2022	2H/2022	1H/2023	2H/2023	1H/2024
Operating revenues	(Millions of yen)	52,215	47,366	47,030	47,349	50,254
Rental revenues, etc.	(Millions of yen)	45,227	45,172	45,148	45,635	45,016
Profits from dispositions	(Millions of yen)	6,988	2,194	1,882	1,714	5,237
NOI from leasing activities ^{Note 1}	(Millions of yen)	29,756	29,418	28,743	29,106	29,580
NOI Yield ^{Note 2}	(%)	4.55	4.41	4.28	4.14	4.37
NOI Yield after depreciation	(%)	3.37	3.22	3.11	3.01	3.20
Income before taxes	(Millions of yen)	25,440	20,289	19,336	19,513	23,345
Net income	(Millions of yen)	25,439	20,288	19,335	19,513	23,344
FFO ^{Note 3}	(Millions of yen)	26,180	26,012	25,327	25,771	26,044
AFFO ^{Note 4}	(Millions of yen)	17,359	22,362	20,208	20,931	21,082
Depreciation and amortization	(Millions of yen)	7,728	7,917	7,873	7,973	7,937
Losses from dispositions	(Millions of yen)	-	-	-	-	-
Capital expenditures	(Millions of yen)	8,820	3,650	5,118	4,840	4,962
Total assets	(Millions of yen)	1,367,719	1,368,739	1,385,920	1,385,619	1,383,883
Interest-bearing debt	(Millions of yen)	574,500	577,500	594,500	592,500	586,900
Net assets	(Millions of yen)	709,154	706,521	706,295	706,247	710,030
Payment of dividends	(Millions of yen)	22,922	19,561	19,561	19,561	22,252
Units issued and outstanding (period end)	(Units)	1,700,991	1,700,991	1,700,991	1,700,991	1,700,991
Net assets per unit	(JPY)	416,906	415,358	415,225	415,197	417,421
Distributions per unit	(JPY)	13,476	11,500	11,500	11,500	13,082
FFO per unit ^{Note 5}	(JPY)	15,435	15,292	14,889	15,150	15,311
NAV per unit ^{Note 6}	(JPY)	599,556	603,199	605,560	606,635	607,556
ROA ^{Note 7}	(%)	1.90 (3.80)	1.48 (2.97)	1.40 (2.81)	1.41 (2.82)	1.69 (3.37)
ROE ^{Note 7}	(%)	3.68 (7.37)	2.87 (5.73)	2.74 (5.47)	2.76 (5.53)	3.30 (6.59)
LTV (ratio of interest-bearing debt to total assets)	(%)	42.0	42.2	42.9	42.8	42.4
DSCR ^{Note 8}	(Times)	21.8	21.8	21.3	22.3	22.1
Payout ratio	(%)	90.1	96.4	101.1	100.2	95.3
Operating days in the period	(Days)	181	184	181	184	182
Investment properties (period end)	(Properties)	73	71	70	69	68
Number of tenants (period end)	(Properties)	1,601	1,547	1,552	1,534	1,564
Total rentable area (period end)	(㎡)	1,237,167	1,219,233	1,202,427	1,194,435	1,209,996
Average occupancy rate during the period	(%)	96.3	95.9	97.0	97.4	97.8

- Note 1: NOI from property leasing activities does not include such items as gain or loss on sale of investment properties.
- Note 2: NOI yield = NOI from properties held at beginning of period/Period-end book value of properties held at beginning of period * 2
- Note 3: FFO = Net income + Depreciation and amortization - Gain or loss on sale of investment properties
- Note 4: AFFO = FFO - Capital expenditures
- Note 5: FFO per unit = FFO/Weighted average number of units issued and outstanding during the period
- Note 6: NAV per unit = (Unitholders' capital at period end + Reserve for advanced depreciation in the next period (reserve - reversal) + Unrealized gain or loss on appraisal value at period end) / Units issued and outstanding at period end
- Note 7: Figures in parentheses are annualized from monthly data.
- Note 8: DSCR = (Operating income - Gain or loss on sale of investment properties + Depreciation and amortization)/Interest expense

7-10 List of properties (1/2) (23 Wards of Tokyo)

