



April 27, 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
Person to Contact:
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Notice Concerning Debt Refinancing

Nippon Building Fund Inc. ("NBF") hereby provides notice of its decision on April 27, 2026 to implement refinancing of short-term borrowings:

Description

1. short-term Borrowing

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	0.981%	April 30, 2026	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	May 29, 2026
Resona Bank, Limited	¥2 billion				

(Note) 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 ¥6 billion
- (2) Specific use of proceeds
Funding of refinancing short-term borrowings maturing in April, 2026
- (3) Expected date of expenditure
April, 2026



3. Status of Borrowings etc. following the financing

(Unit: million yen)

	Before Financing	After Financing	Increase / Decrease
Short-term borrowings	6,000	6,000	-
Long-term borrowings (Floating interest rate)	139,100	139,100	-
Long-term borrowings (Fixed interest rate)	486,900	486,900	-
Bonds	15,000	15,000	-
Total	647,000	647,000	-

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, 2026 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 April 27, 2026 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.