March 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
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Notice Concerning Debt Financing

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

Description

1. 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 Trust Bank, Limited	¥4 billion	1.025%	March 30, 2026	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	April 30, 2026
Resona Bank, Limited	¥2 billion				

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

2. Long-term Borrowings

Lender	Amount Borrowed	Interest Rate*2	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Mizuho Bank, Ltd.*1*3	¥6 billion	1.315%	March 30, 2026	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	March 30, 2037
Sumitomo Mitsui Banking Corporation*1*4	¥3 billion	1.285%			March 28, 2036
Mizuho Trust & Banking Co., Ltd.*4	¥1 billion				
Resona Bank, Limited*4	¥1 billion				
SBI Shinsei Bank, Limited*1*5	¥1 billion	1.402%			
The Bank of Fukuoka, Ltd.*1*6	¥1 billion	1.135%			March 30, 2032
Sumitomo Mitsui Trust Bank, Limited*1	¥5 billion	2.067%			March 30, 2033
The Norinchukin Bank*1	¥3 billion	2.417%			March 28, 2036

*1 This Long-term Borrowing will be executed as a green loan which is in line with the Green Finance Framework (Note 1) for which a second-party opinion obtained from Sustainalytics.

(Note 1) For details, please refer to the second-party opinion of Sustainalytics (URL below).
https://esg.nbf-m.com/assets/pdf/green_finance_framework_en.pdf

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

*3 Base interest rate (one-month Japanese Yen TIBOR) + 0.330%

*4 Base interest rate (one-month Japanese Yen TIBOR) + 0.300%

*5 Base interest rate (three-month Japanese Yen TIBOR) + 0.120%

*6 Base interest rate (one-month Japanese Yen TIBOR) + 0.150%

・The base interest rate for the applicable rate is calculated based on the one-month or three-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 March 26, 2026 was 0.98545% and the JBATA three-month Japanese Yen TIBOR was 1.28273%.

・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

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

(1) Amount to be borrowed
Total ¥27 billion

(2) Specific use of proceeds
Appropriate for funding part of the acquisition of assets as announced by the "Notice of Acquisition of Domestic Real Estate Trust Beneficiary Interests and Asset and Disposition of Domestic Real Estate Trust Beneficiary Interests (Acquisition of Nihonbashi Honcho M-SQUARE and One Other Property, and Disposition of Sumitomo Densetsu Bldg.)" dated January 7, 2026.

(3) Expected date of expenditure
March, 2026

4. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	0	6,000	6,000
Long-term borrowings (Floating interest rate)	116,100	129,100	13,000
Long-term borrowings (Fixed interest rate)	488,900	496,900	8,000
Bonds	15,000	15,000	0
Total	620,000	647,000	27,000

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, 2025 with respect to the risks involved in repayment etc. of the current debt financing.

End