23 Wards of Tokyo

Property Name	Total Rentable Area (㎡)	Total Leased Area (㎡)	Occupancy Rate at End of Period (%)	Total Number of Tenants	PML (%)
Shinjuku Mitsui Bldg.	102,718	99,324	96.7	95	0.9
IIDABASHI GRAND BLOOM	54,185	54,185	100.0	33	3.3
Roppongi T-CUBE	34,740	34,311	98.8	74	2.7
Nishi-Shinjuku Mitsui Bldg.	33,770	33,683	99.7	54	1.2
Celestine Shiba Mitsui Bldg.	38,011	38,011	100.0	11	2.1
NBF Shinagawa Tower	22,778	22,709	99.7	11	6.0
Shiba NBF Tower	24,730	24,563	99.3	27	1.5
NBF Platinum Tower	33,503	32,903	98.2	9	3.3
NBF COMODIO Shiodome	20,538	20,538	100.0	21	9.4
G-BASE TAMACHI	12,481	11,730	94.0	12	2.6
Toranomon Kotohira Tower	16,848	16,043	95.2	25	3.2
NBF Shibuya Garden Front	14,887	14,877	99.9	4	3.4
NBF Ginza Street Bldg.	3,440	3,440	100.0	1	11.9
Shinjuku Mitsui Bldg. No.2	14,617	14,617	100.0	46	0.9
Kowa Nishi-Shinbashi Bldg. B	10,347	8,285	80.1	22	3.2
River City M-SQUARE	16,261	16,261	100.0	7	5.8
NBF Toranomon Bldg.	10,089	5,198	51.5	7	12.5
Shinbashi M-SQUARE	5,390	5,390	100.0	10	3.2
GranTokyo South Tower	2,175	2,091	96.1	4	2.5
NBF ALLIANCE	4,035	4,035	100.0	5	13.5
Yotsuya Medical Bldg.	7,481	7,271	97.2	39	9.2
NBF Shibuya East	4,999	4,999	100.0	4	5.8
NBF Takanawa Bldg.	10,448	10,448	100.0	13	7.4

Property Name	Total Rentable Area (㎡)	Total Leased Area (㎡)	Occupancy Rate at End of Period (%)	Total Number of Tenants	PML (%)
NBF Akasaka Sanno Square	5,258	5,258	100.0	6	9.9
NBF Kandasudacho Bldg.	4,470	4,470	100.0	10	3.4
NBF Ogawamachi Bldg.	5,340	5,219	97.7	17	4.5
Sumitomo Densetsu Bldg.	5,971	5,971	100.0	1	4.7
NBF Higashi-Ginza Square	4,871	4,871	100.0	8	4.7
Nihonbashi Kabuto-cho M-SQUARE	3,298	3,298	100.0	2	8.7
NBF Hatchobori Terrace	5,270	5,270	100.0	1	3.9
Ryukakusan Bldg.	5,332	5,332	100.0	15	10.8
Jingumae M-SQUARE	7,213	7,213	100.0	7	7.0
Toyosu Bayside Cross Tower	51,512	51,512	100.0	4	4.1
NBF Osaki Bldg.	74,425	74,425	100.0	2	0.9
Gate City Ohsaki	41,881	41,074	98.1	77	0.7
NBF Toyosu Canal Front	36,639	35,687	97.4	16	9.9
Ueno East Tower	28,711	28,711	100.0	2	3.1
NBF Toyosu Garden Front	28,299	28,299	100.0	5	4.7
Osaki Bright Core - Bright Plaza	14,179	13,230	93.3	20	3.4
Nakameguro GT Tower	21,438	20,548	95.8	17	0.7
Osaki Bright Tower	6,079	6,053	99.6	12	0.4
NBF Ikebukuro East	11,073	10,765	97.2	20	2.3
Higashi Gotanda Square	6,166	6,166	100.0	17	3.5
NBF Ikebukuro Tower	5,642	5,642	100.0	18	4.1
NBF Ikebukuro City Bldg.	5,021	5,021	100.0	10	11.1
23 wards of Tokyo (45properties)	876,560	858,947	98.0	821	-

