



December 11, 2013

To All Concerned Parties

Name of REIT Issuer:
Nippon Building Fund, Inc.
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(TSE Code : 8951)
Contact:
Asset Management Company
Nippon Building Fund Management, Ltd.
Kenichi Tanaka, President and CEO
Person to Contact:
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Notice Concerning Debt Financing

Nippon Building Fund, Inc. ("NBF") hereby provides notice that the following was decided as of December 11, 2013 concerning a long term borrowing:

Description

1. Long-term Borrowing

Lender	Amount Borrowed	Interest Rate	Anticipated Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Mitsui Life Insurance Company Ltd.	2 Billion Yen	1.0475%	December 13, 2013	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	December 13, 2023

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

- (1) Amount to be borrowed
2 billion yen
- (2) Specific use and expected date of expenditure of proceeds
Refinancing of long-term borrowing
- (3) Expected date of expenditure
December, 2013



3. Status of Borrowings etc. following the Debt Financing

(1) Balance of interest-bearing debt following the Debt Financing

(Unit: million Yen)

	Prior to Debt Financing	After Debt Financing	Increase / Decrease
Short-term borrowings	6,000	6,000	0
Long-term borrowings	376,875	375,875	(1,000)
(portion of the above with repayment due within one year)	38,750	35,750	(3,000)
Total borrowings	382,875	381,875	(1,000)
Bonds	70,000	70,000	0
(portion of the above with redemption due within one year)	10,000	10,000	0
Total interest-bearing debt	452,875	451,875	(1,000)
Total long-term fixed interest-bearing debt	446,875	445,875	(1,000)

(*1) Long-term borrowing (¥1,000million) will be covered with cash on hand.

(2) Ratios of interest-bearing debt etc. following the Debt Financing

	Prior to Debt Financing (%)	After Debt Financing (%)	Increase / Decrease(%)
Ratio of interest-bearing debt	47.3	47.3	0.0
Long-term fixed interest- bearing debt ratio	98.7	98.7	0.0

(*1) The calculation of ratio of interest-bearing debt is derived through use of the following method, and interest-bearing debt includes bonds in addition to borrowings.
Ratio of interest-bearing debt = total interest-bearing debt ÷ (total interest-bearing debt + unitholders' capital) x 100

(*2) Long-term fixed interest-bearing debt ratio = total long-term fixed interest-bearing debt ÷ total interest-bearing debt x 100.

(*3) Each ratio is calculated to the second decimal point with fractions less than .05 rounded downward and fractions of .05 and above rounded upward.

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 NBF's Financial Report filed as of September 27, 2013 with respect to the risks involved in repayment etc. of the current borrowing.

End

This English language notice is a translation of the Japanese language notice dated December 11, 2013 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.