



May 29, 2024

To All Concerned Parties

Name of REIT Issuer:
Nippon Building Fund Inc.
Koichi Nishiyama, 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
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Notice Concerning Debt Financing

Nippon Building Fund Inc. (“NBF”) hereby provides notice that the following was decided as of May 29, 2024 concerning long-term borrowings:

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
Sumitomo Mitsui Trust Bank, Limited	¥7 billion	0.344%*2	May 31, 2024	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	May 31, 2033
	¥3 billion	0.326%*3			May 31, 2032
THE BANK OF FUKUOKA., LTD.	¥2 billion	0.362%*4			May 31, 2034

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

*2 Base interest rate (one-month Japanese Yen TIBOR) + 0.162%

*3 Base interest rate (one-month Japanese Yen TIBOR) + 0.144%

*4 Base interest rate (one-month Japanese Yen TIBOR) + 0.180%

- The base interest rate for the applicable rate is calculated based on the one-month Japanese Yen TIBOR released by the JBA TIBOR Administration (JBATA) two bank business days prior to the interest payment date. The JBATA one-month Japanese Yen TIBOR published at JBATA's website as of May 29, 2024 was 0.18273%.
- 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
Total ¥12 billion
- (2) Specific use of proceeds
Funding of refinancing long-term borrowings maturing in May 31, 2024
- (3) Expected date of expenditure
May, 2024

3. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	5,000	5,000	0
Long-term borrowings (Floating interest rate)	55,000	63,000	8,000
Long-term borrowings (Fixed interest rate)	486,900	478,900	-8,000
Bonds	40,000	40,000	0
Total	586,900	586,900	0

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 28, 2024 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 May 29, 2024 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.