Other Greater Tokyo

Property Name	Total Rentable Area (㎡)	Total Leased Area (㎡)	Occupancy Rate at End of Period (%)	Total Number of Tenants	PML (%)
Chofu South Gate Bldg.	13,762	13,762	100.0	1	7.6
Yokohama ST Bldg.	24,104	23,381	97.0	96	0.2
Parale Mitsui Bldg.	12,545	12,545	100.0	29	2.1
Tsukuba Mitsui Bldg.	16,834	16,699	99.2	62	0.7
S-ino Omiya North Wing	20,698	20,618	99.6	41	3.4
NBF Urawa Bldg.	3,455	3,455	100.0	15	12.6
NBF Matsudo Bldg.	4,770	4,516	94.7	28	8.3
Other Greater Tokyo (7properties)	96,168	94,975	98.8	272	-

Other Cities

Property Name	Total Rentable Area (㎡)	Total Leased Area (㎡)	Occupancy Rate at End of Period (%)	Total Number of Tenants	PML (%)
Sapporo L-Plaza	11,396	11,177	98.1	12	0.3
NBF Sapporo Minami Nijo Bldg.	5,351	5,351	100.0	3	0.3
Sumitomo Mitsui Banking Nagoya Bldg.	17,658	17,624	99.8	11	6.8
Nagoya Mitsui New Bldg.	11,222	10,131	90.3	27	5.4
Nagoya Mitsui Main Bldg.	12,989	12,989	100.0	69	6.9
NBF Nagoya Hirokoji Bldg.	9,883	9,220	93.3	22	9.4
Nakanoshima Mitsui Bldg.	42,389	41,787	98.6	54	3.3
Aqua Dojima NBF Tower	21,917	21,143	96.5	45	1.0
Nakanoshima Central Tower	17,279	17,278	100.0	30	3.9
Shinanobashi Mitsui Bldg.	24,413	23,698	97.1	58	9.4
Sakaisuji-Honmachi Center Bldg.	23,168	22,726	98.1	58	5.5
Yodoyabashi Flex Tower	7,432	7,259	97.7	12	6.0
Hiroshima Fukuromachi Bldg.	3,930	3,930	100.0	18	0.5
NBF Matsuyama Nichigin-mae Bldg.	5,984	5,741	96.0	19	1.5
Hakata Gion M-SQUARE	14,328	14,328	100.0	21	0.2
NBF Kumamoto Bldg.	7,931	7,735	97.5	12	1.9
Other Cities (16properties)	237,269	232,118	97.8	471	-

Total (68 Properties)	1,209,996	1,186,040	98.0	1,564	1.7
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7-11 Property Price List (1/3) (23 Wards of Tokyo)

