



September 28, 2020

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.
Yoshiyuki Tanabe, President and CEO
Person to Contact:
Yasushi Yamashita, 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 September 28, 2020 concerning borrowings:

Description

1. Borrowings

(1) Long-term Borrowing

Lender	Amount Borrowed	Interest Rate	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
The Norinchukin Bank	¥5 billion	0.270 %	September 30, 2020	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	September 30, 2027

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

(2) 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 Banking Corporation	¥25 billion	0.120 %	September 30, 2020	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	October 30, 2020
Resona Bank, Limited	¥1 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 ¥31 billion

(2) Specific use of proceeds

Long-term Borrowing: Refinancing of a long-term borrowing

Short-term Borrowings: Partially funding of acquisition of assets as announced by the “Notice of Acquisition and Disposition of Assets (Acquisition of Osaki Bright Tower and two other properties, and disposition of NBF Shinkawa Bldg. (East Building and Residential Tower)) ” dated August17, 2020.

(3) Expected date of expenditure

Long-term Borrowing; September, 2020

Short-term Borrowings; October, 2020

3. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	6,000	32,000	26,000
Long-term borrowings (Floating interest rate)	28,000	28,000	0
Long-term borrowings (Fixed interest rate)	365,500	365,500	0
Bonds	52,000	52,000	0
Total	451,500	477,500	26,000

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, 2020 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 28, 2020 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.