23 Wards of Tokyo

Property Name	Acquisition Price (Millions of yen)	1H/2024 46th Period End					2H/2023 45th Period End				Unrealized Gain (Loss) (2) - (1) (Millions of yen)	PoP Change in Appraisal Value (2) - (3) (Millions of yen)
		(1) Book Value at Period End (Millions of yen)	(2) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method		(3) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method			
				C R	D R	T C R		C R	D R	T C R		
Shinjuku Mitsui Bldg.	170,000	175,520	181,000	3.0%	2.8%	3.1%	180,000	3.0%	2.8%	3.1%	5,479	1,000
IIDABASHI GRAND BLOOM	138,909	137,240	154,000	2.7%	2.5%	2.9%	154,000	2.7%	2.5%	2.9%	16,759	
Roppongi T-CUBE	62,800	62,494	62,700	3.1%	2.8%	3.3%	62,700	3.1%	2.8%	3.3%	205	-
Nishi-Shinjuku Mitsui Bldg.	45,392	32,033	45,900	3.2%	2.9%	3.4%	45,900	3.2%	2.9%	3.4%	13,866	-
Celestine Shiba Mitsui Bldg.	42,000	41,326	47,100	3.2%	3.0%	3.4%	47,000	3.2%	3.0%	3.4%	5,773	100
NBF Shinagawa Tower	36,300	37,677	49,000	2.9%	2.7%	3.1%	49,000	2.9%	2.7%	3.1%	11,322	-
Shiba NBF Tower	32,000	27,441	28,500	3.0%	3.2%	3.2%	29,300	3.0%	3.2%	3.2%	1,058	-800
NBF Platinum Tower	31,000	25,403	63,600	3.2%	3.3%	3.2%	64,300	3.2%	3.4%	3.3%	38,196	-700
NBF COMODIO Shiodome	28,800	27,765	36,600	3.2%	3.0%	3.4%	36,600	3.2%	3.0%	3.4%	8,834	-
G-BASE TAMACHI	28,200	27,061	29,400	2.9%	2.7%	3.1%	29,500	2.9%	2.7%	3.1%	2,338	-100
Toranomon Kotohira Tower	24,543	17,149	33,900	3.0%	2.9%	3.5%	35,800	3.0%	2.9%	3.5%	16,750	-1,900
NBF Shibuya Garden Front	20,269	20,213	34,900	2.9%	3.0%	3.1%	34,500	2.9%	3.1%	3.1%	14,686	400
NBF Ginza Street Bldg.	17,000	17,442	19,100	2.7%	2.4%	2.8%	19,100	2.7%	2.4%	2.8%	1,657	-
Shinjuku Mitsui Bldg. No.2	16,285	16,157	20,300	3.3%	3.4%	3.4%	20,600	3.3%	3.4%	3.4%	4,142	-300
Kowa Nishi-Shinbashi Bldg. B	13,473	11,536	13,700	3.2%	3.2%	3.2%	14,200	3.1%	3.2%	3.2%	2,163	-500
River City M-SQUARE	13,350	11,448	13,600	3.6%	3.4%	3.8%	13,700	3.6%	3.4%	3.8%	2,151	-100
NBF Toranomon Bldg.*1	13,337	12,742	17,900	-	2.5%	-	17,900	2.9%	2.7%	3.1%	5,157	-
Shinbashi M-SQUARE	11,900	11,137	14,300	2.8%	2.6%	3.0%	14,300	2.8%	2.6%	3.0%	3,162	-
GranTokyo South Tower*2	9,398	9,477	9,610	2.6%	2.3%	2.7%	9,590	2.7%	2.4%	2.8%	132	20
NBF ALLIANCE	9,126	9,601	13,600	2.8%	2.6%	3.0%	13,600	2.9%	2.7%	3.1%	3,998	-
Yotsuya Medical Bldg.	8,800	7,392	7,970	3.7%	3.5%	3.9%	7,990	3.7%	3.5%	3.9%	577	-20
NBF Shibuya East	8,000	8,292	10,100	3.2%	3.0%	3.4%	10,100	3.2%	3.0%	3.4%	1,807	-
NBF Takanawa Bldg.	6,667	6,116	7,780	4.0%	4.2%	4.2%	7,780	4.0%	4.2%	4.2%	1,663	-
NBF Akasaka Sanno Square	6,250	6,341	7,550	2.9%	2.7%	3.1%	7,540	2.9%	2.7%	3.1%	1,208	10
NBF Kandasudacho Bldg.	5,960	5,191	8,670	3.2%	3.0%	3.4%	8,670	3.2%	3.0%	3.4%	3,478	

*1 CR and TCR are not applicable to NBF Toranomon Bldg. because the building is scheduled to be sold.

*2 GranTokyo South Tower (part of sectional ownership) has been disposed on March 28, 2024. The Appraisal Value at the 45th period end is the appraisal value of the continued sectional ownership (5th floor).

Property Name	Acquisition Price (Millions of yen)	1H/2024 46th Period End					2H/2023 45th Period End				Unrealized Gain (Loss) (2) - (1) (Millions of yen)	PoP Change in Appraisal Value (2) - (3) (Millions of yen)
		(1) Book Value at Period End (Millions of yen)	(2) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method		(3) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method			
				C R	D R	T C R		C R	D R	T C R		
NBF Ogawamachi Bldg.	5,420	5,484	6,890	3.3%	3.1%	3.5%	6,890	3.3%	3.1%	3.5%	1,405	-
Sumitomo Densetsu Bldg.	5,365	4,795	5,320	3.6%	3.8%	3.8%	5,320	3.7%	3.9%	3.9%	524	-
NBF Higashi-Ginza Square	5,200	4,231	8,210	3.3%	3.1%	3.5%	8,210	3.4%	3.2%	3.6%	3,978	-
Nihonbashi Kabuto-cho M-SQUARE	4,850	4,248	5,560	3.1%	2.9%	3.3%	5,540	3.1%	2.9%	3.3%	1,311	20
NBF Hatchobori Terrace	4,528	4,339	5,440	3.7%	3.6%	3.9%	5,460	3.7%	3.6%	3.9%	1,100	-20
Ryukakusan Bldg.	4,050	4,451	4,920	3.6%	3.4%	3.8%	4,920	3.6%	3.4%	3.8%	468	-
Jingumae M-SQUARE*1	3,700	2,575	4,910	3.2%	3.0%	3.5%	4,980	3.2%	3.0%	3.5%	2,334	-70
Toyosu Bayside Cross Tower*2	80,100	80,081	80,900	3.3%	3.1%	3.5%	37,000	3.3%	3.1%	3.5%	818	-
(Additional acquisition)							43,900	3.3%	3.1%	3.5%		
NBF Osaki Bldg.	66,660	60,475	86,100	3.0%	2.8%	3.2%	86,100	3.0%	2.8%	3.2%	25,624	-
Gate City Ohsaki	57,281	47,909	71,600	3.1%	2.9%	3.3%	71,700	3.1%	2.9%	3.3%	23,690	-100
NBF Toyosu Canal Front	35,200	27,242	38,400	3.6%	3.4%	3.8%	38,400	3.6%	3.4%	3.8%	11,157	-
Ueno East Tower	35,000	32,594	39,400	3.4%	3.2%	3.6%	39,400	3.4%	3.2%	3.6%	6,805	-
NBF Toyosu Garden Front	25,018	20,956	29,700	3.6%	3.4%	3.8%	29,700	3.7%	3.5%	3.9%	8,743	-
Osaki Bright Core - Bright Plaza	24,380	22,993	25,600	3.0%	2.8%	3.2%	25,600	3.0%	2.8%	3.2%	2,606	-
Nakameguro GT Tower	23,856	15,912	20,700	3.3%	3.4%	3.5%	20,700	3.4%	3.5%	3.6%	4,787	-
Osaki Bright Tower	13,970	13,592	14,700	3.0%	2.8%	3.2%	14,600	3.0%	2.8%	3.2%	1,107	100
NBF Ikebukuro East	8,630	8,640	13,600	3.8%	3.6%	4.0%	13,600	3.8%	3.6%	4.0%	4,959	-
Higashi Gotanda Square	8,350	6,903	8,890	3.1%	2.9%	3.3%	8,850	3.1%	2.9%	3.3%	1,986	40
NBF Ikebukuro Tower	4,695	4,214	5,770	3.7%	3.5%	3.9%	5,760	3.7%	3.5%	3.9%	1,555	10
NBF Ikebukuro City Bldg.	4,428	4,227	5,750	3.6%	3.4%	3.8%	5,750	3.6%	3.4%	3.8%	1,522	-
23 wards of Tokyo (45properties)	1,220,441	1,140,080	1,413,140	3.1%	-	-	1,416,050	3.1%	-	-	273,059	-2,910

*1 Jingumae M-SQUARE is the property with fixed-term leasehold. Therefore, data in the CR column are discount rates for direct capitalization using the inwood method. Data in the DR column are discount rates for years one through ten. Data in the TCR column are resale discount rates (from year 11 to contract expiration).

*2 The appraisal value of Toyosu Bayside Cross Tower at the 45th period end is stated in the upper row existing equity (20.97%) and the lower row additional acquisition (26.72%, price point: November 30, 2023).

Urban areas around Tokyo and other cities

Property Name	Acquisition Price (Millions of yen)	1H/2024 46th Period End					2H/2023 45th Period End				Unrealized Gain (Loss) (2) - (1) (Millions of yen)	PoP Change in Appraisal Value (2) - (3) (Millions of yen)
		(1) Book Value at Period End (Millions of yen)	(2) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method		(3) Appraisal Value (Millions of yen)	Direct Capitalization Method	DCF Method			
				C R	D R	T C R		C R	D R	T C R		
Chofu South Gate Bldg.	9,320	7,412	9,680	4.5%	4.3%	4.7%	9,780	4.5%	4.3%	4.7%	2,267	-100
Yokohama ST Bldg.	16,749	15,160	23,100	3.4%	3.5%	3.6%	22,300	3.5%	3.6%	3.7%	7,939	800
Parale Mitsui Bldg.	3,800	2,897	4,940	4.1%	3.9%	4.3%	4,880	4.1%	3.9%	4.3%	2,042	60
Tsukuba Mitsui Bldg.	8,875	6,140	8,870	4.8%	4.6%	5.0%	8,870	4.8%	4.6%	5.0%	2,729	-
S-ino Omiya North Wing	16,816	12,975	25,300	3.7%	3.8%	3.9%	24,600	3.8%	3.9%	4.0%	12,324	700
NBF Urawa Bldg.	2,000	1,816	2,170	4.2%	4.0%	4.4%	2,120	4.3%	4.1%	4.5%	353	50
NBF Matsudo Bldg.	2,455	2,088	2,550	4.4%	4.4%	4.6%	2,490	4.5%	4.5%	4.7%	461	60
Other Greater Tokyo (7properties)	60,016	48,492	76,610	3.9%	-	-	75,040	4.0%	-	-	28,117	1,570
Sapporo L-Plaza	4,404	2,906	8,710	3.9%	4.0%	4.1%	8,420	4.0%	4.1%	4.2%	5,803	290
NBF Sapporo Minami Nijo Bldg.	1,870	1,722	1,660	4.4%	4.3%	4.6%	1,600	4.5%	4.3%	4.6%	-62	60
Sumitomo Mitsui Banking Nagoya Bldg.	14,900	14,743	16,700	3.7%	3.5%	3.9%	16,600	3.8%	3.6%	4.0%	1,956	100
Nagoya Mitsui New Bldg.	13,200	13,148	14,300	3.5%	3.3%	3.7%	14,200	3.5%	3.3%	3.7%	1,151	100
Nagoya Mitsui Main Bldg.	13,050	13,935	14,100	3.8%	3.6%	4.0%	14,100	3.8%	3.6%	4.0%	164	-
NBF Nagoya Hirokoji Bldg.	7,232	5,945	6,630	3.7%	3.5%	3.9%	6,630	3.8%	3.6%	4.0%	684	-
Nakanoshima Mitsui Bldg.	44,000	43,862	47,600	3.2%	3.0%	3.4%	47,600	3.2%	3.0%	3.4%	3,737	-
Aqua Dojima NBF Tower	17,810	14,338	20,700	3.4%	3.2%	3.6%	20,500	3.4%	3.2%	3.6%	6,361	200
Nakanoshima Central Tower	14,900	13,188	19,600	3.3%	3.4%	3.5%	19,500	3.3%	3.4%	3.5%	6,411	100
Shinanobashi Mitsui Bldg.	14,400	10,237	13,800	4.1%	3.9%	4.3%	13,800	4.1%	3.9%	4.3%	3,562	-
Sakaisuji-Honmachi Center Bldg.	12,700	12,414	15,300	3.7%	3.5%	3.9%	14,900	3.7%	3.5%	3.9%	2,885	400
Yodoyabashi Flex Tower	9,833	8,178	10,300	3.5%	3.6%	3.7%	10,300	3.5%	3.6%	3.7%	2,121	-
Hiroshima Fukuromachi Bldg.	2,215	1,792	2,350	4.6%	4.7%	4.8%	2,350	4.6%	4.7%	4.8%	557	-
NBF Matsuyama Nichigin-mae Bldg.	3,310	2,762	3,940	5.2%	5.0%	5.4%	3,890	5.4%	5.2%	5.6%	1,177	50
Hakata Gion M-SQUARE	8,000	6,207	13,000	4.0%	3.8%	4.2%	12,700	4.0%	3.8%	4.2%	6,792	300
NBF Kumamoto Bldg.	4,500	3,251	4,440	4.7%	4.5%	4.9%	4,330	4.9%	4.7%	5.1%	1,188	110
Other Cities (16properties)	186,324	168,636	213,130	3.6%	-	-	211,420	3.6%	-	-	44,493	1,710
Total (68properties)	1,466,782	1,357,209	1,702,880	3.2%	-	-	1,702,510	3.2%	-	-	345,670	370

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